

# Regis Road Regeneration Strategy

---

## Resident Engagement Leaflet: Information for Secure Tenants

January 2023

The Council is moving forward with the Regeneration Strategy for Regis Road. The Regeneration Strategy includes the Council's land at the Recycling Centre and Car Pound on Regis Road and the Holmes Road Depot including the flats at 76/78 Holmes Road.

Between now and 13th February the Council is consulting with residents. As a resident of these homes, the Council wants to hear your views about the strategy. This leaflet is for secure tenants, it explains what is happening and how you can get in touch and give us your feedback.



# The vision for Regis Road

At the moment, most of the Regis Road area is in industrial and commercial use with lots of space and car parking. For a number of years, the area around Regis Road has been identified by the Council and the local community in their neighbourhood plan as an area for redevelopment.

The redevelopment has the potential to transform the area including creating significant new homes with much needed affordable homes, new jobs and opportunities, open spaces and community facilities as part of a well-connected and sustainable neighbourhood.

The full vision and development objectives for the area are set out in the Kentish Town Planning Framework. There is also the local community's Kentish Town Neighbourhood Plan.

[www.camden.gov.uk/kentish-town-planning-framework1](http://www.camden.gov.uk/kentish-town-planning-framework1)

## Across the framework area...



**Over 3000 new jobs**



**Around 2,000 new homes**



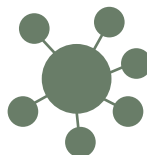
**New pedestrian and cycle friendly connections**



**New safe and green open spaces**



**Community spaces**



**New and improved social and physical infrastructure**



## Kentish Town Planning Framework: key planning policy designations



# The regeneration strategy

---

The Council wants to see the regeneration happen as it will to create many local benefits.

However, this is difficult to achieve as there are many different landowners, including the Council. So far, despite on-going conversations and support from the Mayor of London, redevelopment has not happened. If the Council does nothing, it is unlikely that the regeneration would move forward any time soon.

In November 2022, the Council agreed to take a more pro-active approach to making redevelopment happen.

As part of this, the Council is considering the sale of the land it owns at the two sites of the Recycling Centre and Car Pound and the Holmes Road Depot (including the flats at 76 and 78 Holmes Road) to a developer to enable redevelopment and start the wider regeneration of the Regis Road Growth Area.

For any sale to happen, the developer would need to demonstrate that they can deliver a high quality regeneration of this size and complexity and the Council's specific regeneration objectives for the area.

Any sale would be subject to a range of conditions set by the Council, including getting planning permission and the seamless re-provision of existing Council services (including the Recycling Centre) and Council homes.

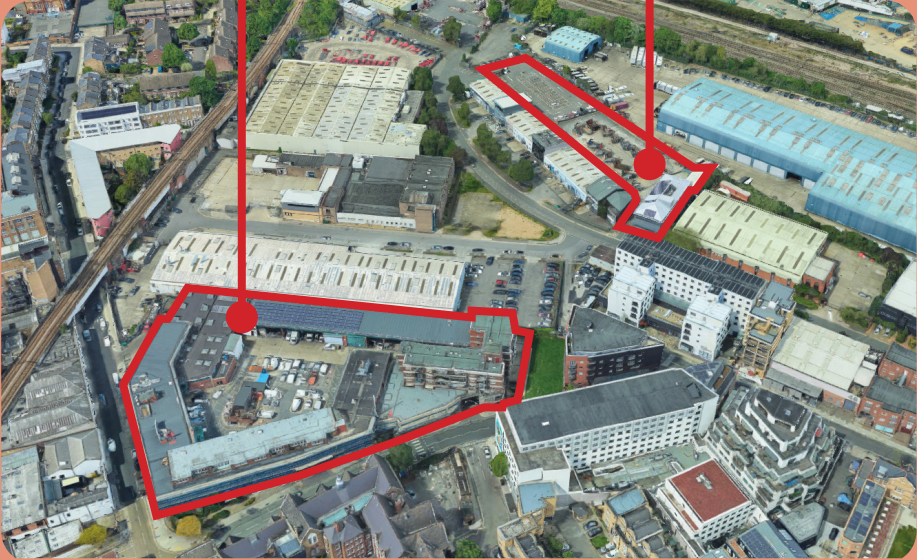




Holmes Road Depot



Recycling Centre



# What this could mean for secure tenants

---

The Council recognises this creates uncertainty and there is not much information at the moment to share with residents as the work is in an early phase, but the Council wants to ensure that residents are informed and involved from the outset.

