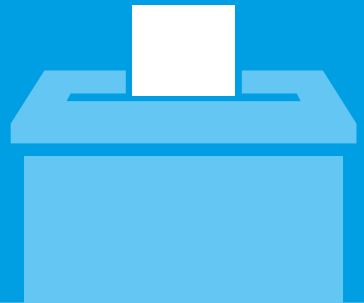


Camden's Community Investment Programme

About the **Community Investment Programme, Camden People's Regeneration Pledges and Resident Ballots**



Estate Regeneration, Gospel Oak and Haverstock

Camden 2025

Camden 2025 is our communities' vision for Camden. It seeks to bring our residents, businesses and community organisations together, in a spirit of shared endeavour, to build a borough where everyone has a chance to succeed, nobody gets left behind and everybody has a voice. One of its key ambitions is that by 2025, everyone in Camden should have a place to call home. Regardless of tenure, we believe that these homes should be affordable and secure. They should be safe, accessible and flexible to meet people's changing needs particularly as they get older. Through Our Camden Plan, the Council's response to Camden 2025, we are also committed to ensuring that these homes are within mixed and integrated communities.

We're committed to maintaining our Camden communities by giving residents a place to call home, no matter where they are on their housing journey. We are doing this by building the homes

our residents need in the face of a national and London-wide housing crisis. As a leading local authority housing developer we are using our own model for building – the Community Investment Programme (CIP).

CIP is our 15-year plan for investing over £1 billion on schools, homes, existing council homes and community spaces. Through CIP every penny we raise through sales is invested back into our communities. Whether residents need a council home, support for their family from becoming homeless, a Camden Living home because they can't afford their rent, or somewhere to buy, Camden offers all of these housing options.

Community Investment Programme Outcomes

The CIP is the Council's plan to deliver 3050 new homes and build new schools and community facilities for our residents.

The new homes delivered by CIP will include:

- 650 will be replacement homes at council rents – replacing poor quality homes with brand new often larger homes to help meet demand.
- 450 will be additional new homes at council rents – for people on the housing register
- 300 will be new intermediate affordable homes – including Camden Living homes at below market rents
- 1,650 will be homes for sale – all the money from these sales will be reinvested back into Camden

Every penny we raise through selling new homes goes back into the CIP and into building the homes and facilities that Camden needs

CIP will also:

- Make improvements to 48 schools and children's centres across the borough – we will invest £167m in improving or building new schools
- Refurbish 9,000sqm of improved community facilities – the equivalent of 35 tennis courts
- Help to fund improvements to existing council homes through the Council's Better Homes Programme
- Create better environments for people experiencing homelessness – we have refurbished Mount Pleasant and Holmes Road hostels

We are delivering over £1bn of investment ourselves – we only get 2% of our capital funding for building and refurbishing homes from central Government

Camden residents are at the heart of CIP. Our priorities are ensuring that the homes that people live in are safe, warm and genuinely affordable.

We are delivering the CIP ourselves so that we can ensure proposals respond to the future that residents want for their communities.

Every CIP scheme will be different and we will work with local residents every step of the way – from first design to move-in. We understand that proposals for major redevelopment and construction on an estate can be stressful and cause anxiety, so we are setting out our core pledges so that everyone can understand what they can expect from the Council and from the CIP.

The Camden People's Regeneration 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 regeneration 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 regeneration, 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 regeneration** - Camden believes that estate regeneration schemes should proceed only with the support of the majority of estate residents. 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.

- **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 CIP we will also improve the wider area and as part of schemes deliver high quality new community facilities, where required.
- **Funding our building programme** - We will only

build private homes to fund regeneration. 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 regeneration 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 Regeneration Pledges.

Balloting Residents for Estate Regeneration

In order to build as many new homes as we can, in some cases we need to demolish existing buildings on a housing estate. Camden recognises that

demolition causes disruption to residents and we will only do this where demolition and new development can allow us to use space more effectively and build more homes than any other options; will enable us to provide better quality homes to existing residents; and will help us to improve the quality of local areas. The homes that we demolish to make way for more new homes will always be those that would require major investment to maintain.

Where a proposed development is over 150 new homes and we need to demolish existing homes, Camden commits to undertaking a ballot of Council tenants, resident leaseholders and others living on an estate who have been on the housing register for over a year (see details on voting eligibility below).

The ballot will be the democratic process of asking residents to make a "yes" or "no" decision in writing on the issue of whether to proceed with an estate regeneration scheme.

We will be working closely with residents if we have to conduct a ballot, but we have tried to set out some of the key questions residents might have about this process below.

When will I know if the Council proposes to conduct a ballot?

There is a long lead-in time to any ballot taking place. Firstly the Council needs to work with you and your neighbours to consider potential options for the future of your estate. We may, for example, look at options for redevelopment that include no, partial or full demolition of your estate. The Council then needs to formally confirm a preferred future for the estate that would be worked up in more detail for presenting to residents for a ballot. All this takes time and we will seek to provide as much clarity as we can to let you know when a ballot might take place.

