

West Kentish Town Estate

LANDLORD OFFER

THIS LANDLORD OFFER IS A FORMAL DOCUMENT FROM CAMDEN COUNCIL

HAVE YOUR SAY

VOTE ON THE FUTURE OF YOUR ESTATE

VOTING BEGINS ON MONDAY 24 FEBRUARY 2020 AND ENDS AT 5PM ON TUESDAY 17 MARCH 2020



Vote on the future of your home and community

Camden Council is holding a ballot on West Kentish Town Estate.

The ballot will ask whether or not you are in favour of the full redevelopment of your Estate and the construction of new homes.

Your voting slip will ask you to vote "Yes" or "No" on the following question: "Are you in favour of the proposal for the redevelopment of West Kentish Town Estate?".

Vote Yes - if you would like to see the proposals move ahead.

Vote No - if you would like to stop the proposals.

If there is a "No" vote Camden Council will NOT continue to develop current designs and proposals for West Kentish Town Estate. The proposals as set out in this Landlord Offer will halt and the Estate will remain as it is, with no guarantee that alternative plans will be agreed at some point in the future.

Named tenants and leaseholders are invited to take part.

Full redevelopment plans will include proposals for new homes, improved streets and open spaces. These proposals require the demolition of the existing Estate.

You can read more about the development proposals on pages 10 to 13 of this document.

On **Monday 24 February** you will receive an envelope that looks like this:



Inside will be **everything you need to cast your vote** in the West Kentish Town Estate redevelopment ballot.

Place your completed ballot paper in the ballot box located in Queen's Crescent Library on **Thursday 27 February, Thursday 5 March, Saturday 14 March, Monday 16 March and Tuesday 17 March 2020** between the times of **10am - 2pm** and **3pm - 7pm**. On **Tuesday 17 March 2020** the ballot box will be available only until **5pm**. Further instructions will be included inside your envelope.

Votes will only be counted if they are returned by **5pm on Tuesday 17 March**. If you are planning to vote by post, please factor in extra days to account for postal delays.

Ballot results will be announced on **Friday 20 March**.

This document is **The Landlord Offer** from Camden Council



It sets out

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Audio version available

If you have difficulty reading, an audio version is available by calling 0207 974 3878.

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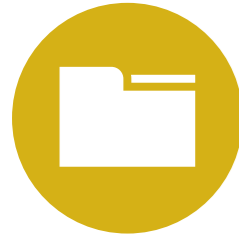
Civica Election Services contact details

If you want more information on how the ballot will work, if you have not received your ballot paper or if you have lost or damaged it, you can contact Civica Election Services by:
Telephone: 0208 889 9203
Email: support@cesvotes.com

Civica Election Services is totally independent from the Estate redevelopment project and Camden Council.



How will the ballot be run?



On **Friday 7 February 2020**, Camden Council issued by hand delivery this Landlord Offer document to all residents eligible to vote in the West Kentish Town Estate ballot. If you know anyone who is eligible to vote in the ballot but has not received this booklet, please ask them to contact us.



On **Monday 24 February 2020** Civica Election Services will hand deliver the ballot papers to all eligible residents in an envelope. Inside the envelope will be instructions on how you can vote online, by post or in person. If you need help with casting your vote you will need to contact Civica Election Services on **0208 889 9203** or by email at **support@cesvotes.com**



The ballot will start on **Monday 24 February 2020** and will run for 23 day period until **5 PM on Tuesday 17 March 2020**.



In accordance with the Greater London Authority (GLA) ballot requirements, the Council has employed an independent organisation (Civica Election Services, formally Electoral Reform Services) to run the ballot. This is to ensure that it follows the process required by the GLA and to make sure that the ballot is organised securely and independently. See **civica.com/electionservices** for further details about Civica Election Services.



Civica Election Services will write to all residents on **Friday 20 March 2020** to announce the result. The result will also be posted at this website address: **camden.gov.uk/wkt**

Civica Election Services, the Independent Scrutineer for the ballot, have asked us to draw attention to the following:

By voting in this ballot, you are confirming that you are the person the ballot paper is addressed to. Action may be taken against those who attempt to vote fraudulently.

