

WENDLING AND ST STEPHENS CLOSE
FORMAL LANDLORD OFFER

THE

FUTURE PROPOSALS

FOR YOUR

ESTATE



Please let us know if you would like the materials in another format or language. tradução? traduction? تترجمون? traducción? tłumaczenie? itumof? অনুবাদ? turjumaad? asekyere? LARGE PRINT? SIGNING?

 Camden

Have your say on the future of your estate

Camden Council is holding a ballot on Wendling and St Stephens Close. The ballot will ask whether or not you are in favour of the full redevelopment of your Estate and the construction of new homes. Details of the full redevelopment proposal are set out in section 5 of the document.

Your voting slip will ask you to vote “Yes” or “No” on the following question: **“Are you in favour of the proposal for the redevelopment of Wendling and St Stephens Close set out in the Landlord Offer?”**.

Vote Yes - if you would like to see the proposals move ahead.

Vote No - if you would like to stop the proposals.

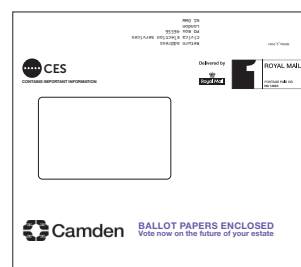
If there is a “No” vote Camden Council will NOT develop the current proposals for Wendling and St Stephens Close. The proposals as set out in this Landlord Offer will halt and the Estate will remain as it is, with no guarantee that alternative plans will be agreed at some point in the future.

Named tenants and leaseholders are invited to take part in the ballot.

Full redevelopment plans will include

proposals for new homes, improved streets and open spaces. These proposals require the demolition of the existing estate.

Voting papers will be sent by 1st class post on Monday 21st June 2021, you will receive an envelope that looks like this:



If you have not received your ballot by 23rd June then get in touch with Civica Election Services at support@cesvotes.com or call **020 889 9203**.

Votes will only be counted if Civica Election Services receives them by **5pm on Thursday 15 July**. If you are planning to vote by post, please allow extra days to account for postal delays.

Ballot results will be published on Friday 23 July.

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ترجمة? traducción? tłumaczenie?

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asekyerε? **LARGE PRINT? SIGNING?**

07833 516 875

How can you vote?

The Voting Process

The ballot is administered in the form of a paper ballot, securely posted to residents via Royal Mail 1st class.

Once in receipt of their ballot paper, residents have the option to vote by post or online. Additional voting methods such as on-site, telephone or text voting are also available.



To vote by post, residents return the hard-copy ballot paper to Civica Election Services' secure facility in the pre-paid 1st class reply envelope provided.



Votes can be cast by telephone and SMS/text message. Details will be on the ballot paper that will be sent to you.



To vote online, residents will have to use their unique security codes to access a secure voting platform. To prevent duplicate votes, each unique security code may only be used once.



If a resident has voted both by online voting and by post, only the first vote received will be counted.



Residents may also cast their vote via a secure ballot box which will be located on the estate. Please note, the use of a ballot box is subject to government guidelines and will not be used in the event of continued Covid restrictions. Full details of the location and opening times of the ballot box will be detailed on the ballot paper.



A final audit and collation of the result is performed by Civica Election Services within 48 hours of the close of the poll.

If you require assistance voting, or if you have lost/spoiled your ballot paper and need a new one, please contact Civica Election Services at support@cesvotes.com or call **020 889 9203**. Please let them know you are from the Wendling and St Stephens Close estate when you get in touch.

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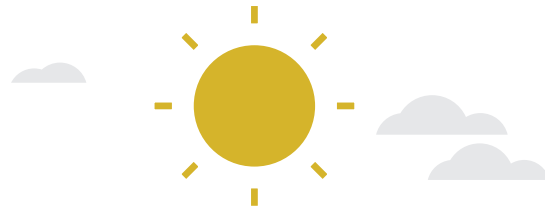
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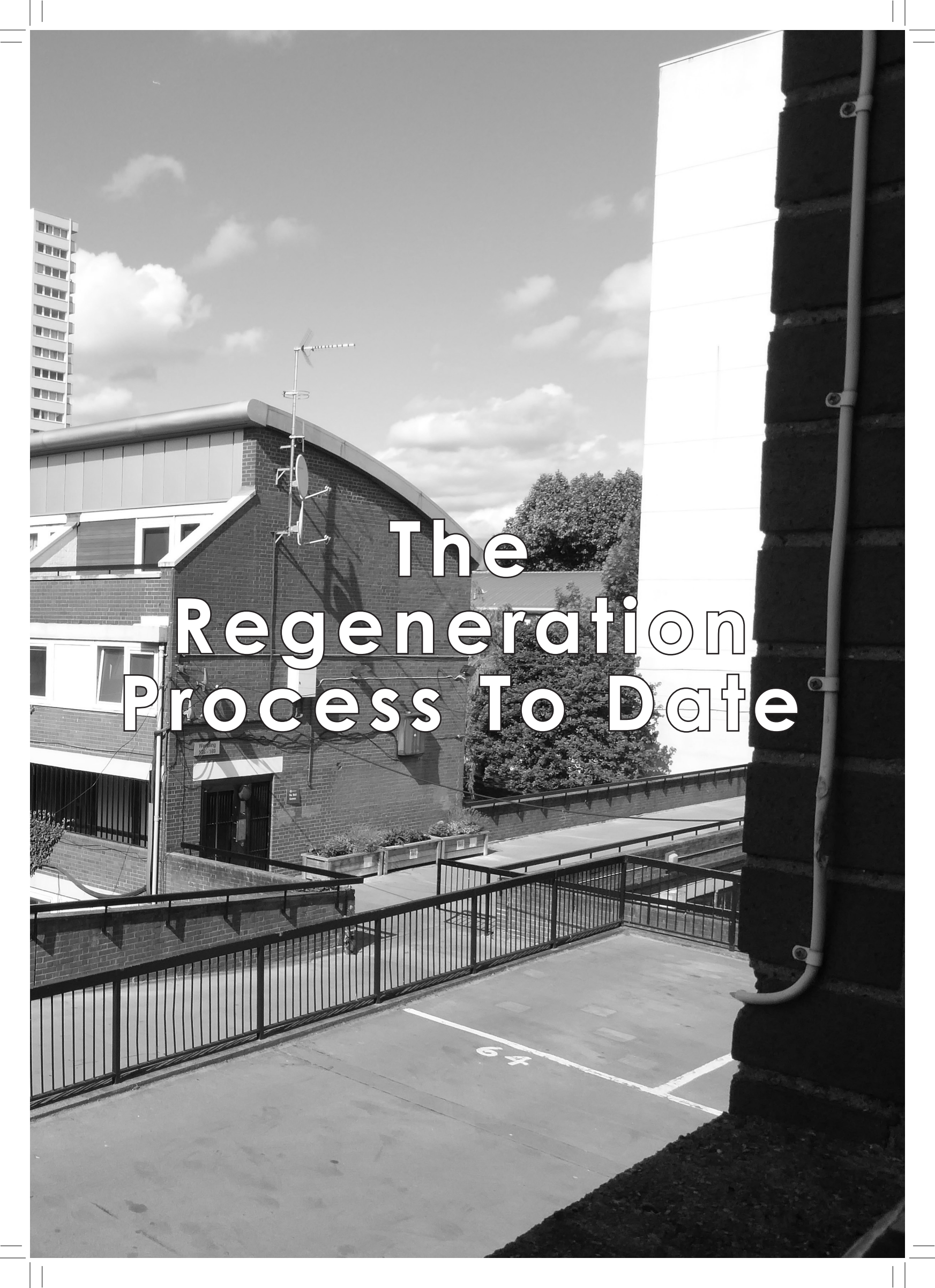
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A black and white photograph of a residential building. The building is a multi-story brick structure with a balcony in the foreground. The balcony has a metal railing and a concrete floor. A satellite dish is mounted on the side of the building. In the background, there are trees and a tall, modern building. The sky is cloudy. The text "The Regeneration Process To Date" is overlaid on the image in a large, white, sans-serif font.