Right now, nothing will happen to your home and there is no change for residents. However, if the Council makes the decision to proceed, it could lead in the future to the demolition and redevelopment of the Holmes Road Depot and the flats at 76 and 78 Holmes Road.

Any re-development would not happen for a number of years, but, if the plans did go ahead, we would like to reassure secure tenants that you would be able to remain a council tenant, you would not have to move out of the area unless you want to and we would expect you to have the option to move to a brand new home that meets your needs. The Council will support you should you need to move and also pay towards associated moving costs.

The Council will engage with residents through each stage as the proposals progress. We will work with you to understand your circumstances, minimise disruption to you and your family, and explore the options with you.

# Consultation with residents

---

The Council is currently carrying out consultation with residents in accordance with Section 105 of the Housing Act 1985. The purpose of this engagement is to:

- Inform residents about the regeneration and what it could mean for you
- To give residents the opportunity to make your views known to the Council
- To find out more about you and your views about the strategy

We are inviting each household of the flats at 76 and 78 Holmes Road to arrange a one-to-one session with council officers, to meet with you to discuss this further with you, answer any questions you may have and hear your views.

## **What to expect from your one-to-one session:**

The one to one session is an opportunity for you to meet the team and speak to us directly.

Sessions will last up to an hour. Council officers will meet with you and will talk you through the information in this leaflet answering any questions you may have. We will have a conversation with you to find out more about you and your household, your views about where you live and views about the regeneration.

We want you to feel comfortable, so sessions will generally take place in your home or in a private room at Kentish Town Library if you would prefer. You don't need to prepare anything and, if you want, you can have a friend or family member with you.

If you have any special requirements, please let us know in advance.

# How to give us your feedback

---

To arrange your one-to-one session, please contact George McKenzie by email [regenerationandplace@camden.gov.uk](mailto:regenerationandplace@camden.gov.uk) or by telephone 0207 974 4703.

You can also give us your feedback by:

- Arranging a telephone or video call with us
- Filling out the paper forms enclosed with this pack and returning them to us in the stamped addressed envelope provided
- Providing feedback online via the We Are Camden website: <https://consultations.wearecamden.org/culture-environment/regist-road-regeneration-strategy>
- Emailing us at [regenerationandplace@camden.gov.uk](mailto:regenerationandplace@camden.gov.uk)

If you or someone you know needs help understanding this leaflet, making arrangements for the one to one session or providing feedback, including language or any other particular requirements, please let us know and we will be happy to help.

## Contact us

email: [regenerationandplace@camden.gov.uk](mailto:regenerationandplace@camden.gov.uk)

telephone: **0207 974 4703**

The consultation closes on  
**13th February 2023** so please  
get in touch before then





# What happens next

---

The Council will record and analyse the feedback from the consultation, which will inform the development of the Regeneration Strategy.

The Council expects to make further decisions about the Regeneration Strategy in the near future, including the potential conditional sale of Council land. If this happens, it will be the start of a process that will take a number of years.