Who is eligible to vote?



Following the GLA guidance, the resident ballot for West Kentish Town Estate is open to residents aged 16+ who meet the following criteria:

- **Social tenants** (including those with secure, assured, flexible or introductory tenancies) named as a tenant on a tenancy agreement dated on or before the date The Landlord Offer is published (7 February 2020). This means that you need to be a signatory to your secured tenancy agreement.
- **Resident leaseholders** who have been living in their properties as their only or principal home for at least one year prior to the date The Landlord Offer is published (7 February 2020) and are named on the lease for their property. This means that you need to be a signatory to the leasehold for your property.

- **Any resident whose principal home is on the Estate and who has been on the council housing register for at least one year** prior to the publication of The Landlord Offer document (7 February 2020), irrespective of their current tenure.

The West Kentish Town Estate

The West Kentish Town Estate is all the homes contained within the red boundary below. Residents of the West Kentish Town Estate live in the following blocks:



- **Ashington**
- **Beckington**
- **Cannington**
- **Chelwood**
- **Durston**
- **Edington**
- **Langridge**
- **Milverton**
- **Wedmore**

What will the ballot ask you?

“Are you in favour of the proposal for the redevelopment of West Kentish Town Estate?”

Following your feedback, in July 2019 Camden Council decided that the West Kentish Town Estate should be redeveloped to resolve problems with the buildings on the Estate. This would enable replacement of existing homes with good quality new homes, provision of additional new homes and improvements to the local area.

This decision needs to be confirmed through an Estate resident ballot to allow the residents to have their say on the future of their Estate.

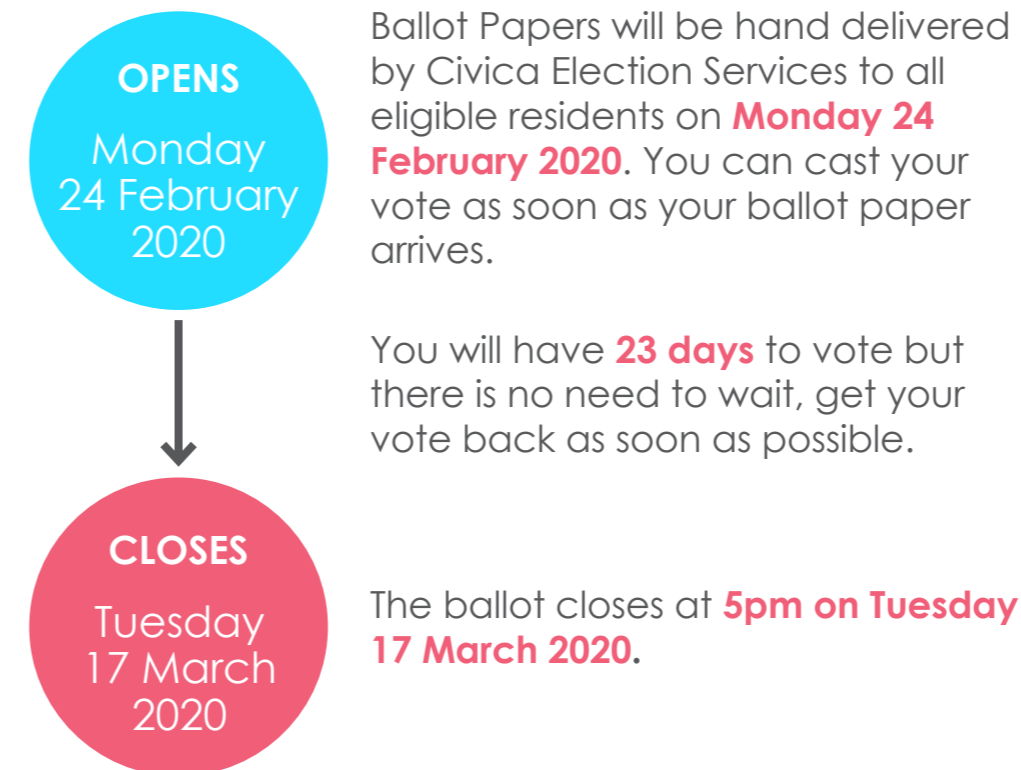
The majority of residents who vote must vote **“Yes”** for proposal to move forward.