The Regeneration Process To Date

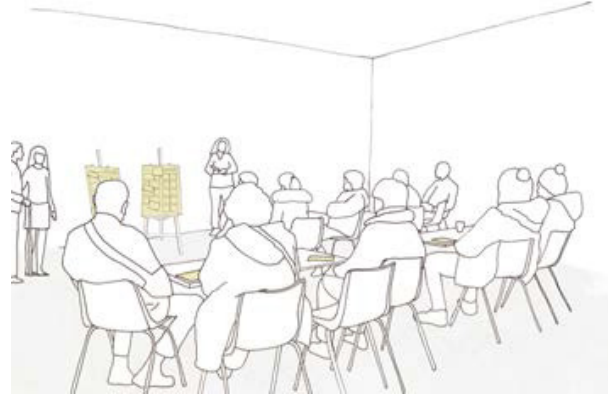
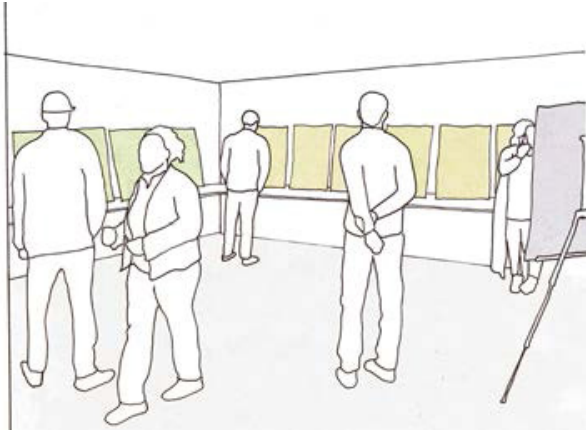
The regeneration process – past and future

Journey so far

Following resident feedback in July 2019 The Councils Cabinet supported the full redevelopment option as the best way to meet resident expectations for new homes and other improvements.

This option was agreed at Cabinet, subject to a resident ballot taking place and a business case coming back to cabinet after ballot.

A further test of opinion survey was held in July 2020. There was a 64% return rate and of these residents who returned the survey, 78% (121 out of 155) indicated their support for the redevelopment proposal.



What does your vote mean?

What would a YES vote mean?



Camden Council will move forward with the redevelopment proposal set out in section 5 for the regeneration of Wendling and St Stephens Close.

There will be ongoing consultation after this decision, ensuring that residents will be involved in the design and redevelopment of their estate.

VOTE YES



What does your vote mean?

What would a No vote mean?



Camden Council will not continue

to develop the preferred option for regenerating the estate. There will be no new homes built on your estate.

Wendling and St Stephens Close are not on the current major works programme for 2019 – 2024.



Regardless of any ballot decision by residents, on-going responsive repair works will continue across the estate.

VOTE NO



Why vote YES?

Council Tenants will get:



The option to move into a **newly built home** on the new Wendling and St Stephens Close estate that is safe, secure and well insulated.



Or additional **decant points** to enable you to look for an alternative social rent home in Camden. Note: As the Council will deliver the redevelopment in phases then not all tenants will receive the regeneration points at the same time.



£6500 home loss payment when you move, in recognition of the disturbance that moving home causes.



Camden Council will pay for your packing, removals and other reasonable expenses. We will provide extra help for older residents or those with support needs. 



A home that is the right size for your family and adapted to your existing and future needs. We will support adult children separately into social housing if they wish, under Council policy.

Resident Leaseholders will get:



The choice of **buying a new home** on the estate or **selling your home** to The Council and moving elsewhere.



We will offer to buy your home for its market value.



You will receive an **additional payment of 10% of the market value** as a home loss payment (all buy backs will be phased).



Camden Council will pay for your packing, removals and other reasonable expenses. We will provide extra help for older residents or those with support needs. 



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 have the option to do so by means of a **shared equity option. No rent is payable on the Council's equity share.**





Your Vote

Your Vote



The Ballot Explained

In July 2018 the GLA introduced new guidance for estate regeneration schemes (“the Guidance”), which requires resident ballots to be held on regeneration schemes involving the demolition or construction of over 150 homes, as a condition of receiving grant funding.

The Guidance requires balloting authorities to appoint an independent body to advise on the ballot process and undertake the ballot. The Council has appointed Civica Election Services as the relevant independent body.

It is Camden's commitment to residents that their voice will be heard within major decisions about their homes, neighbourhoods and communities. The Council has therefore agreed to adopt all the GLA requirements for estate regeneration ballots.

The Mayor of London's guidance for estate ballots says that a simple majority vote is needed. That means if 51% of those who return their vote 'Yes' then plans will move ahead. If less than 50% of residents who vote are in support of full redevelopment then the plans will need to be paused and options for the estate re-examined.

Timeline for the ballot:

Landlord Offer is delivered



1st June 2021

Voting opens



21st June 2021

The Ballot

In accordance with the GLA guidelines an independent body must carry out the ballot. Civica Election Services (CES) will be responsible for carrying out the Wendling and St Stephens Close ballot. Formerly known as Electoral Reform Services (ERS), they have over 100 years' experience of administering elections, ballots and consultation processes. CES have administered all Estate Regeneration ballots in London to date and have extensive experience in the housing and communities sector.

CES, as the appointed Independent Scrutineer, will securely administer the entire ballot process; directly mailing the ballot papers to residents, receiving and counting their votes via the various response methods, verifying that they have been cast legitimately and issuing the report of voting.

Voting closes

Result published

15th July 2021

23rd July 2021

What will the ballot ask you?

