

Regis Road Regeneration

Camden Council's commitments
to secure tenants at 76 & 78 Holmes Road

July 2025



What is in this booklet?

Important information for secure tenants of 76 & 78 Holmes Road

We understand that regeneration will bring questions, and we want to assure you about your future. This booklet outlines Camden Council's firm commitments to you as the Regis Road Regeneration progresses.

For full details please read this booklet in its entirety.

We encourage you to arrange a one-to-one session with us to discuss your individual circumstances and answer any questions you may have.

If you or someone you know needs help understanding this booklet, making arrangements for a one-to-one session or providing feedback, including language or any other particular requirements, please let us know and we will be happy to help.

Here's a brief overview of what is in this booklet:

Stay in your area

You will not be required to move out of the Regis Road area unless you choose to.

Your council tenancy is secure

You will remain a Camden Council tenant.

A brand new home

You will have the option to move directly into a purpose-built new home within the Regis Road development, specifically designed to meet your household's needs.

Flexible housing options

You will receive regeneration points which you can use to bid for council homes elsewhere in Camden if you prefer to move.

Support for your move

Camden Council will provide full support throughout your move, including the costs of moving.

Financial compensation

You will receive a Home Loss Payment (currently £8,100) if you've lived in your home for over 12 months.

Homes designed for you

New homes will be spacious, energy-efficient, include private outdoor space, and will be adapted to meet your specialist or accessible needs.

Dedicated support

A dedicated rehousing officer will work one-to-one with you to understand your specific needs, discuss options, and guide you through every step of the process.

Your voice matters

We are committed to ongoing engagement so you will have opportunities to provide input into the design of your new home.

Timeline

The new homes are expected to be ready from 2028.

Important information

Your Invitation to meet with us

We want to meet with you to discuss Camden's commitments and the support available to you throughout the regeneration process.

At this meeting, we'll answer your questions and listen to your valuable feedback.

Your involvement is crucial to ensure the regeneration responds to your circumstances, including the opportunity of a brand new home in the development that meets your household's needs.

Arrange your one-to-one session

To arrange your one-to-one session, please contact George McKenzie (Senior Engagement Officer) at:

- Email: holmesroad.rehousing@camden.gov.uk
- Telephone: 020 7974 4703

Your one-to-one session can be held at your home, Kentish Town Library or Holmes Road Depot. You can also bring anyone else along to the session with you.

It's important to meet with you soon so your input can contribute to the ongoing activities and development of the Regis Road Regeneration Strategy





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The Regis Road regeneration strategy

For a number of years, the area around Regis Road has been identified by the Council and the local community in their neighbourhood plan as an area for development.

Development has the potential to transform the area by providing new homes including much needed affordable homes, creating new jobs and opportunities, open spaces and community facilities, all as part of a well-connected and sustainable neighbourhood.

The full vision and development objectives for the area are set out in the Kentish Town Planning Framework (KTPF) adopted in July 2020. The KTPF builds on the policies and priorities in the adopted Local Plan (2017) and the local community's Kentish Town Neighbourhood Plan, which require comprehensive development to deliver a well designed and cohesive place.

In 2023, following engagement with residents of 76 & 78 Holmes Road about potential next steps, Camden Council took a proactive approach to help bring forward regeneration in this area through a conditional land sale agreement with experienced London developer Yoo Capital for the Regis Road Car Pound & Reuse Recycling Centre site and the Holmes Road Depot site, including the flats at 76 & 78 Holmes Road.

In March 2025 the Council adopted the Regis Road Area Guidance Supplementary Planning Document (SPD).

The SPD provides additional planning guidance to support the policies and priorities in the adopted Local Plan to guide future development, investment and infrastructure in the Regis Road area and help deliver comprehensive regeneration. It reinforces and adds detail to the KTPF's vision and objectives for a mixed and more connected neighbourhood.

The SPD sets out key development principles to help deliver new jobs, homes, public open space and community facilities, and provide positive benefits and improvements for the local community.



This indicative landscape masterplan illustrates a future vision for the redevelopment of the Regis Road Area, including the United Parcel Service (UPS) site. Please note that UPS currently has no plans to redevelop its site. (Pages 42 and 43 Regis Road Area Guidance, March 2025)

Yoo Capital's role

Yoo Capital is an experienced investor and developer.

Their vision is to transform the Regis Road area into a new hub for film, creative, and cultural industries by building workspace to support new jobs, and by providing new homes.