How can you vote?



On **Monday 24 February 2020** Civica Election Services will hand deliver the ballot papers in envelopes to the homes of all eligible residents. You can see an example of the envelope on the inside cover of this document.





When will the vote open and close?



i Ballot papers will only be counted if they are received by Civica Election Services before **5pm on Tuesday 17 March 2020**. If you are returning your ballot by post, please factor in extra days before the deadline to ensure delivery in case of postal delays.

Inside the envelope will be everything you need to cast your vote in the West Kentish Town Estate redevelopment ballot. The ballot paper will include information on how to vote as well as your security code so everyone eligible can only vote once.

There will be several ways that you can vote:

-  Vote online at **cesvotes.com/WKT** using the security codes listed on your ballot paper.
-  Post the completed ballot paper back to Civica Election Services in the pre-paid envelope provided.
-  By telephone, by calling the telephone number listed on your ballot paper and using the security codes listed on your ballot paper.
-  Place your completed ballot paper in the ballot box located in Queen's Crescent Library on **Thursday 27 February, Thursday 5 March, Saturday 14 March, Monday 16 March and Tuesday 17 March 2020** between the times of **10am - 2pm** and **3pm - 7pm**. On **Tuesday 17 March 2020** the ballot box will be available only until **5pm**.

i If you have any questions about how to vote, contact Civica Election Services and they will be able to assist you.

What will happen if residents vote “Yes”?

Camden Council will continue to develop designs and proposals for West Kentish Town Estate, moving toward the demolition of the existing blocks and construction of a new Estate. There will be ongoing consultation after this decision, ensuring that residents remain involved in the ongoing design and delivery process.

What will happen if residents vote “No”?

Camden Council will NOT continue to develop current designs and proposals for West Kentish Town Estate. The proposals as set out in this Landlord Offer will halt and the Estate will remain as it is, with no guarantee that alternative plans will be agreed at some point in the future.

The Council will need to re-open the question with residents of what the future of the Estate should be. If residents do not want redevelopment to proceed, then the Council will need to reconsider refurbishment options. However, given limited resources, no major works are planned for the Estate in the next five year programme between 2019 and 2024.

! **Regardless of any decision by residents, then on-going responsive repair works will continue across the Estate.**

VOTE YES



Place your completed ballot paper in the ballot box located in Queen's Crescent Library on **Thursday 27 February, Thursday 5 March, Saturday 14 March, Monday 16 March and Tuesday 17 March 2020** between the times of **10am - 2pm** and **3pm - 7pm**. On **Tuesday 17 March 2020** the ballot box will be available only until **5pm**.

VOTE NO



The rest of this booklet sets out **Camden's commitment to West Kentish Town Estate residents should there be a 'Yes' vote for redevelopment.**



What will **happen** to the West Kentish Town Estate if residents vote **“Yes”**?

The majority of residents who vote must vote **“Yes”** for proposals to move forward. This means the existing homes will be demolished and new ones built.

We hope this would happen on a phased basis so that you can continue living on the Estate throughout construction. This phased approach to redevelopment means most residents will only have to move once, out of their old home and straight into their new one. If we are unable to rehouse you into your new home in a single move, we will discuss this with you.

“West Kentish Town Estate redevelopment offers the opportunity to create a sustainable, welcoming and vibrant neighbourhood. It will be inspired by the history and heritage of the surrounding area. Spacious, comfortable and high quality new homes, safe, attractive and accessible streets, green open spaces and play areas will create a well-connected place for a mixed community designed to last for many years”.

