

## ESTATE NEWS

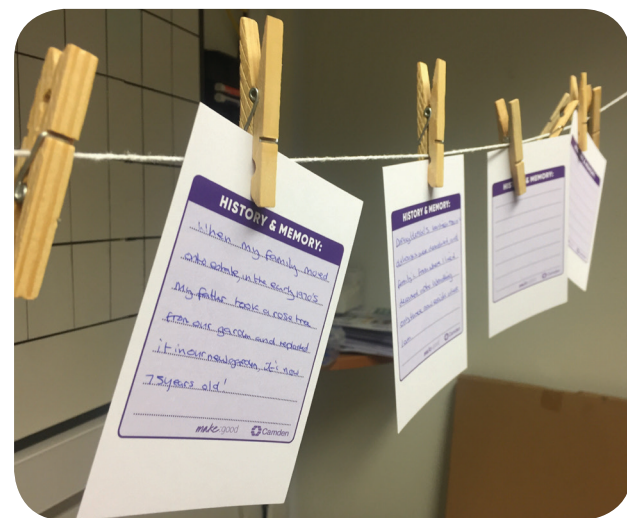
### ESTATE MEMORIES

We would like to thank all the residents that came and participated in the October Exhibitions and shared their estate memories. Here are a few examples of some of what residents told us that we would like to share with you.

**'The Silver Jubilee Party with all the tables out with food and everyone involved'**

**'I've lived in the area for many years and it has been nice watching the children grow up'**

**'There used to be a cinema next to the pub on Malden Rd by the Gypsy Queen'**



We would also like to ask, encourage and welcome any residents that have any old pictures of the estate or local area to please share your memories by contacting a member of the team or drop by the Hub.

### ESTATE INFORMATION

We would like to introduce a new member to the Gospel Oak Regeneration Team, Shopna Aktar, Shopna will be working on the Wendling & St Stephens Close options appraisal as we continue exploring the future of the estate working in partnership with you.

**Development Manager**  
**Shopna Aktar**  
 shopna.aktar@camden.gov.uk

### MEET THE TEAM



Gospel Oak Regeneration Hub

### GET IN TOUCH TO FIND OUT MORE

**Terry: 07799072134**  
**Sarah: 07717541883**  
**Suzanna: 07833516875**  
**Email: Terry.Wiggett@camden.gov.uk**

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**LARGE PRINT?**  
**0207 974 4444**

# WENDLING & ST STEPHENS CLOSE NEWSLETTER

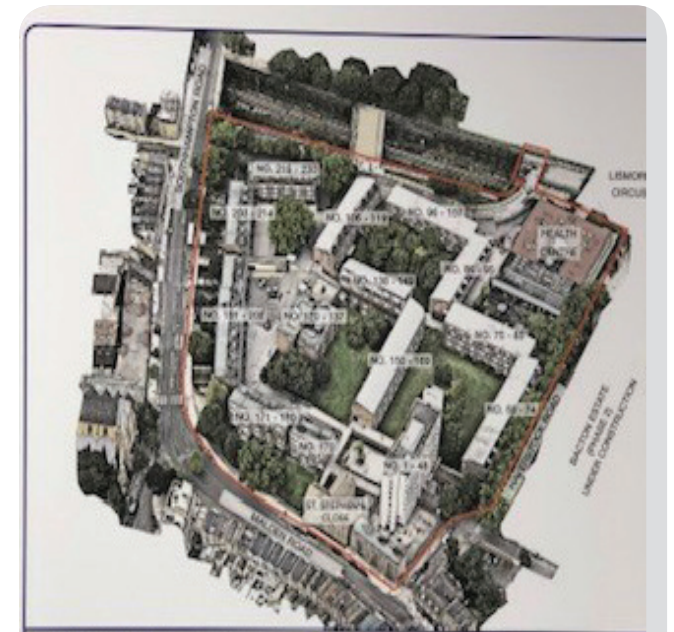
NOVEMBER 2018

### COMMUNITY INVESTMENT PROGRAMME

Camden's Community Investment Programme (CIP) is committed to investing in building and refurbishing council homes, schools and community facilities. Creating new genuinely affordable homes, good quality workspaces and neighbourhoods that are safe and secure. Working in partnership with you, we want to make sure that Camden remains a vibrant, mixed community where everyone has a chance to succeed.

### INSIDE THIS ISSUE:

- What is a Residents Brief
- Jargon Busting Workshop
- How to use the timeline
- Estate Memories



One of the images used from the Estate Exhibition

### UPCOMING EVENTS:



**Jargon Busting Workshop**  
 4.12.18 10am-2pm  
 6.12.18 4pm-8pm

Exploring regular words that will be used in this regeneration process.

