



Wendling and St Stephens Close Newsletter

December 2024

Dear Wendling & St Stephens Close Residents

I hope that my December 2024 newsletter finds you well.

Firstly, I would like to thank each and every one of you for your continued patience over the past year whilst the Gospel Oak Community Investment Programme (CIP) team and other Council officers have worked very hard over the past year looking at viable partnership option routes to deliver the full redevelopment of Wendling & St Stephens Close.

Our commitment is and has always remained focused on bringing new affordable housing and investment to the area.

Lastly, I would like to wish everyone a joyful festive season and a very happy New Year.

Yours sincerely,

Cllr Lorraine Revah

Councillor Lorraine Revah

Wendling and St Stephens Close

Camden remains committed to delivering new affordable social housing for the Wendling and St Stephens Close (WSS) community. We understand that our timeline has evolved, and we're working to keep you informed as we make progress.

Over the past few months, we've been developing a proposal to deliver the redevelopment with a private development partner, which the Gospel Oak Community Investment Programme team intends to present to Cabinet next year. This approach would allow us to work alongside an experienced construction partner to bring much-needed affordable housing to WSS. We understand that the proposal process can seem lengthy, but it's essential to ensure that we take every necessary step toward delivering a sustainable and financially achievable project.

We commit to continue engaging with you next year to provide more details about the partnership model route and the future steps in this regeneration journey.

What's happening on Bacton Phase 2

Camden Council's Community Investment Programme team have been working alongside our development partner, Mount Anvil, to drive forward an extensive programme of community engagement about the future redevelopment at Bacton.

Since Mount Anvil came on board in May, we have held five engagement events for residents and wider stakeholders at the Gospel Oak Regeneration Hub, two of these events included design consultation which were held recently on the 23rd and 30th of October 2024.

Along with the design consultation events, we also held "Meet the developer" events, where we spoke to over 130 local residents and stakeholders about the following key themes, including: affordable housing, building heights, the public realm, building appearance and about other key important considerations that help shape the plans. We've had lots of valuable feedback on the design proposals for Bacton development and heard about what the local community feels most strongly about, including the need for affordable housing, concerns about anti-social behaviour and much more.

We are looking to plan further consultation events next year to discuss the wider benefits and social value elements that the redevelopment will deliver. We would welcome and encourage you to come along, including those who have already attended one of our previous sessions, if you would like to see the designs or if you'd like to chat with a member of the redevelopment team.

We are committed to resident interaction and engagement activities, and believe the best outcomes come from collaboration with the local community. We want to make sure that your voice and feedback forms part of meaningful consultation, which is why, in addition to the community consultation events, we have set up a page for you to share your views on the latest Bacton Phase 2 proposals, please visit: <http://bacton.govocal.com/en-GB/>

We have also implemented a drop-in session held every Tuesday at the Gospel Oak Regeneration Hub, (Portakabins opposite St Martins Church, Wellesley Road London NW5 4PA) from 9am to 12noon, this would give you the opportunity to chat in person with a member of staff from the Mount Anvil team about the proposals for Bacton.

Queens Crescent:

Work continues on Queen's Crescent, where kerbs are being laid along the Crescent between Allcroft Road and Weedington Road, with the attractive curved design now taking shape. New "planters" are also taking shape, which will bring greenery to the Crescent. Work will continue on Queen's Crescent until December 14, when

roadworks in Camden pause over the holiday period. Works will resume the week beginning January 6. The works site will be secured and tidy prior to closing. The latest updates can be found on the Marlborough Highways website: marlboroughhighways.co.uk/location/queenscrescent/

Camden Council operating services during the festive period

Our face-to-face services at 5 Pancras Square will be operating on the following timetable:

- Tuesday 24 December 2024: 9am to 2pm
- Wednesday 25 December and Thursday 26 December 2024: Closed to the public – emergency phone service only
- Friday 27 December 2024: 9am to 5pm
- Saturday 28 December and Sunday 29 December 2024: Closed to the public – emergency phone service only
- Monday 30 December 2024: 9am to 5pm
- Tuesday 31 December 2024: 9am to 2pm
- Wednesday 1 January 2025: Closed to the public – emergency phone service only

Contact Camden

Our customer services team, Contact Camden, will be closed for general enquiries on the following days:

- Wednesday 25 December 2024
- Thursday 26 December 2024
- Saturday 28 December 2024
- Sunday 29 December 2024
- Wednesday 1 January 2025

Essential services will continue as usual over Christmas and New Year. In an emergency, please call 020 7974 4444 (24 hours a day).

The Gospel OAK Regeneration Hub will be closed from the 23rd of December 2024 to the 6th of January 2025.

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