West Kentish Town Vision Statement

Though there is still lots of work to be done on designs for the Estate, **we currently estimate that full redevelopment will provide:**

800+

Over 800 spacious and modern newly built homes, including replacement of the 316 existing homes.



Redevelopment will also include new shops or offices facing onto Queen's Crescent, open spaces including public squares and communal gardens, play space, safer streets and replacement community facilities.



At least 40% of all the newly built homes will be genuinely affordable housing, including, new Council homes and genuinely affordable homes at Camden Living rent. There will be no net loss of council homes or like for like replacement of affordable housing floorspace as a minimum.



As the project is progressed through planning, consideration will be given to whether any new school places or health facilities would be required to support the increased number of homes.



What will the new West Kentish Town Estate **look and feel** like if residents vote **“Yes”**?

Over the past two years, the Council has been working with residents to develop a Residents' Brief. This will be used to guide the masterplanning design team, including the architects, to prepare a plan for the new Estate and develop designs for the new homes.

Residents' Brief - Your redevelopment priorities

- Improve the **overall appearance** of homes and outdoor spaces and create a **lively place**;
- Improve **accessibility** for all homes especially for people with **special requirements**;
- Deliver new **energy efficient** homes with **high quality** insulation and sound proofing that are **more affordable** to run;
- Consider using **durable, high quality** materials that would **wear well** over time;
- Ensure no net loss of **affordable housing** and a **variety of housing** tenures;



- New homes to be **spacious, comfortable** and meet residents' **existing and future needs**;
- Consider **views, sunlight** and **natural ventilation**;



- Deliver a variety of **usable open spaces** and **play areas** for a range of ages;
- Consider **low maintenance planting** and keep **existing trees** where possible;
- Consider **natural daylight**;



- Provide streets and paths that are **well-lit, well overlooked** and active to **reduce anti-social behaviour** and increase the **sense of security** within the Estate;
- Deliver **secure and robust** buildings and homes with **suitable levels of security**;
- Design communal indoor/outdoor spaces to **reduce anti-social behaviour**;
- Remove and avoid routes that could **feel dangerous**;



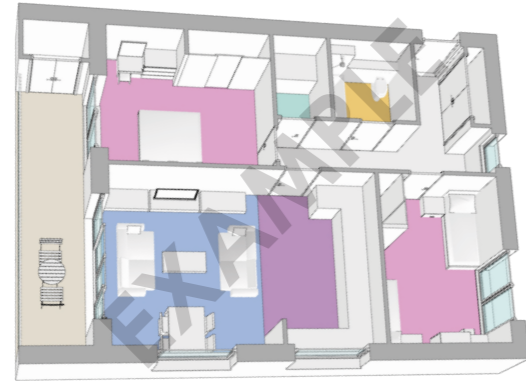
- Provide a space where residents and **the community can operate** from alongside each other;
- Improve **accessibility** throughout the Estate with clear signage and **links to key destinations**;
- Deliver positive improvements to **Queen's Crescent**;

Examples of the types of **layout** and **finish** shared with residents during consultation