**Please attend the Gospel Oak Regen Hub, The dates and times above. More information inside this leaflet.**



**Site Visit**  
 28.11.18

**Residents who have signed up will be visiting the Leopold Estate located in the London Borough of Tower Hamlets. Transport and lunch will be provided. Meeting point at the Gospel Oak Regeneration Hub.**



**Coffee Mornings Every Friday | 9.30-12.30**  
**Gospel Oak Regen Hub**

Join us on Friday mornings for a great opportunity to meet fellow residents and talk about what's happening on the estate. **The Gospel Oak Regeneration Hub is located in the Blue Portacabins opposite St Martin's Church, NW5 4PA**

## WHAT IS THE DRAFT RESIDENTS BRIEF



Since January we have been working in partnership with you gathering your comments and general feedback in relation to your home through a variety of different ways. This includes door knocking, estate meetings, exhibitions and coffee mornings.

We continue to explore the three options for the future of Wendling & St Stephens Close Estate and have captured what residents want to see most for their home and estate. We have done this in a draft 'Residents Brief'. We refer to 'draft' to ensure that changes can be made as we continue the journey into the future of the estate.

## JARGON BUSTING WORKSHOPS



We understand through listening and talking with estate residents that some of the words used when describing improvements to homes, estates or the surrounding area can either sound unusual or be confusing. There are many words that are repeatedly used in discussions, meetings, workshops, and newsletters in relation to 'Regeneration', that are not easily understood. We will be holding workshops for residents that will explain some of these words and the regeneration process as we want to ensure that everyone can participate in a meaningful way.

## HOW TO USE THE TIMELINE



You will have noticed from our September issue, that we have started to include a timeline in our newsletters. The timeline will appear in every monthly newsletter and, this will show all upcoming residents events such as meetings, workshops, events as we move towards a cabinet decision. We have used picture symbols along with wording to allow quick reference for tracking progress of how far we have come.

As Seen Below



## DRAFT RESIDENTS BRIEF



### OVERALL PRIORITIES:

- Create a place that feels safe
- Make accessible to residents of all ages and abilities.



### WORKING IN PARTNERSHIP:

- Positive engagement, participation and consistent communication at all stages of the process
- Strengthen the community spirit and the role of the community on the estate



### SAFETY & SECURITY:

- Reduce anti-social behaviour through good design
- Secure by design
- Consider design of staircases and lighting in buildings with regards to security
- Improve entrances and exits to whole estate and blocks
- Address issues of antisocial behaviour, security and drug use
- Improve building layout making sure areas aren't boxed off



### LOCAL AREA:

- Improve safe routes through and around the estate and make them more accessible
- Better lighting throughout the estate
- Clear, safe routes through



### INSIDE YOUR HOME:

- New homes to feel less cramped with larger bedrooms and improved kitchens
- New homes should address lack of storage
- Mixture of one level and split level



### OUTSIDE YOUR HOME:

- Provide better lighting to make the estate feel safer and more welcoming
- Improve signage and way finding
- Improved lifts that service every floor
- Reintroduce traditional street pattern



### LANDSCAPE & OPEN SPACE:

- Introduce play areas which can be overlooked
- Create shared and accessible open spaces
- Provide a secure, overlooked and safe play space for children
- Improve appearance of buildings on the estate to make them more attractive



### ENVIRONMENT AND SERVICES:

- Provide better storage for bins and bikes
- Better recycling
- Prevent flytipping

## WORKING TOWARDS A CABINET REPORT

2018

WE ARE HERE

2019

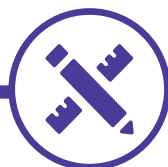
JUNE

JULY

SEPTEMBER

OCTOBER

NOVEMBER ONWARDS



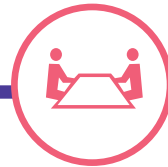
Metropolitan Workshop Architects Appointed



Wendling & St Stephens Close Fun Day



Resident Estate Exhibition



Open Estate Meeting



Weekly Coffee Mornings



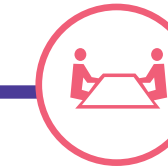
Site Visit



Resident Design Workshop



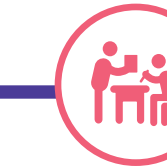
Weekly Coffee Mornings



Open Estate Meeting



Resident Estate Exhibition



Resident Design Workshop



Final Open Exhibition



Cabinet Report