

Request for information

Correspondence between the GLA and Camden Council about projected population density in the Gospel Oak Neighbourhood of Camden as a result of rebuilding estates – 2010-date. The Estates concerned are Bacton Low Rise, Wendling and West Kentish Town. The Gospel Oak Neighbourhood is an area defined by Camden council comprising 5 LSOAs E01000/889/890/891/900/901 with last published density I can find of 182.5 per hectare.

Response

Below we have extracted all correspondence between the GLA and Camden Council about projected population density in the Gospel Oak Neighbourhood in Camden as a result of rebuilding estates.

July 2016 Expression of interest for funding through LEP Round 3 Local Growth Fund bid

In July 2016 Camden submitted an expression of interest to the GLA for funding through the London Enterprise Panel bid to round 3 of the Government's Local Growth Fund to support area based regeneration in Gospel Oak. This included the following information on possible increased housing in the area.

Gospel Oak Regeneration Area is comprised of 6 estates and is a key priority for the Council.

A number of sites have been identified for redevelopment with capacity for over 1,250 new homes by 2030.

The availability of LEP funding to support buy backs and/or infrastructure investment could unlock the delivery of over 1,000 homes, and enable Camden to increase the proportion of affordable homes to rent.

Viability is a key area of concern due to the high cost of leaseholder buy backs and need for investment into community infrastructure to support growth. LEP funding could unlock the delivery of over 1,000 homes, and enable Camden to increase the proportion of affordable homes to rent, which has been identified as a key priority through community consultation.

| | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022-26 |
|------------------|---------|---------|---------|---------|---------|---------|
| Housing delivery | | 40 | 80 | 180 | 190 | 760 |

September 2017 - Expression of Interest for Good Growth Fund

Camden submitted an Expression of Interest for the GLA's Good Growth Fund in September 2017 to support improvements to Queen's Crescent. Camden's cover letter in support of the expression of interest included the following on housing numbers:

Camden is a major landowner in Gospel Oak and will be investing heavily in the area over the next ten years to realise an ambitious programme of transformational change including

an aspiration to build over 1,000 new homes. In addition to homes, this programme will include the delivery of new commercial and work space and new community facilities.

The expression of interest included the following relating to housing growth:
Gospel Oak is set to undergo transformational change over the next decade through the Council's programme of housing regeneration which includes an aspiration to deliver over 1,000 additional homes across the area.

In support of the expression of interest Camden attached a Draft Gospel Oak Strategic Framework which included the following information on potential for new housing and population increase in Gospel Oak.

Housing numbers

Below is an estimate of the numbers that could be developed on each of these sites.

These numbers are not definitive and are dependent on, amongst other things:

- detailed site analysis and viability assessments;*
- housing needs surveys;*
- the mix of uses within each development;*
- the size and type of the homes developed;*
- consultation with the estate and the surrounding neighbours;*
- planning policy considerations.*

These indicative figures are necessary in order to estimate the number of additional people that may live in the area and the possible impact upon local services. We will need to review this as plans becomes more certain, and re-assess the possible impact on supporting services.

| | Site | Homes |
|---|-----------------------|-----------------|
| A | Gospel Oak open space | 30 - 50 |
| B | Ashdown Crescent | 15 - 20 |
| C | Weedington South | 25 - 55 |
| | SUB-TOTAL | 65 - 120 |

In addition to this housing, redevelopment at Wendling and West Kentish Town may generate further housing.

| | Site | Homes (existing) | Homes (potential additional) |
|---|------------------------|-------------------------|-------------------------------------|
| D | Wendling | 240 | 0-460 |
| E | West Kentish Town | 276 | 276-500* |
| | SUB-TOTAL (D-E) | | 276-960 |
| | TOTAL (A-E) | | 346-1085 |

** At WKT, the lower figure is based on a doubling of the density, raised as a possibility at the tenants meeting at QCCC on 19 November 2015.*

On both estates, the upper figure is based upon guidance provided in the London Plan by the sustainable residential quality density matrix (SRQ). For accessible urban sites, the upper density suggested by the matrix is 225 units per hectare. No decision has been made on a way forward for either estate.

Population increase

The number of people this gives rise to will depend on the nature and type of housing developed. On any major development, a mix of housing types would be the likely way to develop a site, but it would be based on housing needs (particularly where existing stock is being replaced with a view to residents remaining on site) and market assessments.

On the basis of our range of total homes we expect to see in Gospel Oak over the period of the framework, this could see a total number (based on London's average household size of 2.48) of between 1,078 to 1,430 new people in the area which would be expected to cover the whole age range.