Eligible voters will be asked to answer Yes or No to the following question:

“Are you in favour of the proposal for the redevelopment of Wendling and St Stephens Close set out in the Landlord Offer ?”

Who can vote?

These are the Greater London Authority (GLA) rules with regard to resident ballots.

Who IS Eligible to Vote?

Ballots must be open to **ALL RESIDENTS** aged 16+ on an existing social housing estate as long as they fall into one or more of the following criteria:

- Social tenants (including those with secure, assured, flexible or introductory tenancies) named as a tenant on a tenancy agreement dated on or before the date the landlord offer is published.
- Resident leaseholders or freeholders who have been living in their properties as their only principal home for at least one year prior to the date the landlord offer is published and are named on the lease or freehold title for their property.
- Any resident whose principal home is on the estate and who has been on the council housing register for at least one year prior to the publication of the landlord offer document, irrespective of their current tenure.

Who MAY BE Eligible to Vote?

The following are only eligible to vote if they have been on the Camden's housing register for longer than one year:

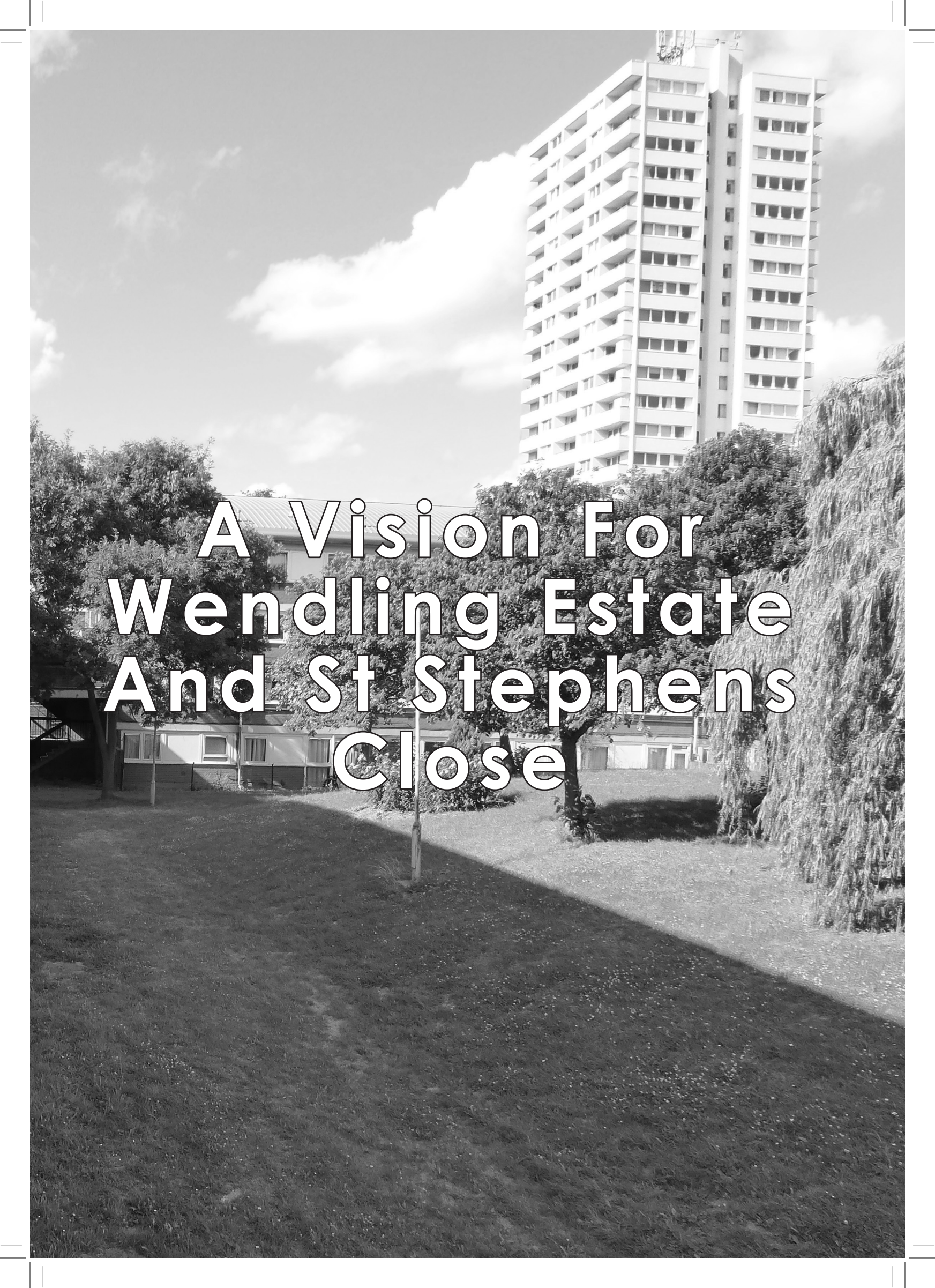
- Tenants whose landlord is not a Registered Provider (RP) or Local Authority.
- Homeless households living in temporary accommodation.

Who IS NOT Eligible to Vote?

The following are NOT eligible:

- Non-resident leaseholders and freeholders.
- Resident leaseholders or freeholders who have been resident for less than one year (unless they were on the housing register beforehand).
- Non-residential tenants (businesses etc.)



A black and white photograph of a tall, modern apartment building with many windows and balconies. The building is partially obscured by a dense line of trees in the middle ground. In the foreground, there is a grassy area with a path leading towards the trees. The sky is bright with some clouds. The text 'A Vision For Wendling Estate And St Stephens Close' is overlaid in the center of the image in a large, white, outlined font.

**A Vision For
Wendling Estate
And St Stephens
Close**

Vision for Wendling and St Stephens Close

This Vision statement by residents is part of the Landlord Offer and will go into the future architect's brief, if there is a **Yes** vote.



All Wendling and St Stephens Close residents are given the opportunity to have an equal voice, and an informed choice via an estate ballot, to live in an energy efficient new home that they would be proud of. A home that will be well designed and spacious in order to reduce the impact of overcrowding, a home that reflects each individual household's bedroom needs, a home that will be inclusive and adapted to meet the disability needs of our residents, a friendly balanced development that will include well designed communal access and streetscapes, that are safe visually accessible and focused on designing out crime and one that affords inclusive play areas for healthy play and amenity space solely for estate residents.







Camden
Regeneration
Pledges
to you

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Camden People's Regeneration



1. Right to Stay and Right to Return

Camden tenants will not be moved out of the borough during redevelopment and will be given priority on new council homes 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 redevelopment, they will have a right to return, unless they move into another Camden Council newly built home.



2. 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.



3. Support to move

To reduce disruption to individuals and families, residents and homeowners will receive financial compensation and paid reasonable disturbance costs.



4. Placeshaping

As part of the Community Investment Programme (CIP) we will also improve the wider area - new schemes will deliver high quality new community facilities where required.