Yoo Capital are responsible for creating future plans for the Regis Road and Holmes Road depot sites and for the wider area. They are leading conversations with the community on their wider plans and on the new buildings.

The terms of the land sale agreement require Yoo Capital to achieve the following:

- Develop their Vision into a wider masterplan for the Regis Road Area, which can deliver the expectations of the Planning Framework
- Get planning permission to develop the Holmes Road Depot and Regis Road recycling sites as part of the wider masterplan approach
- Deliver new homes and facilities to replace what is currently on the two sites
- Ensure 50% of all new homes on the landsale site are affordable (in addition to re-providing the existing homes)

Yoo Capital, in collaboration with their Housing Design Team, has been working closely with residents of 76 and 78 Holmes Road through recent workshops. These discussions are helping to shape the design brief for the replacement homes, which secure tenants will have the option to move to.

The Council expects Yoo Capital to continue to work with landowners, local residents and stakeholders throughout their design and development process.





What does this mean for secure tenants?

Yoo Capital's plans are now moving forward into the design phase, leading towards a planning application. While the development remains subject to obtaining planning permission, this represents an important milestone in the regeneration programme, and in providing homes that meet your household's needs.

To help secure tenants plan ahead, the council is setting out these commitments to you now. Our aim is to discuss these commitments at your one-to-one session so you can understand the options that will be available, have your questions answered, and so we can understand how these options apply to your individual circumstances and preferences.

You will not be required to make any choices at this time.

The discussion at your one-to-one session is intended to enable you to start planning for the future.

We also encourage you to engage directly with Yoo Capital. This engagement provides an opportunity to influence the design of the replacement homes and their surrounding environment.



Our commitments to secure tenants

In this section, we outline Camden's housing options to secure tenants of 76 & 78 Holmes Road, and our commitments to support you through the regeneration process.

You will be able to choose one of the following:

- A** Move straight into one of the newly built homes
- B** Get regeneration decant points to bid for other homes in Camden
- C** Pursue an alternative housing option

We want to reassure you that there will be no net loss of council homes, you will remain council tenants, you will not have to move out of the area unless you choose to, and you will have the option to move to a brand new home that meets your household's needs.

The Council will also support you with the moving process and cover associated costs.

A**Move straight into one of the newly built homes**

Acknowledging the strong community ties at Holmes Road, the new homes are being designed to meet the housing needs of Camden's current tenants at 76 and 78 Holmes Road. These homes will be thoughtfully sized and designed to ensure a smooth transition for residents.

Secure tenants will be given an offer to move into one of these newly built replacement homes, which will be tailored to suit resident's needs, ensuring that only one direct move is required.

While the design proposal for these replacement homes is still under development, Camden's intention is for secure tenants who accept the offer of a new home to move directly from their current home to the new property. This is expected to take place no earlier than 2028.

Throughout the planning and design process, residents will have the opportunity to provide input in collaboration with Yoo Capital. We will keep you informed of any updates or changes to the time-line.



Our commitments to secure tenants

B

Get regeneration decant points to bid for other homes in Camden

If your household does not wish to remain in the Regis Road area and you decide to move away, we will work with you to ensure you are supported throughout this process.

You will be able to bid for another property. This might be attractive to you if there is somewhere else in Camden you would like to live. The choice of a new home elsewhere in Camden will depend on the number of properties available which match your assessed need at any given time.

If you choose this option and move to another home, we expect that in most cases it would be a permanent move. We will work with you to find you a home that matches your household's needs.

If secure tenants at 76 and 78 Holmes Road decide to move away from the Regis Road area, they would be awarded regeneration decant points and be able to bid for an alternative Council home in the borough using Camden's Home Connections online bidding service.

You will be told when you will be able to start bidding; it is likely to be after planning permission for the replacement homes is in place. This is likely to be at least 12 months before the Council requires residents to move from 76 & 78 Holmes Road.

C Pursue an alternative housing option

Some secure tenants may be eligible for the Mayor of London's Seaside and Country Homes Scheme (residents over the age of 55). As a secure tenant you might also wish to consider alternative provision of housing such as extra-care, if this might better suit your needs. If you are interested in extra care housing, you can go to camdencarechoices.camden.gov.uk for more information.

As a secure tenant you might also wish to consider alternative provision of housing such as sheltered accommodation. Your dedicated rehousing officer, Jiy Muru, will work with you on how you can pursue this option.