Whilst both Gospel Oak and Haverstock wards will see their population rise in the short term, long term projections beyond 2021 expect both to stabilise. The population of the two wards combined in 2011 was 23,612. This is expected to rise to 27,334 by 2021, but decrease in the following years to 26,820 by 2041.

January 2018 - Good Growth Fund application

The above expression of interest was followed with a full application to the Good Growth Fund in January 2018. The application included the following in respect of new homes in the area.

Gospel Oak is set to undergo transformational change over the next decade through the Council's 15 year programme of housing regeneration, the Community Investment Programme. Through the CIP we have already delivered phase 1 of the Bacton Low Rise estate to deliver 294 new homes, 3 new commercial units and the refurbishment of 16 light industrial units in nearby Burmarsh Workshops which had fallen into disrepair. Four further housing regeneration schemes are underway in the area including Bacton Low Rise phase 2, Barrington and Lambie, Kiln Place and Maitland Park.

In December 2017, the Council approved the budget for detailed engagement and feasibility work around the Wendling and West Kentish Town estates and three enabling sites including the Weedington site on Queen's Crescent. In addition to housing, it is anticipated that the development programme will deliver commercial space, including affordable work spaces, mixed-use community assets, and better access routes between Queen's Crescent and Kentish Town, incentivising visits to Queen's Crescent from the wider Gospel Oak area. If these sites are taken forward, subject to consultation and Cabinet decisions, they could increase density and deliver additional homes, increasing larger socially rented homes to deal with overcrowding and lack of variety and improve living standards for existing Gospel Oak residents.

1d. Wendling, West Kentish Town and three enabling sites

*Our priority is to invest in existing housing and build new homes for sale and rent, including larger socially rented homes to deal with overcrowding and the lack of variety. Gospel Oak is important because of the high concentration of Council housing stock and the opportunity to improve the current space for existing residents. The Council will ensure that the use of land and buildings to address problems in the housing stock is not at the expense of the diverse and varied community that lives in Gospel Oak. Community regeneration is at the heart of any efforts to improve the place. **The decision to deliver further housing regeneration in Gospel Oak will be made only after we have listened to the residents of each estate through an overarching programme of engagement between January and September 2018.***

Wendling

Wendling Estate covers 2.6 hectares and comprises 241 properties of which 47 are leasehold. The Estate was built in 1972 with a variety of building types and heights that are now in various conditions of disrepair. Reactive repairs report problems with the heating and drainage system, with repeated flooding occurring in some properties. A high level appraisal indicates a significant increase in density is likely to be required to make redevelopment affordable. The feasibility work will test a variety of options, from minimal interventions to full redevelopment.

West Kentish Town

The site covers an area of approximately 3.5 hectares and comprises of 312 properties of which 52 are leasehold. It is therefore low density. Constructed in the late 1960's from a concrete prefabricated panel system, the structure is showing signs of deterioration. Drainage as well as bathroom, kitchen and electrics issues dominate reactive repairs. There is visible deterioration of the concrete internally and externally.

Residents have voiced strong support for redevelopment but the feasibility should seek to test all options, from minimal intervention to full redevelopment. A high level appraisal commissioned by the Council's finance team shows that to reach viability, significant intensification would be necessary on this site. The feasibility of this level of intensification will be tested through this programme of activity.

If both or either of these estates come forward, it will be the largest development undertaken by Camden. It is therefore very exciting, and its scale will require a very different approach to other CIP schemes, balancing design quality with building efficiency.

Gospel Oak Open Space (enabling site)

This site is open space comprising of a multi-use games area and dog-walking green. It could be a possible mixed-use housing and community space site.

Ashdown Crescent (enabling site)

Ashdown Crescent is an open space site which is a possible mixed-use housing and community space site.

Weedington

This currently accommodates shops that face onto Queen's Crescent with workshops above, and storage facilities for the street market. The site could be maximised by either part redevelopment with additional floors of workspace on top of the existing workshop structure, or full site redevelopment. The building could also provide community space and additional housing units.

1g. Rationale for intervention

In the coming years, Camden Council will be delivering transformational change in the Gospel Oak area. Camden's approved spend of £120m will build over 430 additional homes and this project aims to scope the potential of the area to increase housing density further, including the delivery of larger social rented homes to deal with overcrowding and lack of variety, and to improve living standards for existing Gospel Oak residents.

The timing of this project is key, not only in ensuring that the high street is prepared to respond to new community populations, but in capturing the benefits of the related feasibility work around two of Gospel Oak's largest estates, both with the potential to increase housing density and significantly improve quality. The feasibility work will also assess options for three enabling sites in the Gospel Oak area including Weedington South which, if brought forward, would likely deliver significant workspace, mixed-use community space and additional housing units, bordering Queen's Crescent. The Queen's Crescent engagement and co-design process will follow on from the engagement around the two estates and three enabling sites, allowing the appointed co-design delivery partners to develop an approach that builds in indicative findings from this engagement and feasibility process and build on the momentum for change created.