5. Funding our building programme

We will only build private homes to fund redevelopment. 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 Camden 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.

Pledges to you



6. 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.



7. 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:

- o Social rented housing
- o Camden Living Rent



8. Community-led redevelopment

Camden believes that estate redevelopment 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.



9. 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 Camden Living Rent homes for key workers and families on low incomes.



10. Ballots

We will ballot residents on any estate redevelopment 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 Redevelopment Pledges.

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**What are we
proposing?**

Our proposal for the redevelopment

Priorities and objectives for Wendling & St Stephens Close

In July 2019 The Councils Cabinet consented to a full Regeneration Approach for the estate. This is based around a preferred option of complete redevelopment involving demolition of all existing homes and buildings on the estate.

The estate was built between 1960 and 1970. The current stock condition of buildings are now in various stages of disrepair. Residents across the whole estate report numerous problems with the heating and drainage system, the windows, and repeated flooding occurring in some properties.



of Wendling and St Stephens Close

Issues to be addressed include:

- Poor estate layout that encourages antisocial behaviour and makes it hard for visitors and services to find their way around the estate
- Low energy efficiency
- Building defects (roof leaks, drain blockages, heating etc.)
- Disconnection of the estate from surrounding streets
- Lack of usable green spaces, and inclusive play facilities for the estate
- Overcrowding.

The full redevelopment proposal means:

- Demolition of all existing homes, on a phase by phase basis during construction and building in the range of 650 to 750 new homes
- All existing residents being rehoused, including being given priority for the new homes on the estate
- Other works in the area (such as highway improvements) as necessary
- If the Council is housing you in a new home with your adult children, you will be offered housing based on your assessed bed need.

Though design work has not yet started, **we currently estimate that full redevelopment will provide:**

650-750

New homes

Estimated between 650 - 750 spacious and modern newly built homes, including replacement of the 241 existing homes with new homes.



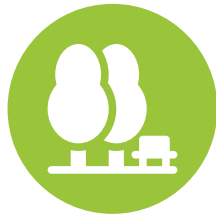
Future tenure and mix

At least 40% of all the newly built homes will be genuinely affordable housing, including, new council homes and genuinely affordable homes at Camden Living Rent.

There will be no loss of any council homes and there will be more affordable floor space.

We aim for the affordable percentage to increase; this will depend on viability. We hope to maximise the affordable housing mix across the estate.





New Open Spaces

Redevelopment will also include open spaces including public and communal gardens, play space and safer streets.



Community Infrastructure

As the project is progressed through planning, consideration will also be given to whether funding towards new or enhanced education or health facilities for the local area would be required to support the increased number of homes.

Residents' Brief

Throughout the 2019 options appraisal process we developed this list of initial project objectives with you to form YOUR Residents' Brief for the future of Wendling and St Stephens Close. This Residents' Brief was approved by the 2019 Cabinet.



OVERALL PRIORITIES:

- Create a place that feels safe
- Make accessible to all residents of all ages and abilities.
- Safe areas for children to play in



WORKING IN PARTNERSHIP:

- Positive engagement, participation and consistent communication at all stages of the process
- Improve the management and maintenance of the estate
- Restore, improve and strengthen the community spirit and the role of the community on the estate.
- Truthful, rather than positive engagement



SAFETY & SECURITY:

- Secure by design
- Improve accessibility and lighting with regards to security
- Improve accesses of the estate as well as the buildings
- Improve building layout with regards to visibility and isolation
- More secure bike storage
- Ensure access to pedestrian walkways doesn't reduce safety
- Control antisocial behaviour in play areas and around the estate by reducing dead-ends and controlling entrances



LOCAL AREA:

- Improve quality of the streets adjacent to the estate
- Improve lighting
- Distinct and clear routes through the estate
- Control speed of cars through the estate
- Provide better routes to local services and shops



INSIDE YOUR HOME:

- Increase dimensions in the new homes with larger bedrooms and better kitchens
- New homes to increase storage within the units
- Mixture of one level and split level
- Windows to face more than one side for peace and quiet
- Prioritise future maintenance of homes
- Improve acoustics



OUTSIDE YOUR HOME:

- Improve lighting to make the estate feel more welcoming
- Improve signage and way finding
- Improve lifts that service every floor
- Reintroduce traditional street pattern
- Existing buildings feel old and unsafe, improve state and appeal of existing buildings
- Keep car parking provision the same or make better use of the podium



LANDSCAPE & OPEN SPACE:

- Introduce play areas which can be overlooked
- Create shared and accessible open spaces
- Improve appearance and attractiveness of buildings on the estate.
- Provide areas to green spaces
- Control areas to green spaces (residents only)
- Not enough play areas at the moment, make good use of the current open spaces



ENVIRONMENT AND SERVICES:

- Provide better storage for bins and bikes
- Better recycling
- Prevent flytipping
- Lots of rubbish bins too close to peoples homes - better storage required

Additions to the Residents' Brief

Since the Cabinet in July 2019, the Steering Group and now the community via virtual workshops and telephone consultations have added some other points to the Residents' Brief for consideration - they are shown here. However until we have appointed a design team we will not know if they are financially viable.



BUILDING DESIGN:

- All homes to be accessible and provide housing for people with special requirements.
- Energy efficient homes that are carbon neutral.
- Use brick for the new buildings.
- A mix of one level flats and mixed tenures.
- A mix of houses and maisonette's and mixed tenure.
- 2 toilets for all homes that are 3 bed and above.
- A bath and shower in every home.
- 2 lifts on every block.
- Bigger rooms including bedrooms.
- A mix of open plan and separate kitchens and dining rooms.
- Any flats to meet the LFB requirements on height of the building but preferably no higher than 10 floors.
- Bike sheds to be put in place.
- Fire alarms and appropriate communal lighting to be in place.



LANDSCAPE AND OPEN SPACE:

- Ensure that there is no public walkthrough.
- Ensure underground spaces for the provision of refuse bins.
- Consider the possibility of roof terraces and water features.
- Ensure disabled parking bays and designated electrical vehicle charging points.
- Ensure small wall mounted dustbins were put in place.



INTERNAL LAYOUT:

- Improve the internal layout considering views out, light into the home and natural ventilation (which will include having openable windows).
- Increase storage space and make it liveable.



SAFETY AND SECURITY:

- Improve well-being and sense of security within the estate, which would be assisted through the addition of CCTV and video intercoms for all homes along with appropriate lighting.
- Clearer routes through - remove and avoid short-cuts and alleyways through the estate that could feel dangerous, including having no blind spots or dead end corners



LOCAL AREA:

- Parking to be available for all existing residents

Your Design Principles

These Design Principles will underpin the design of the scheme.