You can contact Jiy Muru (Rehousing Officer) at holmesroad.rehousing@camden.gov.uk or by telephone on 07884 110 188

If you are interested in extra care housing, you can go to camdencarechoices.camden.gov.uk for more information.





Your rights and support provided for moving

A home that meets your household's needs

When finding you a new home, we will look to provide you with the correct number of bedrooms to meet your assessed housing need – you will not be moved to a home in which you would be regarded as overcrowded.

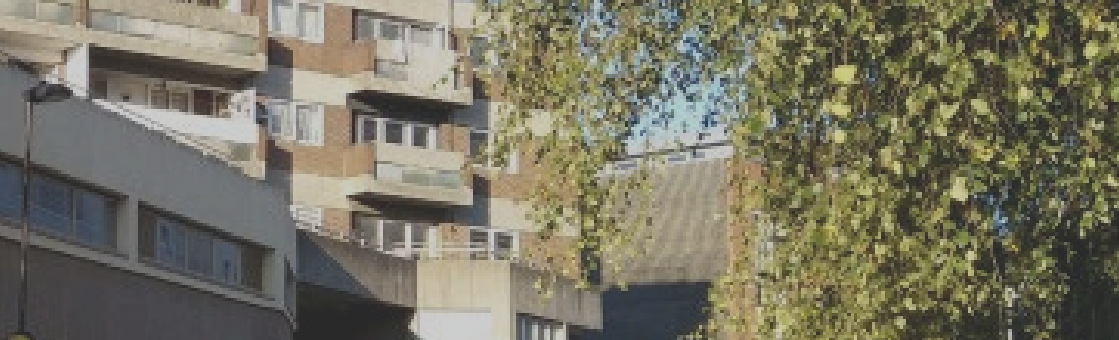
Single person households occupying a studio or one-bedroom property at the time of decanting will be eligible for a one-bedroom flat – you will not be expected to move into a studio.

We believe that new homes should be affordable and secure. They should be safe, accessible and flexible to meet people's changing needs particularly as they get older.

We will undertake a housing needs assessment to help us to understand your needs and to ensure that we offer secure tenants a new home that meets their requirements, whether that is wheelchair accessibility, more bedrooms to address overcrowding or other adaptations.

At the time of redevelopment, if you have adult children living with you, we can work with them to discuss what entitlement they might have to accessing housing elsewhere in the borough.

In exceptional cases, for example if a suitable sized family home is not available in the new development, larger families with children over 18 may be able to 'split' their households, e.g. adult children may be able to move into their own accommodation.



This will be considered on a case-by-case basis, determined by a housing needs assessment, subject to Housing Allocation's verification process and will be a one-time offer.

We have and will continue to meet with all secure tenants individually to discuss your needs and what the impact of redevelopment might mean for you and your family.

Many households met with officers from the Council's Area Regeneration Team on various occasions, including in 2022, 2023, and 2024. We recognise that resident's circumstances change. If you have a change in circumstances that may affect your housing needs, then it is vital that you tell us. We will be happy to discuss this with you.

You are entitled to support for rehousing or assistance if you are one of the following:


A secure or joint tenant of the Council

A long-term cohabiting partner of a secure tenant

A dependent child who normally lives with a secure tenant

An adult relative who lives with a secure tenant because you have support needs and cannot live independently

A live-in carer for a secure tenant



A home that meets your household's needs

Spacious homes

All new homes will have spacious rooms that will be built to the 'London Plan and Good Quality Homes for all Londoners' space standards, exceeding these in many cases.

The design and layout details of new homes are being worked through by the developer, Yoo Capital. Residents will have an opportunity to provide feedback and input to the design of the new homes.

Private outdoor space

New homes will all have some private outdoor space (a balcony or terrace).

Specialist or accessible adaptations

We will make sure that any special adaptations you need in your new home are completed to meet your requirements. This may involve a health and housing assessment. Your dedicated re-housing officer, Jiy Muru, will connect you with an occupational therapist, who will conduct a thorough assessment to ensure all necessary adaptations are made to your new home before you move in.

Energy efficient

New build homes will be much more energy efficient. An energy-efficient home is designed to use less energy while maintaining the same level of comfort and functionality as a traditional home making them cheaper to heat and better for the environment.