3a. Project scoping

Wending, West Kentish Town and enabling sites

Camden is seeking to work with residents and stakeholders in Gospel Oak to develop a set of options for the area that maximises different elements of community benefit. Through a process of engagement and detailed feasibility work, Camden wishes to begin to explore the options for the renewal of the Wending and West Kentish Town estates and three key enabling sites; Gospel Oak Open Space, Ashdown Crescent and Weedington. This process will engage design teams to work with residents to develop options for each estate and the enabling sites, taking into account the site constraints, such as St Paul's viewing corridor, construction logistics and buildings phases. The work will be expected to consider a range of options, from minimal interventions to full redevelopment.

The overarching objectives for the transformational work in Gospel Oak is to maximise the council's assets in order to deliver:

- *Fit for purpose sustainable homes for its tenants, including where possible increasing the number of new social rented units;*
- *New fit for purpose re-provided community facilities;*
- *Additional employment space;*
- *Improved public realm and amenity;*
- *Delivery of new private homes in order to fund the above improvements and also meet housing need in the borough.*

The feasibility and viability work will provide a better understanding of the options for the development of the five sites within the Gospel Oak area to address the Council and resident's desired outcomes. The feasibility study will provide sufficient information to enable one or more sites to move forward through RIBA stages 0 and 1.

The objectives are to:

- Identify opportunities to provide fit for purpose sustainable homes for existing residents on the Wendling and West Kentish Town estates and increase the number of new social rented units;*
- Identify opportunities to deliver re-provided community facilities and additional workspace, including on sites that border Queens Crescent as the local high street.*

In addition, the feasibility work will be tasked with providing an overarching model for implementing the different sites, a clear plan for phasing and a strategy for bringing forward applications. It is envisioned that each phase would have an individual business case, while recognising that each phase may not be self-funding and the business case for one phase may need to identify possible subsidy from other phases, other CIP schemes or elsewhere.

This feasibility study approach allows the Council to appoint design teams early who will flexibly and responsively generate proposals and options through engagement with residents, which in turn will inform the feasibility assessments. This is crucial to developing options that meet residents' needs and are deliverable. Residents on the respective estates will have opportunities to inform the design options and delivery strategies throughout the feasibility work. This strong co-production approach will build on the best practice that the Council established for the Bacton schemes in working with residents and building local community capacity.

Two architect consultant teams will be appointed in the new year with respect to the two estates. Feasibility of the enabling sites will be wrapped up with either estate depending on proximity. In addition there will be a number of overarching appointments who will work across both architect teams providing consistency. This includes resident engagement expertise, cost consultancy, valuers and planning advice.

A business case report will be presented to Cabinet in September 2018 with recommendations for a preferred approach to the regeneration of Gospel Oak. The outcomes of the consultation will be reported alongside a detailed evaluation of the benefits, costs and risks of the alternative options and a clear set of recommendations.

November 2017 – Housing Deal Prospectus

In November Camden sent the GLA a copy of a Housing Deal Prospectus submitted to help kick start discussions with the Department for Communities Local Government (DCLG) and the GLA over additional support for the Community Investment Programme to enable Camden to build new housing. James Murray and GLA officers attended a meeting with Councillor Georgia Gould the Leader of Camden Council and Camden officers to discuss the prospectus and possible GLA support on 1 December 2017.

The Housing Deal Prospectus includes the following in relation to housing numbers in Gospel Oak.

Our financial modelling indicates an additional funding capacity of between £100 and £200m would allow us to deliver 2,400 homes in Gospel Oak and Camley Street.

[**Note:** these figures are potential for gross new homes – i.e. they include some replacement homes]

Neil Vokes Camden Director of Development emailed Nick Taylor at the GLA ahead of the 1 December meeting including the following on Gospel Oak housing numbers:

We want to highlight the three main opportunities (i) the ‘approved programme’ is ready to go - we have planning in place for the majority of schemes and capital budgets approved albeit with viability challenges; (ii) Gospel Oak where there is capacity for circa 2000 new homes and (iii) Camley Street where there is capacity for circa 500 additional homes and 16,000 sqm of commercial space.

[**Note:** these figures are potential for gross new homes – i.e. they include some replacement homes]

We are looking to discuss the outline prospectus we have sent to the DCLG seeking to begin negotiation of a bespoke deal and how James and the GLA can support us in engaging with Government around additional funding which would help us deliver the remainder of the 1200 units within our pipeline, and an additional 2400 units across Gospel Oak and Camley Street

[**Note:** these figures are potential for gross new homes – i.e. they include some replacement homes]