Inside of your home



Larger bedrooms, better kitchens and good storage provision
- all to National Space Standards



Use of natural ventilation such as window and good sun light/
daylight - long periods of time when daylight occurs



Increased accessibility suitable for residents of all ages and
abilities



Safe and secure communal areas



Private balcony, terrace for every home, and access to
private outdoor space / landscape gardens



High quality and sustainable materials to be used for energy
efficient homes

Outside of your home



Safe, secure and well overlooked streets, open spaces and play areas



Create distinct and clear routes through the estate and to local shops and facilities



Resident-only communal space in the redevelopment with accessible and inclusive play facilities for children



Public realm that is landscaped and connects with neighbouring Bacton and Lismore Circus



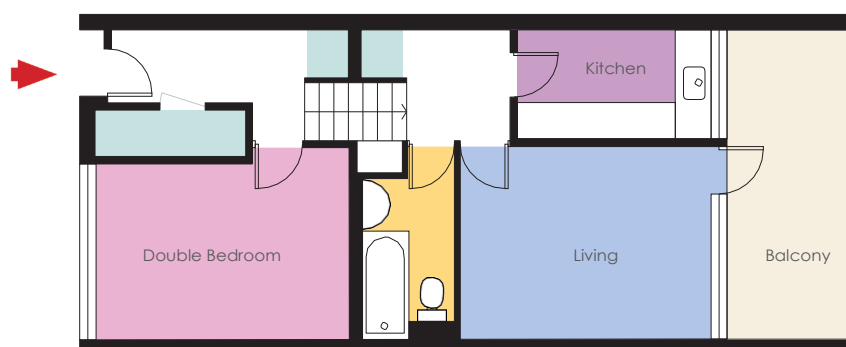
Accessible for all, pedestrian and cycle friendly streets with disabled parking



Better access through the estate to bus stops and public transport

How does the existing accommodation in Wending and St Stephens compare to current housing standards?

Existing 1 bedroom - 2 person home



Home area: 47.75 square metres (514 sqft)

National Space Standards

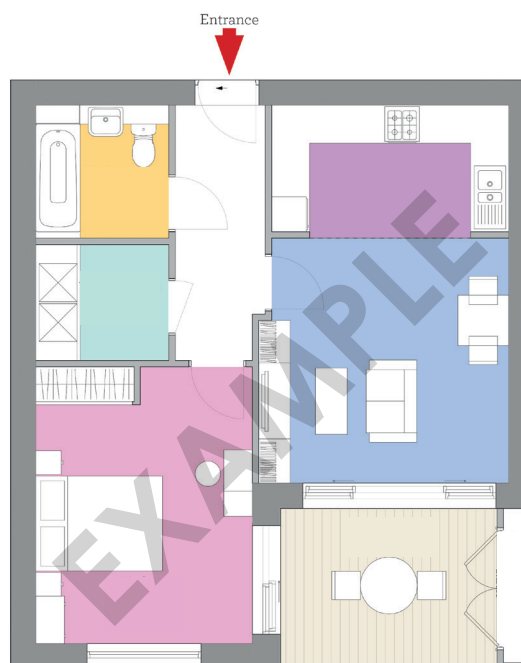
Example of 1 bedroom - 2 persons home

This is an example of a new home that meets NDSS standards. Dependent on the final design, there will be some homes that meet the standards and some that exceed them but the NDSS will provide the **minimum requirements** to be met.

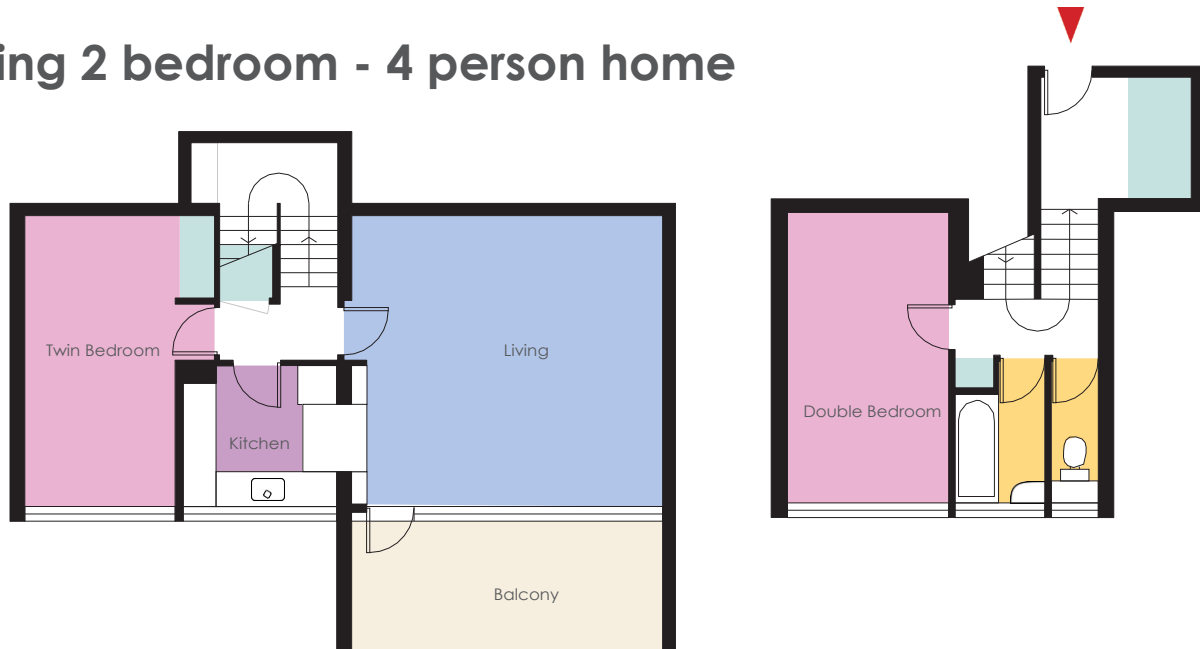
Nationally Described Space Standards:

1B2P minimum areas:

Home area: 50 square metres (538.1 sqft)



Existing 2 bedroom - 4 person home



Home area: 69 square metres excluding stairs (742.71 sqft)

Example of 2 bedroom - 4 person home

This is an example of a new home that meets NDSS standards. Dependent on the final design, there will be some homes that meet the standards and some that exceed them but the NDSS will provide the **minimum requirements** to be met.