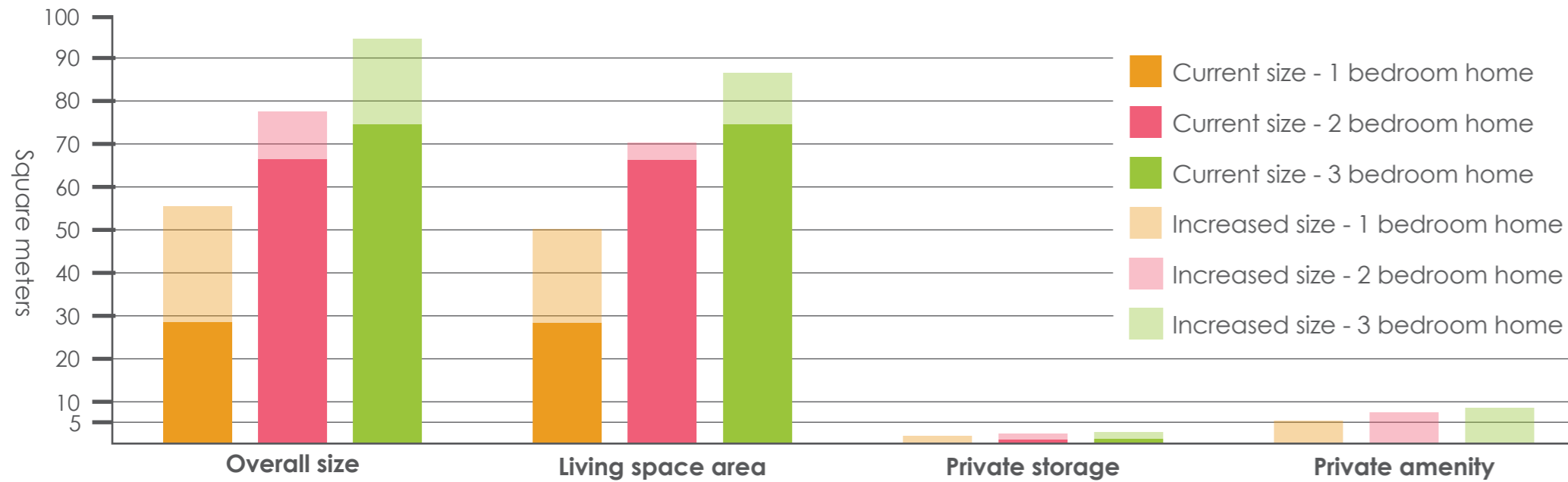
1-bedroom home



2-bedroom home



3-bedroom home



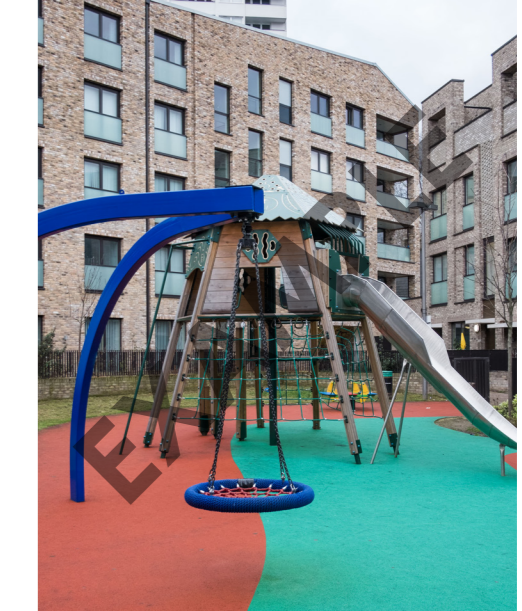
All assumptions are based on a selection of properties surveyed across the Estate.



New kitchen separated from the living room - **EXAMPLE**



Utility/storage space - **EXAMPLE**



Contemporary play area - **EXAMPLE**



Spacious balcony connected to bedroom - **EXAMPLE**



Spacious infill balcony - **EXAMPLE**

Images shown in this section are **just examples** of good practice and National Space Standards compliant layouts from other Camden redevelopment schemes. The layouts and finishes of your new homes will be discussed in further consultation events if there is a **“Yes”** vote for redevelopment of West Kentish Town Estate.



Other aspects discussed in previous consultation events and additional information on National Space Standards, Safety, Sustainability, Streets, Co-design and Camden experience are enclosed in this Landlord Offer folder.



Will I get a new home?

The Council's rehousing commitments to residents

Secure Tenants



You will be able to **remain a Camden secure tenant.**



You will be able to **continue living on West Kentish Town Estate and will be able to move into a new home that is sized to meet your housing need** as defined by Camden Council's Housing Allocations Scheme.



We will work with you to minimise any disruption to you and your family.



If you wish to move away from the West Kentish Town Estate, then you will be awarded decant points after the Council has approved the Business Case for redevelopment and the phasing plan has been agreed.



Your rent will remain at a social rent level and you will retain the same tenancy conditions you have now.



You will receive compensation for having to move and be given help with the cost of moving.