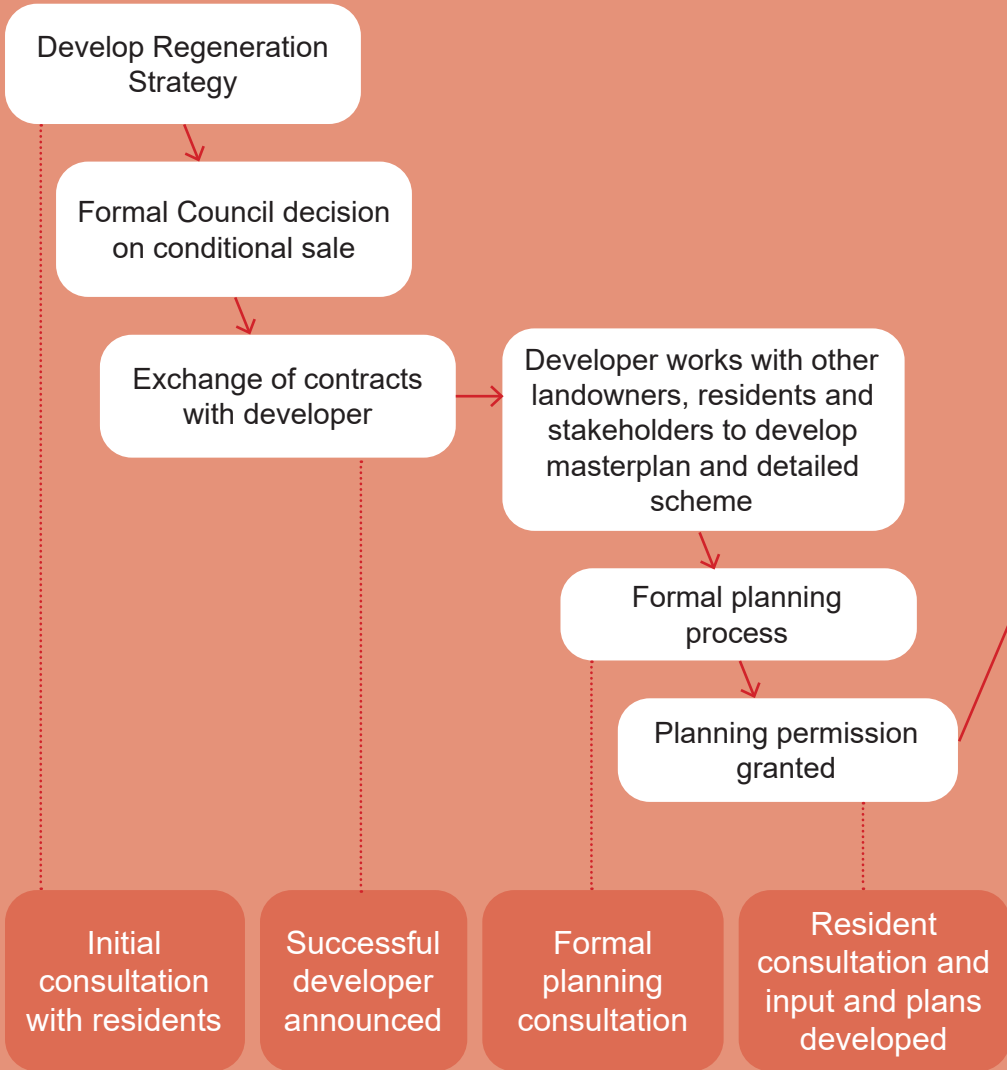
The Council is committed to working with residents, with on-going engagement and further consultation as proposals develop. We will keep residents appropriately informed of progress and expect to be in touch again later in 2023.

If you have any questions or would like to discuss this further, you are welcome to contact the team.

# Example timeline

There is no fixed timescale, but here is an example of what the stages

2023



Engagement with residents and options as proposals develop

and timeline could look like.

2025

2028

Developer constructs replacement council facilities and homes

Other construction phases continue

**Replacement accommodation complete. Council tenants move in to new homes**

**New neighbourhood complete**

## Contact us

email: [regenerationandplace@camden.gov.uk](mailto:regenerationandplace@camden.gov.uk)

telephone: **0207 974 4703**

The consultation closes on  
**13th February 2023** so please  
get in touch before then