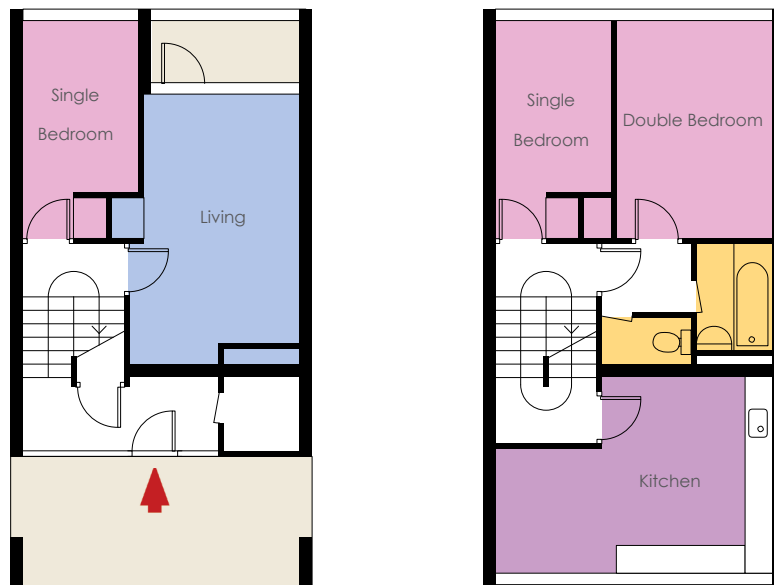
Nationally Described Space Standard:

2B4P minimum areas:

Home area: 70 square meters (753.4 sqft)



Existing 3 bedroom - 5 person home



Home area: 80 square metres (861 sqft)

National Space Standards

Example of 3 bedroom - 5 person home

This is an example of a new home that meets NDSS standards. Dependent on the final design, there will be some homes that meet the standards and some that exceed them but the NDSS will provide the **minimum requirements** to be met.

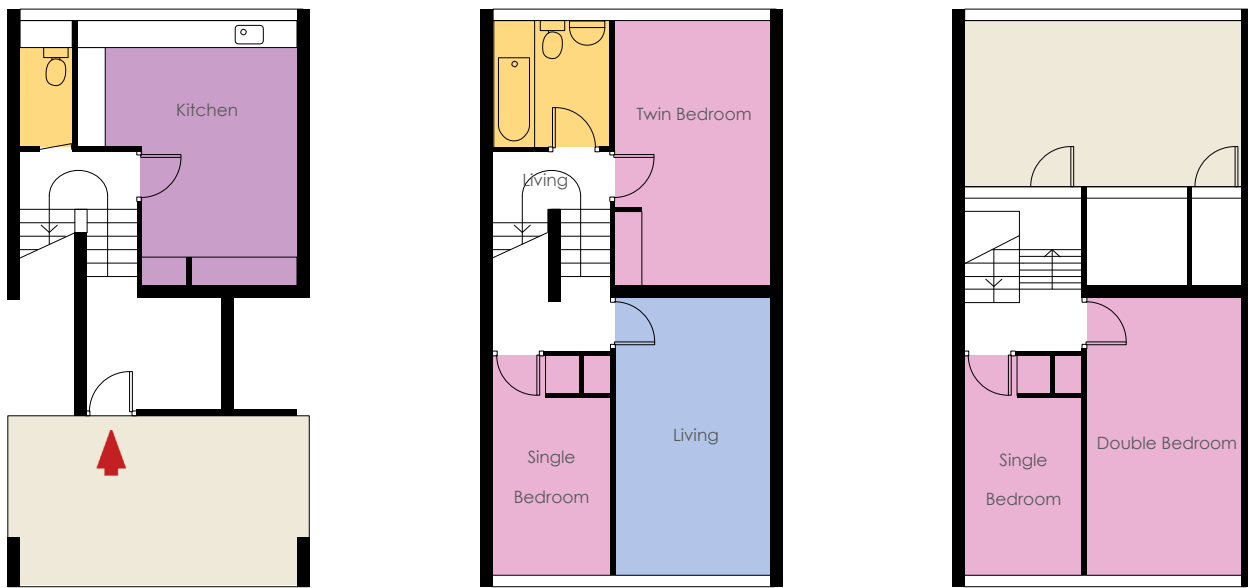


Nationally Described Space Standards:

3B5P minimum areas:

Home area: 86 square metres (925.7 sqft)

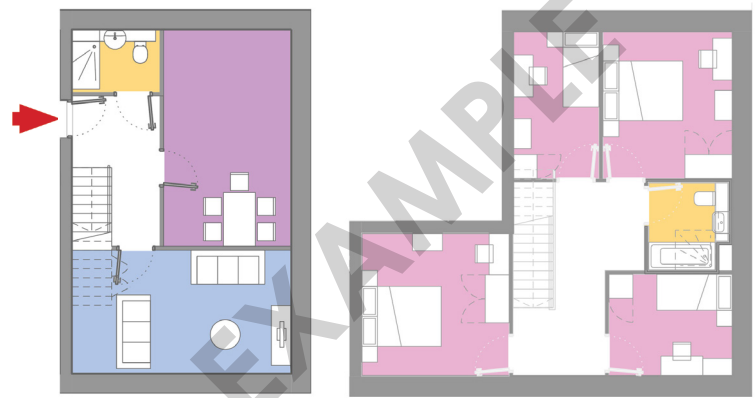
Existing 4 bedroom - 6 person home



Home area: 100.61 square metres (1083 sqft)

Example of 4 bedroom - 6 person home (Maisonette)

This is an example of a new home that meets NDSS standards. Dependent on the final design, there will be some homes that meet the standards and some that exceed them but the NDSS will provide the **minimum requirements** to be met.



Nationally Described Space Standard:

4B6P minimum areas:

Home area: 106 square meters (1141 sqft)

National Space Standards Explained

Example of 1 bedroom home designed to current National Standards



New homes will be larger overall than the existing homes.

The majority of new homes will be on one level, so will be more accessible without requiring stairs inside the apartments.

Bedrooms will generally be larger in the new homes.

New homes will all have adequate storage space and access to private outdoor space, either a balcony or a terrace.

NDSS compliant 1 bedroom dwelling

Assumptions based on a selection of properties surveyed across the estate

Safety



All main entrances to homes, ground floor flats and communal entrances will be **visible, clearly identifiable, and directly accessible** from public spaces.



We will ensure that buildings have entrances which **open out onto public space** to promote safety and to deter anti-social behaviour.