The Council will work with you to help you make informed decisions about your future housing options.



We will involve you in designing the new homes and neighbourhood, from the layout of flats to new open spaces.



If you need to be re-housed during redevelopment, then you will remain in Camden, either on your Estate or in another Council home in Camden that suits your housing need. You will have a right to return to the West Kentish Town Estate as long as you are not rehoused in another new build Council home in Camden.

Resident Leaseholders



You will be able to remain living on the West Kentish Town Estate and move into a new home that has the same number of bedrooms as your existing home with an equity share determined according to the market value of your existing home.



If you wish to move away from the West Kentish Town Estate, then the Council will buy your home from you at **market value plus 10%.**



You will receive compensation for having to move and be repaid the costs of selling your home, moving and buying a new home.



We will work with you to minimise any disruption to you and your family.



We will involve you in designing the new homes and neighbourhood, from the layout of flats to new open spaces.



If you need to be re-housed during redevelopment, then the Council will work with you to identify a suitable temporary home and to minimise the disruption to you and your family. You will have a right to return to a new home built on the West Kentish Town Estate if you wish.

Important Information



If you think that you are eligible to vote, but are not a Secure Tenant or a Resident Leaseholder, then please contact the Council to discuss the options that are available to you - **contact details provided on page 3.**



More information on the Council's commitments to residents can be found in additional leaflets. Please contact Council officers if you have not yet seen this additional information.



What are new homes developed by Camden Council like?

Maiden Lane Estate



Maiden Lane - 273 homes, mix of council homes, Camden Living homes and homes for sale

Funded through the Community Investment Programme, the redevelopment of Maiden Lane has enabled Camden to build 273 new homes, including 74 social rents and 52 genuinely affordable Camden Living rents.

In addition to the 273 homes, the rejuvenated Estate now has new open spaces, table tennis courts and a playground where families can

get out and get active. The sale of new private homes has also helped pay for investment into the older homes. The new design by PRP pays homage to the original Estate's architecture.

The new buildings also provide privacy to balconies and solar shading to generously sized habitable rooms.

Agar Grove Estate



Agar Grove Estate - 249 homes in low-rise blocks and an 18-storey tower

Agar Grove is the largest project in Camden's Community Investment Programme, delivering 493 homes in total, including 216 council homes and 37 at affordable Camden Living Rents.

The redevelopment involves demolition of 112 homes and refurbishment of Lulworth Tower to create 493 new homes. The scheme is multi-phased meaning the majority of households will only have to move once, out of their old homes and straight into their new one.

Close consultation with local people, helped inform the design. The homes on this New London Architect Award winning development have been built to the highest standards and are some of the most energy efficient in Camden, achieving a Passivhaus rating.

As well as new homes on the Estate, we will create new communal gardens and play areas, each of which has been designed with the help of residents.

Cherry Court



Cherry Court - 67 mixed tenure homes

Completed in 2015, 67 new homes were delivered at Cherry Court including 44 at council rent. In addition, the scheme included new open space with a children's play area.

Residents helped lead project design, working closely with the architects to develop homes that are spacious and modern, helping tackle local priorities such as overcrowding.

In 2016, the redevelopment won the Building Award's Housing Project of the Year.

The Bourne Estate



Bourne Estate - 75 mixed tenure homes

This award winning redevelopment provides 75 new homes, of which 34 are much needed council homes and 10 are let out at Camden Living Rents, a new tenants' hall, and improved public spaces.

The new design improves routes through the Estate and there are several ground floor entrances to keep the new buildings secure and deter anti-social behaviour.

A new play area was also provided and the design includes shared balconies as well as private balconies and gardens.

What can I expect on West Kentish Town Estate?



New build homes would be larger than the existing homes – for example a new 2-bedroom home would increase by approximately 4 sqm.



New build homes that are much more energy efficient, making them cheaper to heat and better for the environment.



New homes will have built-in storage space.