Dedicated rehousing officer

We understand that moving can be stressful for you and your family. That's why we are committed to offering extra support throughout the process. Your rehousing officer will assist you every step of the way. He will meet with you one-on-one to understand your family's needs and requirements, keeping you fully informed about the available options. He will work with you to help you make well-informed decisions about your future housing choices.

Resident engagement at every stage

Camden Council is dedicated to ensuring that residents have ongoing opportunities to provide feedback on the scheme and voice their opinions about the future of their homes and neighbourhood.

We will continue to work closely with you and your neighbours as part of workshops, drop in events and other meetings to discuss the proposals and answer any questions you might have. There will be resident engagement at every stage of the process ensuring that residents have a continuing opportunity to provide feedback and have their voice heard.

In addition to the Council's engagement with residents, we will ensure that Yoo Capital engages with the residents of 76 and 78 Holmes Road at every stage of the process, through to the design of your replacement homes.

Your dedicated rehousing officer is Jiy Muru.


You can contact Jiy at holmesroad.rehousing@camden.gov.uk or by telephone on 07884 110 188

Compensation for moving and disturbance

We recognise that moving can be one of the most stressful events a household may face and therefore we aim to minimise disruption to all affected residents. These residents will also receive financial compensation for the inconvenience of having to move.

The Council will help with:

- Removals
- Disconnection and reconnection of appliances
- Redirection of mail
- Reconnection of telephone and TV
- Packing and unpacking costs
- Reimbursements for wage or salary loss on the day of the removal, provided loss of earnings is certified by the employer, for up to two members of the household.



You will receive a disturbance payment prior to your move to cover these costs. This can be a one off payment determined by the Council at a later date, or you can make a receipt claim through your housing officer. All costs will have to be reasonable.

Disturbance payments are calculated based on your current number of bedrooms, regardless of whether you are downsizing or upsizing. These payments cover your moving costs and are as follows:

Studio (0 bedroom): £750
1 bedroom: £950
2 bedrooms: £1,250
3 bedrooms: £1,550
4 bedrooms: £1,800

If you have lived in your council home for over 12 months, you will be entitled to receive a home loss payment – this is set by Central Government and is currently £8,100, which is reviewed annually on the 1st of October. You will only receive this payment once.

Secure tenants may be eligible for an incentive payment from the Tenants Option Fund, when they move to a smaller home.

All secure tenants will need to continue to meet the eligibility and qualifying criteria under the Council's Housing Allocations Policy (as updated from time to time).



Further information

Right to return

Camden Council is committed to create thriving and sustainable communities while prioritising the needs and rights of existing residents.

If you move away and wish to return to a new build home in the Regis Road redevelopment area, you will need to undergo a housing needs assessment to determine your requirements at the time of the allocation of the new homes.

Whilst you are away your dedicated rehousing officer will keep you informed and engaged throughout the regeneration process. We do not anticipate moving away to be necessary as the project phasing has been designed so that residents only need to move once, from their current homes to the newly built homes.

If at any point any resident needs to move off site before the completion of the new homes this will be considered on a case-by-case basis and their housing requirements will be determined by a housing needs assessment.

Rent levels

We understand you may feel concerned about the impact on future rent levels. When you move to a new council home, you will pay the target rent for this home. The rents for the new homes will be calculated in the same format used across the borough.

Camden uses the national government formula and guidelines for calculating council rents based on the type and location of the property you are renting.



This might be more or less than you currently pay; it will depend on the size and location of the new home. We will discuss this with you before you move. We will work with you to ensure that you are getting all the financial help you are entitled to.

Parking

Anyone that is being moved that has an on-street parking permit now will retain that for the duration of their tenancy. Local on-street parking permits will not be transferable when they leave or if their tenancy ends.

Support in your current home

We know how important it is that your current home is well maintained and looked after. The Council will work closely with you to make sure that any issues you might have are dealt with quickly and effectively while you are waiting for your new home to be built.