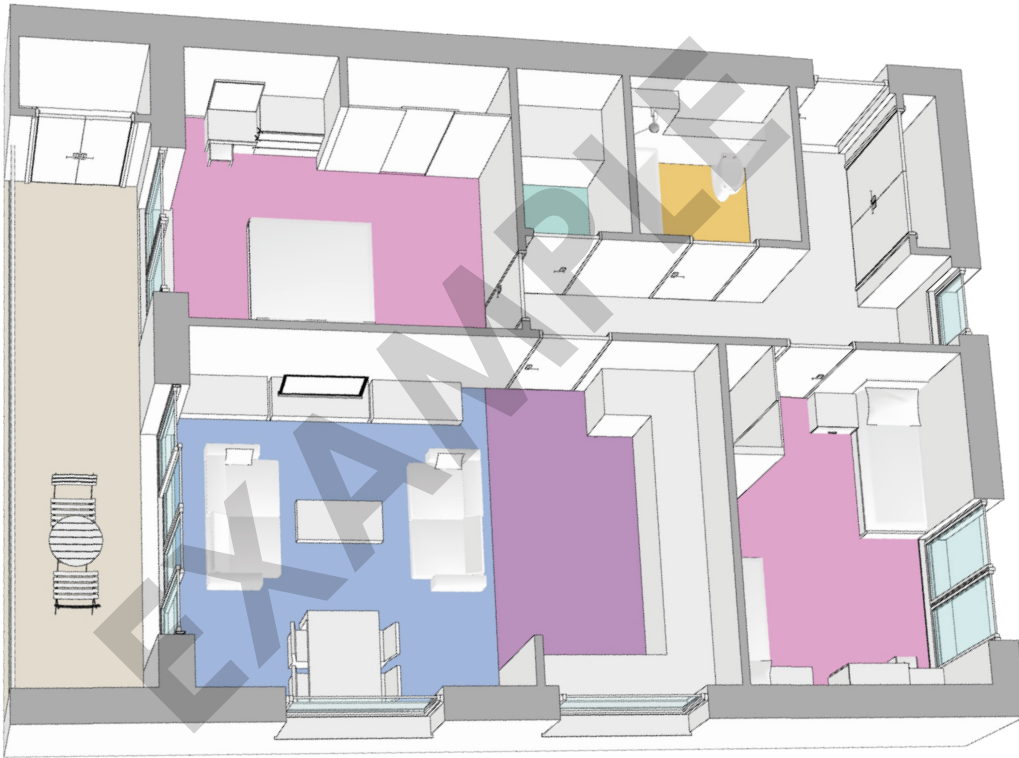
All communal entrances to homes will have a **secure access system** with entry phones.



Individual or communal cycle storage will be **secure, sheltered and well lit**, with easy access to the street.

All new homes designed for a future Wendling estate will meet current national standards set out by the Government. These are called the Nationally Described Space Standards

Example of 2 bedroom home designed to current National Standards



NDSS compliant 2 bedroom dwelling

Assumptions based on a selection of properties surveyed across the estate

Step Free Access And Adaptable Homes



Main access into new homes will be **fully wheelchair accessible**.



The ground surface in communal entrance areas will be **be suitable** for easy wheelchair movement.



The **minimum width** for all paths, corridors and decks for communal circulation is 1200mm (3.9 ft) - wider than existing widths.



All homes will be served by **at least one lift** suitable for a range of people, including accompanied wheelchair users.



Homes will be **easily adaptable** to ensure they continue to meet the needs of residents **throughout their lifetime**.