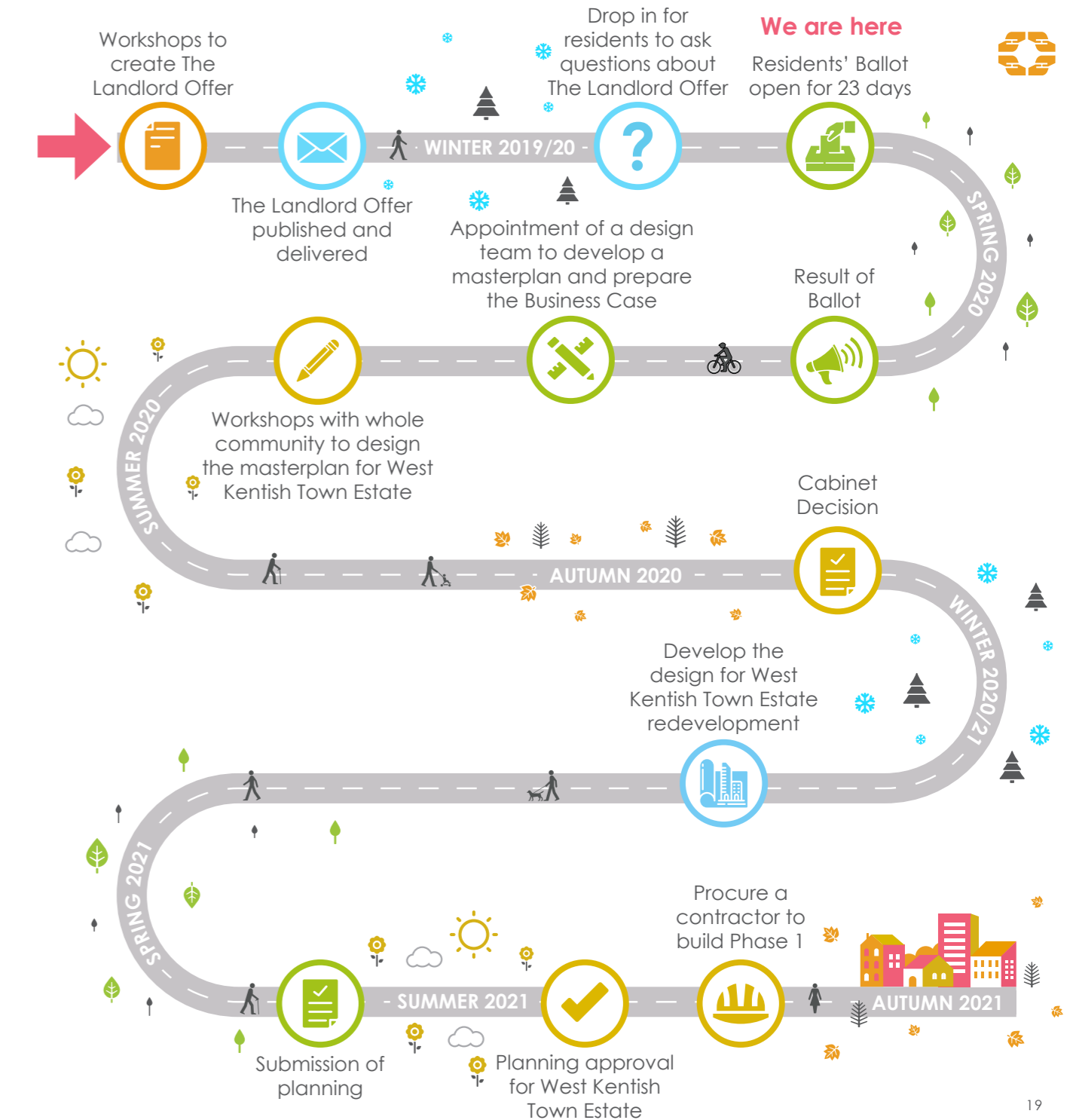
New homes will all have some private outdoor space (a balcony or terrace).



New build homes will meet accessibility standards for those with disabilities and the elderly.

When will the redevelopment be complete?

