

COUNCILLOR SESSIONS

**Councillor Kemi Atolagbe:** Surgery at QCCA, 3- 4pm, Second Tuesday of the month.  
Email: Kemi.Atolagbe@camden.gov.uk,  
Phone: 020 7974 2792

**Councillor Nasrine Djemai:** Surgery at Charlie Ratchford Court, 11am - 12pm,  
1st Saturday of every month.  
Email: Nasrine.Djemai@camden.gov.uk  
Phone: 020 7974 2792

**Councillor Rebecca Filer:** Surgery at Haverstock School, 6 - 7pm, Second Thursday of each month.  
Email: Rebecca.Filer@camden.gov.uk  
Phone: 020 7974 2792

WHAT'S HAPPENING IN YOUR AREA

Our Drop-in space at 104a Queens Crescent is open **Mondays, Wednesdays and Friday mornings**, with council staff, Wi-fi, information on the scheme and advice on your options.

Business owners, market traders, cafe & shopkeepers are invited to POP IN to 104a Queens Crescent every Wednesday 1-4pm to discuss your concerns during construction and how the redevelopment can benefit your business.

**Talacare Community Health Event**  
Join us at the Talacare Community Health event where you can speak to the project team about the latest updates and enjoy a range of activities such as health checks, smoothie bike, face painting and more! The event will be on **Saturday 13th July 2024, 12pm - 4pm, at Talacare Gardens, NW5 3PH.**

**Queen's Crescent upgrade works**  
Marlborough Highways are on the street carrying out preparatory work ahead of more significant works later this summer. If you would like to stay updated on the latest works happening at Queen's Crescent, visit [safetravelcamden.commonplace.is/en-GB/proposals/queens-crescent](https://safetravelcamden.commonplace.is/en-GB/proposals/queens-crescent)

CONTACTS

**REPAIRS:**  
Report online via your Camden account or livechat at Camden.gov.uk/repairs or WhatsApp/SMS to 07360 277909

**NEIGHBOURHOOD HOUSING OFFICER:**  
Bradley Rayner: 020 7974 1742  
Bradley.Rayner@camden.gov.uk

QR CODE

Scan with a smartphone to access our webpages with more information about the scheme



CONTACT DETAILS:

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WEST KENTISH TOWN ESTATE

NEWSLETTER: JULY 2024

INSIDE THIS ISSUE

- Steering Group Refresh
- Frequently Asked Questions about Phase 1
- Rhyl School Summer Fair
- Update on Estate Garages

TRANSLATIONS

If a family member or a neighbour has difficulty reading this newsletter because English is not their first language, please let them know we are able to provide a translation service.

tradução? (Portuguese) traducción? (Spanish)  
traducción? (French) tłumaczenie? (Polish) itumo? (Yoruba)  
Bangla | (Arabic) ترجمة  
turjumaad? (Somali), Chinese

OR DO YOU NEED LARGE PRINT?

BECOME A MEMBER OF WEST KENTISH TOWN ESTATE'S RESIDENT STEERING GROUP



We are looking for 10 residents who can commit 1 hour per month (subject to your requests) to join our Steering Group, to share your thoughts, concerns, and aspirations for the project throughout the Planning Application process.

In 2017 a Steering Group of interested residents was formed to assist the project team in exploring possibilities for new homes. Through meetings and discussions, the members reviewed the council's proposals and approach to engaging with all residents and neighbours.

We have always pledged to keep this group representative of the WKT estate residents, and as we enter a new stage of the project we would like to refresh this group to give new residents the opportunity to be involved.

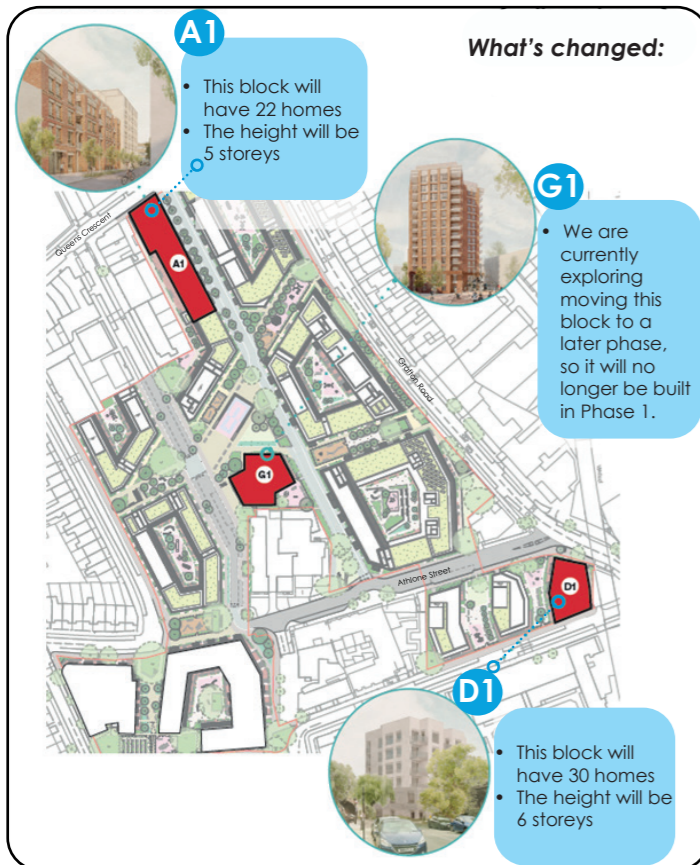
Our Steering Group will create a safe space where a diverse range of thoughts, ideas, and views can be shared. We want this group to