In looking at the future for an estate, we will work with you to understand your priorities for your homes and neighbourhoods so that we can make a decision on which

option we think can be built. We will only ballot you on an option that we are confident can be delivered.

If this preferred option, which the Council and residents think best meets your priorities, involves demolition of any Council homes and the construction of more than 150 homes, then we will need to conduct a ballot. We will make residents aware of precisely when we intend to conduct ballots at least three months before the ballot takes place.

Once a preferred future for your estate has been confirmed through a Cabinet decision, we will start preparing for a ballot. We will put the relevant information into a Landlord Offer to make it clear what you would be voting on. We will then issue the Landlord Offer to you at least two weeks before you have to vote.

What is a Landlord Offer and what information will I get before I vote?

A Landlord Offer is a formal document setting out the

Council's "offer" providing you with the information you need so you can make an informed decision about whether you think the Council's preferred scheme will be beneficial to you and your community. The Landlord Offer is additional to our commitments to you as part of the Camden People's Regeneration Pledge.

This Landlord Offer will include:

- Information about the design principles for the proposed scheme
- A clear indication of how many homes will be built and what type they will be (replacement homes, new homes for sale, Council homes, Camden Living rent homes)
- Information about the associated social infrastructure that would be delivered with the scheme
- Information about the right to stay and how you might access alternative housing in Camden for Council tenants whose homes are to be demolished

- Information about the offer for leaseholders whose homes are to be demolished
- The offer to local residents as part of a local lettings plan (e.g. identifying how new homes will be allocated and whether any new homes will be prioritised for particular groups in the local community)
- What the alternative will be if the decision is taken not to proceed with regeneration of your estate (e.g. whether there is an option for refurbishment)

Alongside the Landlord Offer 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.

How will I know if I am able to vote in a ballot?

The Mayor of London has set out clear guidance for who is eligible to vote in an estate ballot. You must be 16 or over and meet one of the following conditions:

- If you are a social tenant of the Council and named as a tenant on a tenancy agreement dated on or before the date when our Landlord Offer to you is published
- If you are a leaseholder who has been living in your home on your estate as your only or main home for at least one year before the Landlord Offer is published. (You are not eligible to vote if you do not live as your primary home on the estate.)
- If you are a resident living on the estate AND have been on the Council's housing register for at least one year prior to when the Landlord Offer is published.

Adult children over the age of 16 of tenants and leaseholders will only be able to vote if they have been registered on the Council's housing register for at least one year prior to when the Landlord Offer is published.

We will contact you in advance to discuss your circumstances and see whether you are eligible to vote and, if you are, register

you and at the appropriate time issue you with a Landlord Offer and ballot paper.

What will be the question I am asked as part of a ballot?

We will discuss with residents how much design work should be done prior to a ballot taking place. This will inform how much information we can provide you with on the future of your estate and new homes. Design work costs money and we will therefore need to take a decision on what level of design work will provide sufficient information. This may vary from one estate regeneration project to another.

We will work with residents to determine the wording of the ballot question, but it will need to be a clear question about whether the preferred future for your estate as outlined in the Landlord Offer should proceed, to which you can answer only "yes" or "no".



Who will run the ballot and how can I vote?

The Council will ask an independent body to undertake the ballot. They will be a separate organisation who will oversee the registration of voters, the distribution of the Landlord Offer, ensure votes are cast and recorded accurately, and ensure that the final vote tally is correct.

Voting will take place by postal vote and the ballot will be run over a period of a minimum of 21 days. We will provide you with more details prior to any ballot taking place.

We will be working with residents to understand how they want to be balloted and what is the best way to ensure that as many eligible residents can participate as possible.

What happens if the vote is yes?

If the majority of the eligible voters vote "yes" we will proceed with our plans as set out in the Landlord Offer document. This will not mean

that we will stop engaging with you; there will still be a lot of work to do to finish the design for your estate, to secure planning permission for the project and ensure that we build the new homes and new spaces that residents voted for.

What happens if the vote is no?

Without a 'Yes' vote on the ballot, the Council would not progress the preferred option as set out in the Landlord Offer. We will continue to be the landlord of your estate and will continue to work with residents to carry out reactive and responsive repairs as required. Investment in refurbishment would be considered against other Council priorities and programmed accordingly.

Getting more information

This booklet is a continuation of our conversations with all residents – not the end. It does not provide all the details you will need to make an informed decision about your options and does not include the detail about the proposals for your estate.

We hope this booklet helps address some initial questions or concerns that you may have regarding the process of estate regeneration. If you have any further questions, please do not hesitate to contact the CIP development and community engagement team for your estate.

<https://www.camden.gov.uk/community-investment-programme>