We will not know exactly how long the redevelopment process will take until residents have told us whether they want to proceed and further design work has been done by the architects. However, please see an estimated timescale to the right:



Will the Council carry on talking to me and my neighbours?



The Council is committed to continue working with you and your neighbours to develop designs for redevelopment of your Estate.



As with any redevelopment project there will be a level of disruption. From our experience of managing other projects, we will ensure phasing keeps residents safe and minimises disruption.



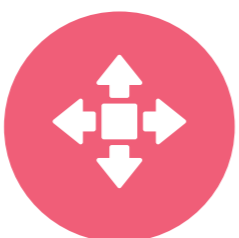
If there is a vote in favour of redevelopment, the Steering Group will continue to play an important role in shaping development of West Kentish Town Estate.



Through planning restrictions and a Construction Management Plan, we will restrict times construction can take place and limit the noise and traffic to certain times of the day and week.



Camden Council will use experience from projects such as Agar Grove, Maiden Lane and Bourne Estate to deliver modern, spacious new homes at West Kentish Town Estate.



We will aim to phase the construction so that as many residents as possible only have to move once, out of their old home and straight into their new one.

Camden People's Redevelopment Pledges



Building more social homes

There will be no net loss of council homes in Camden - more council homes will be built under the Community Investment Programme (CIP) as well as new Living Rent homes for key workers and families on low incomes.



Right to stay and right to return

Camden tenants will not be moved out of the borough during redevelopment and will be given priority on new council flats built. If tenants choose to stay, they will be guaranteed a home on the new Estate at a social rent level with the same tenancy conditions as they have now. A housing needs assessment will ensure tenants are provided with a new home that meets their requirements whether that is wheelchair accessibility or other adaptations or more bedrooms to address overcrowding. If they move away during redevelopment, they will have a right to return unless they move into another home newly built by Camden.



A fair offer for leaseholders

Leaseholders will be compensated for loss of their property at market value plus a statutory compensation. If resident leaseholders wish to buy into the new scheme, where the new property is more expensive than the sale price of their existing home, they will be able to do so by means of a shared equity option. Thereafter, homes for sale will be marketed first to local people and key workers.



Support to move

To reduce disruption to individuals and families, residents will receive financial compensation and paid reasonable disturbance costs.



Community-led redevelopment

Camden believes that Estate redevelopment schemes should proceed only with the support of the majority of residents who vote "Yes" for this solution. Camden is committed to ensuring that residents have a continuing opportunity to feedback and have their voice heard on schemes - this includes opportunities to say whether they think schemes should proceed.



Designing your new home and neighbourhood

Tenants and resident leaseholders will be involved every step of the way in designing their new homes and neighbourhoods, from the layout of new flats to the design of open spaces. We are committed to working together to design schemes and to involve Estate residents in all aspects of developing new homes, so they are designed by residents, for residents.



Funding our building programme

We will only build private homes to fund redevelopment. All of the money raised from sales or from private renting homes through the Camden Collection will be redistributed into the building of new council and Living Rent homes, other community facilities as part of CIP or used to help fund improvements to existing council homes through our Better Homes Programme.



Ballots

We will ballot residents on any Estate redevelopment proposals that involve the demolition of existing social rent homes and the construction of over 150 homes to ensure that everyone understands and agrees with the offer that the Council is making to them, which will be in line with the Camden People's Redevelopment Pledge.



Protecting our vibrant and mixed communities

The private development market is failing Camden. Camden has to step-in. As a direct builder we can do more than other developers by prioritising council housing and social benefit. We are creating developments to maintain Camden's unique social mix and ensure the borough remains a place for everyone. Camden will deliver more than other developers can and prioritise:

- Social rented housing
- Camden Living Rent
- Placeshaping

As part of Community Investment Programme we will also improve the wider area and as part of schemes deliver high quality new community facilities, where required.

YES NO



Don't forget to vote for the future of your Estate by 5PM Tuesday 17 March 2020.





Don't Forget to
VOTE

West Kentish Town Estate