reflect and represent the diversity of estate residents, this includes ethnic background, religious faiths and none, age, gender, disabilities, tenants & leaseholders, as well as residents of all the named blocks.

Many thanks to everyone who has already been in touch after our letter in May. Restrictions due to the general election meant that we couldn't progress this, so we're reminding all residents to get in touch if you would like to be involved, or need more details. Please contact the team before 17 July 2024.

The project team and wider Council greatly values the huge contribution residents have made to the redevelopment scheme and hope you will be excited to get involved in this final push through planning so that we can get on with building new homes that we understand are so desperately needed.

## FREQUENTLY ASKED QUESTIONS: PHASE 1



### Which of the two new Phase 1 blocks A1 (Wedmore site) and D1 (Athlone Street) will be built first?

We aim to build them at the same time, but until we have a builder on board, we cannot be sure how they propose to carry out the works.

**How long will it take to build these blocks?** It should take approximately 2 years to build from when we start on site.

### How many one bedroom, two bedrooms and three bedrooms will there be?

Housing Needs Surveys have been carried out to understand details of all current households so that we can provide for all requirements. Whilst this can only be used as a guideline (as households change), a mix of one, two, three and four bed homes will be built, with different layouts, so that everyone can have a choice and comfortable new home.

### Will a one bedroom flat be big enough for

**two people to live in?** The flats will all meet the nationally described space standards for a two person one bedroom flat and the Camden's Home Quality Mark. Camden is no longer building bed sits.

**Will tenants be given a choice of flat location between A1 and D1?** Yes. If more than one household chooses the same flat, a priority system will be in place, based on the length of time on the estate. This will be set out in the Local Lettings Plan.

**Are there differences between the layout of the design between a flat in A1 and D1, and between a one bedroom flat and a multiple bedroom one, and if so, can residents see the plans for each?** There will be differences because the buildings are different shapes, and also because residents have expressed various preferences for the layout of their homes when discussed and shown plans and models in engagement sessions over the past few years. There is more need for larger social homes, so the block layout has to be re-configured accordingly. The design team are currently carrying out internal redesigns after the tenure of some blocks has changed, and will share and discuss once completed. Residents will be able to view the homes when built before making a choice.

We have reappointed the design team and will answer more questions as we progress.

## RHYL SCHOOL SUMMER FAIR EVENT

Officers from the project team spent the afternoon with residents and local neighbours at the Rhyl School Summer Fair on Thursday 27th June.

Residents approached our table to speak to us about the project and share their feedback. The feedback received was diverse, and included things like:

- Residents acknowledged why we need to build private sale homes to fund the social housing units
- Some young residents expressed an interest in upgraded facilities that will allow them to play ball games and pitches that have grass. One young resident shared his excitement to get a bigger flat as his current living space is small.

We also heard from the young residents about their interest in activities like sewing, spray painting and go-karting.

If you're a resident and you have suggestions of activities or events that you would like to see on your estate, we would love to hear them! Get in touch with a member of our team to share your ideas!



## UPDATE ON ESTATE GARAGES DEMOLITIONS

The demolition of the garages at Athlone Street and Coity Road is now complete. The Wedmore garages have been completed as far as it safe to do so, due to the obstruction of a wall and a tree.

All three garages sites will be secured with hoarding until we get planning approval, as these locations will be needed for the construction of your new homes. You may see some artwork on the Wedmore hoarding in the upcoming weeks.

For the Coity Road site, as mentioned in our last newsletter, we are exploring meanwhile uses here. Whilst we look at the options available and delivery partners, we have decided to temporarily secure this site to stop any littering or anti social behaviour.

We hope to transform this site into a community space where residents can come together to play and socialise. In the coming months, we want to collaborate closely with local residents to design this area.

We want to make sure you are at the centre of our decisions, so we encourage your suggestions in shaping the future of this space.



## TIMELINE OF UPCOMING EVENTS IN 2024

\* This timeline is indicative only