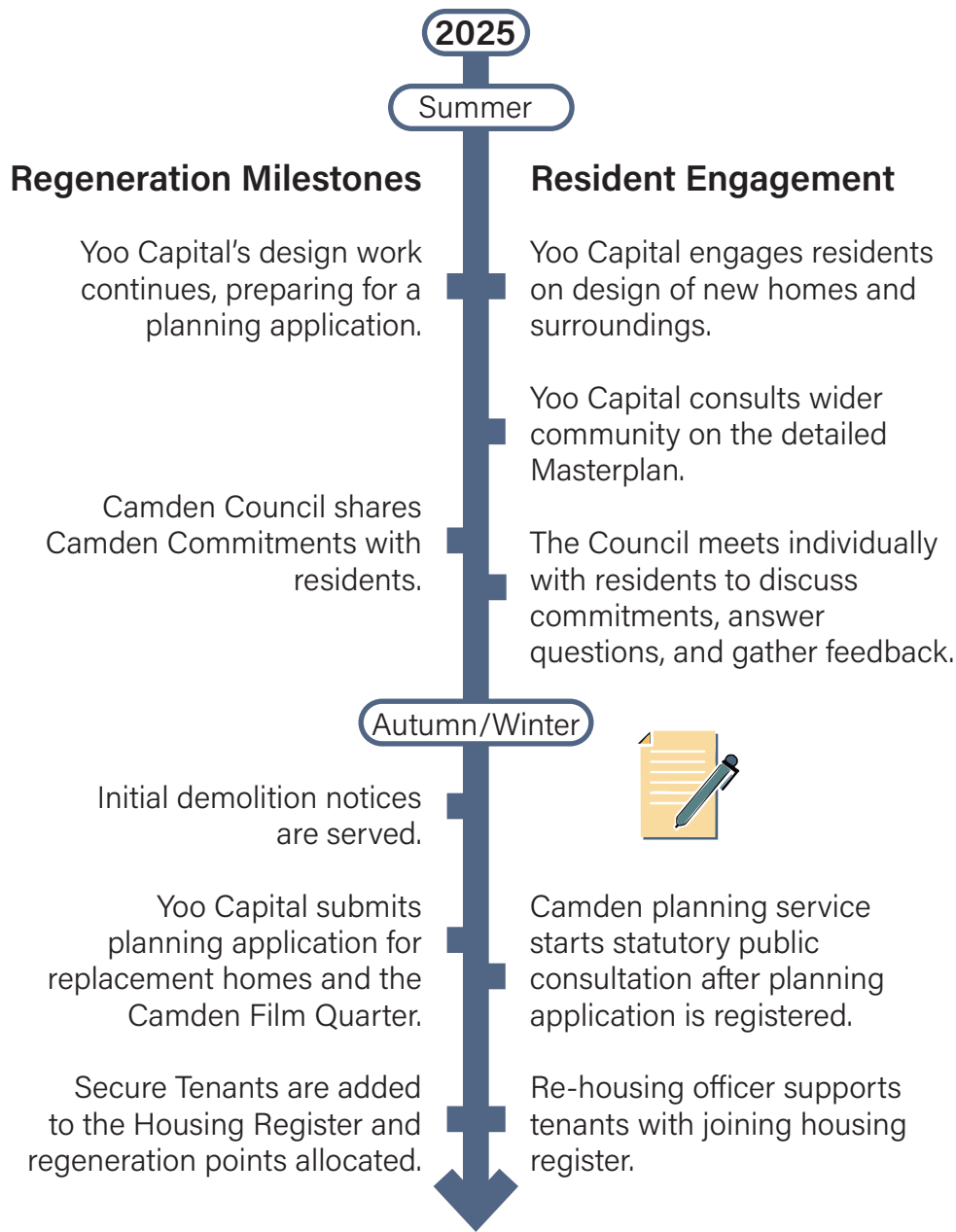
What happens if I don't agree to move?

We will always endeavour to work with residents to find a solution amicable to all and support a smooth transition from their current homes to their newly built homes.

Where secure tenants refuse the offers of suitable alternative accommodation and in circumstances where rehousing by negotiation and voluntary agreement has not been possible; the Council will exercise its legal right to seek possession under the Housing Act 1985.

Timeline of Regis Road regeneration

**This time-line is indicative only*



2026

Summer/Autumn

Regeneration Milestones

Once planning permission is in place, Yoo Capital will begin building the new replacement homes and council facilities.

Secure tenants who wish to move away from the Regis Road area can start bidding.

Resident Engagement

The programme for resident engagement in late 2026 and beyond will be determined by progress in 2025. Yoo Capital and Camden Council will continue to engage with residents throughout the design and construction stages.

2027

Wider site construction phases continue.

Development of new homes and council facilities, including the recycling centre, continues.



New development housing offers begin for secure tenants.

2028

Replacement accommodation complete. Residents move into their new homes.



New neighbourhood complete.