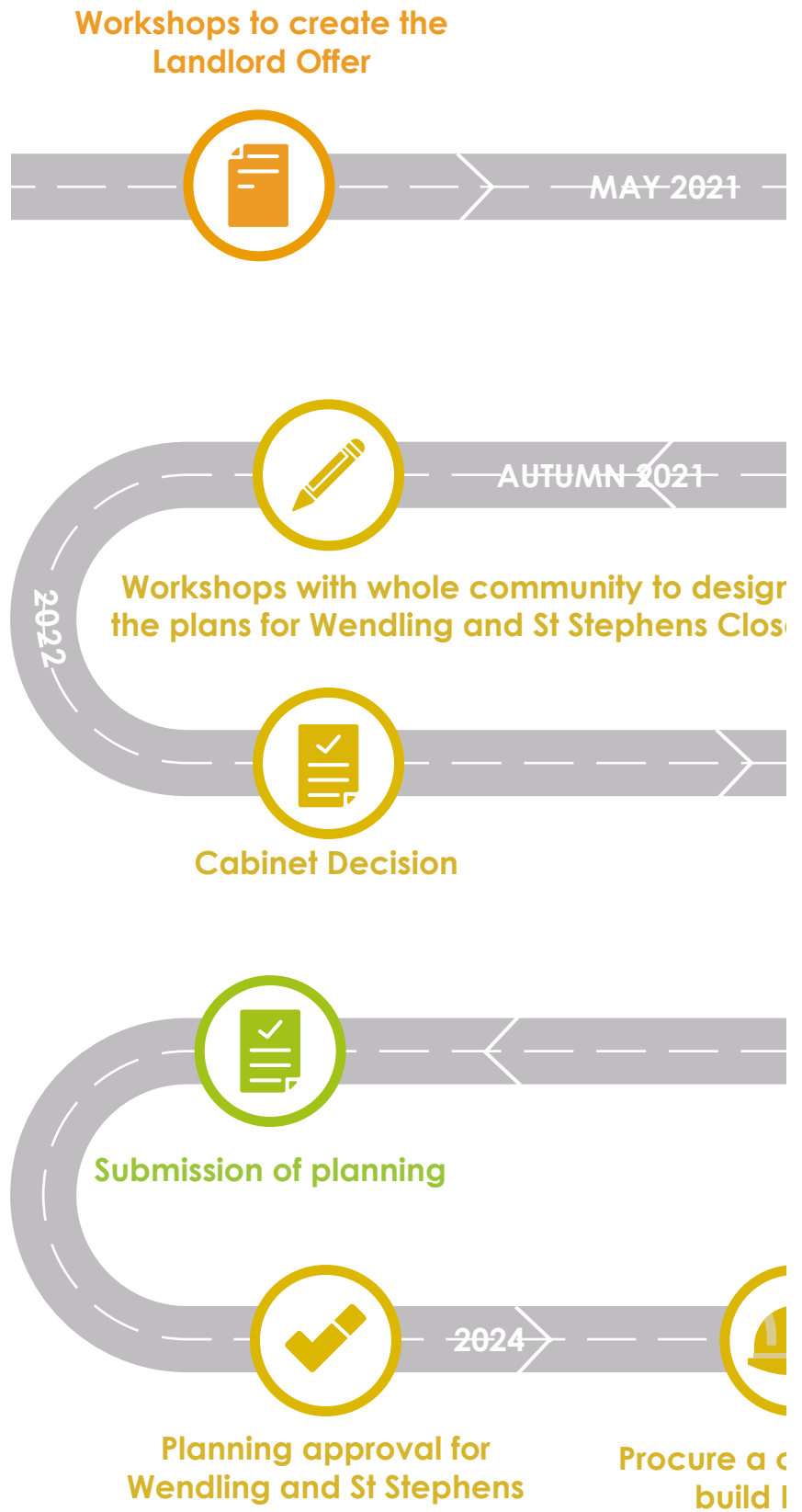
Timeline

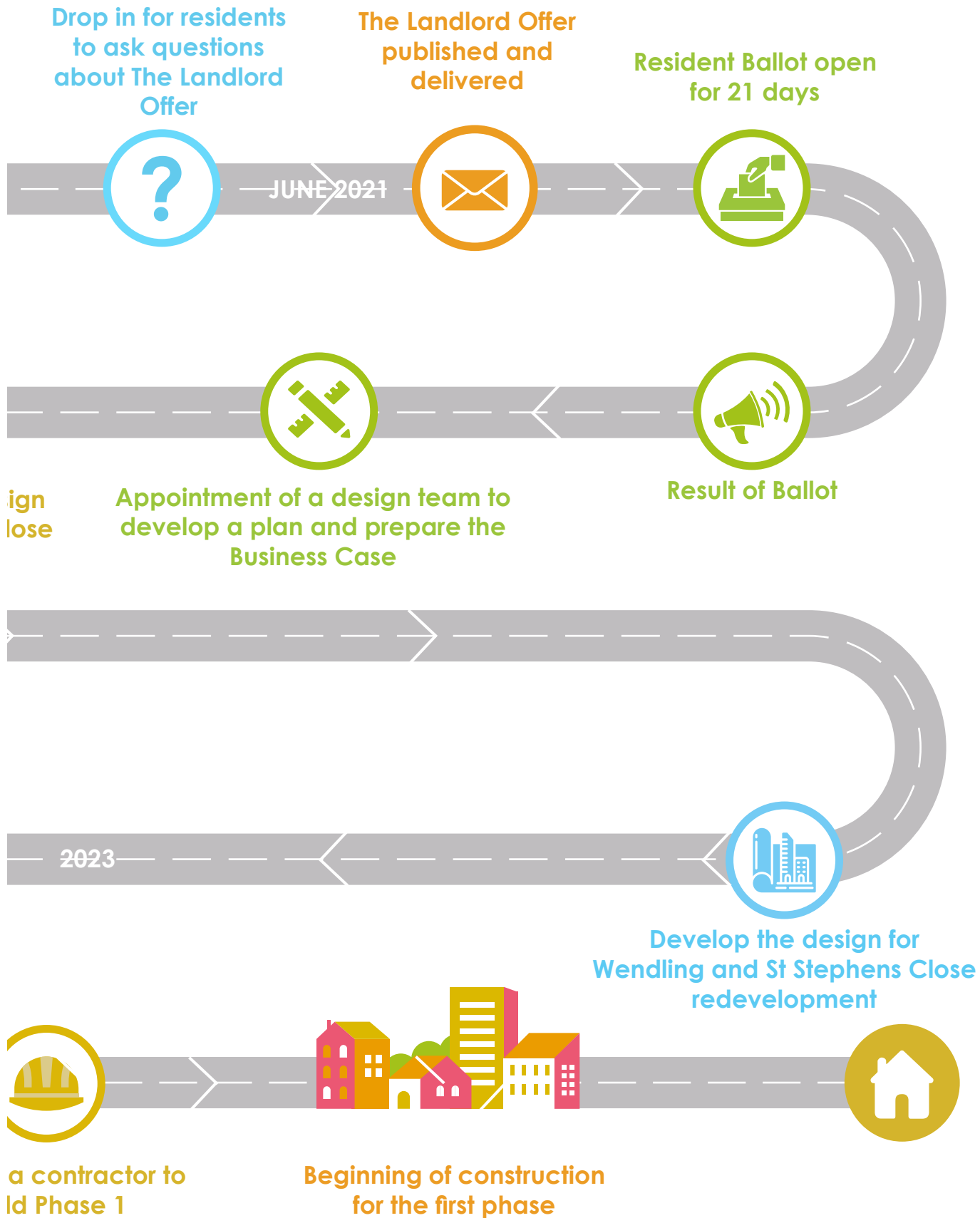
Timeline

Redevelopment is a complex process which requires a series of design and planning stages to be completed before construction starts.

The timeline shows the order of events that need to take place before construction starts on Wendling and St Stephens Close.

We will keep residents informed of any changes throughout the consultation and engagement process.





7





**Commitment
to ongoing
consultation and
engagement**

Commitment to ongoing consultation and engagement

The Council is committed to continue to work with you, in partnership, after the ballot as we move to the next stage of this exciting project. If residents vote Yes to accept redevelopment proposals we will be working with residents to develop deliverable designs and a phasing plan for Wendling and St Stephens Close.

The Gospel Oak team has introduced alternative methods of consultation and engagement to compensate for Covid-19 and the imposed restrictions on door knocking and face to face meetings. These additional measures, including online workshop and block meetings, workshop booklets, and greater use of websites and videos, will ensure consultation continues successfully despite any lockdown measures and ongoing uncertainty.

The Gospel Oak team carries out the following consultation and engagement activities which are intended to make residents aware of the details of the Council's proposal and raise awareness that the ballot is taking place and encourage participation:

- **Steering Group meetings**
- **Drop in sessions at the hub (pre COVID)**
- **Whole estate meetings (pre COVID)**
- **Workshop sessions – virtual 121 meetings (lockdown solution)**
- **Block meetings – to be held virtually (lockdown solution)**
- **Newsletters**
- **FAQ sheets**
- **Interactive website pages**
- **Videos explaining the ballot**
- **Workshop booklets**
- **Door knocking (pre COVID)**
- **Phone calls**

The Council commits to offering assistance, where required, with understanding written material or conversations through:

- **translation and interpreter services**
- **larger print documents**
- **a signing service**

Officer details and how to make contact

Do you have any questions you would like answered about the ballot process? If so, please contact us using the details below



Email us at: wending@camden.gov.uk

Watch out for newsletters and updates on our webpages at:
www.camden.gov.uk/wending-estate-and-st-stephens-close

Camden Contact Details:

Terry Wiggett

terry.wiggett@camden.gov.uk

07799 072 134

Suzanna Hofferer

suzanna.hofferer@camden.gov.uk

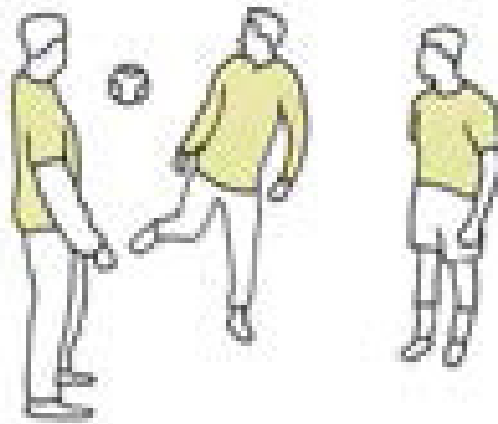
07833 516 875

Kharima Dada

kharima.dada@camden.gov.uk

0207 974 2057

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**Don't forget
to vote for the
future of your
estate by 5pm
15th July 2021.**

YES



NO





Please let us know if you would like the materials in another format or language. tradução? traduction? تترجمت? traducción? tłumaczenie? itumq? অনুবাদ? turjumaad? asekyere? LARGE PRINT? SIGNING?