



# Regeneration of Wendling and St Stephens Close ... where things are up to

March 2021

# Purpose of this booklet

## Your feedback

This booklet summarises the current position on where we are up to in producing the formal Landlord Offer for the re-generation of your estate to help you give further feedback.

As you know the Landlord Offer will contain the version of the regeneration scheme you will be asked to vote on in the resident ballot.

However the booklet is not a part of the formal ballot process and does not set out the final actual Landlord Offer. This is because we are still taking into consideration your feedback. This includes feedback from March workshops on the proposed contents. Following this workshop we will finalise the Landlord Offer document.

The current state of play on drafting the terms of the Landlord Offer is summarised in the rest of the booklet with section 4 of this Booklet setting out "What we are proposing".

As you know the draft Offer has of course been developed with extensive resident input so it takes account of residents' views and aspirations.

However please do remember we welcome your further feedback so we can use that to help finalise the Final Landlord Offer. It is also important to remember that if there is a yes vote in the ballot process, resident feedback will continue to be fed into the scheme design and delivery.

Our door is always open, so if you

cannot make the workshop sessions, please contact us using the details below.

Thank you everyone for bearing with us on this journey – we now have a ballot date of 21st June 2021.

## Pulling together topics from the previous workshops

This booklet has been written to support the 4th round of workshops taking place in March 2021. It pulls together topics that will form the Landlord Offer.

## Summary and timetable for the ballot process

### The ballot opens on 21st June and closes on 15th July 2021

You will be asked to vote Yes or No for the formal Landlord Offer for redevelopment of Wendling & St Stephens Close.

### We will send you the formal Landlord Offer (setting out the regeneration proposals and Camden's set of commitments to residents should the redevelopment go ahead) by the beginning of June 2021.

You will then have three weeks to consider the document before you are sent voting papers by an independent organisation running the ballot.

You will then have a further **3 weeks from 21st June to cast your vote.**

## List of Contents

The rest of this booklet now summarises the main headings (1-7 below) that will feature in the Landlord Offer document:

1. **The regeneration process – past and future**
2. **Your vote**
3. **Vision for Wendling & St Stephens Close**
4. **What are we proposing?**
5. **Camden People's Regeneration Pledges**
6. **Commitment to ongoing engagement and consultation**
7. **Timetable**





# 1. The regeneration process – past and future

## Journey so far

We understand that there has been a long history of discussions about regeneration. The long period of time spent on consultation has been frustrating.

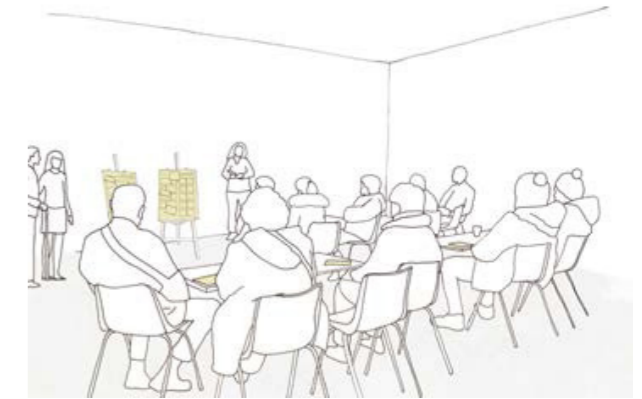
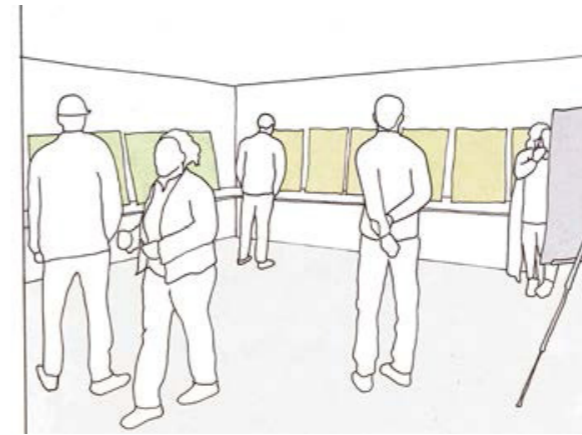
The council's Cabinet at its meeting in December 2017, agreed to begin again engagement with residents on the future of the estate. Feasibility work and extensive resident engagement was undertaken in 2018 and 2019 to explore options for the future of the estate in partnership with residents and to prepare an 'indicative business case'.

This identified full redevelopment of the estate as the preferred option for most residents and the best option to achieve the goals we all have for new homes and improvements.

This option was then agreed as the council's preferred option by Cabinet in July 2019, 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, where 78% of residents who returned the survey form (64% turnout), indicated their support for the redevelopment proposal.

Since that time the Steering Group has supported officers in preparing for ballot and 4 virtual workshops have been held (including the current workshop for which this booklet has been written).



# What does your vote mean?

## What would a YES vote mean?



**Camden Council will move forward** with the redevelopment option for Wendling and St Stephens Close to move ahead with the regeneration of the estate.

There will be ongoing consultation after this decision, ensuring that residents remain involved in the ongoing design and delivery process.

**VOTE YES**



## What would a No vote mean?



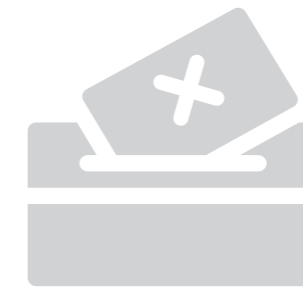
**Camden Council will not continue** to develop the preferred option for regenerating the estate. It may develop further proposals with residents.

Wendling & St Stephens Close are not on the current major works programme for 2019 – 2024. This means that there will be no kitchen, bathroom or window replacement works in this period.



**Regardless of any ballot decision by residents, ongoing responsive repair works will continue across the estate.**

**VOTE NO**





# Why vote yes for the redevelopment of Wendling & SSC?

## Tenants will get:



The option to move into a **newly built home** on the new Wendling & SSC estate that is safe, secure and well insulated



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



A **£6,400** (as at October 2019) **home loss payment** when you move



**Camden Council will pay** for your packing, removals and other reasonable expenses



**A home that is the right size** for your family and adapted to your existing and future needs.

## Resident Leaseholders will get:



The choice of **buying a new home** on the estate on a shared equity basis or **selling your home** to the council and moving elsewhere



Market value for your home plus an **extra 10% of the market value** as a home loss payment.

**Camden Council will pay** for your packing, removals and other reasonable expenses.



## 2. 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 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

requirements for estate regeneration ballots.

Only if the majority of those voting are in favour of the proposals would the decision of full redevelopment be implemented. If less than 50% of residents who vote, are in support of the proposal then the plans will need to be paused and options for the estate re-examined.

### The voting Registration Process

On the day that registrations open, a letter will be sent to all eligible households on the estate, with a list of eligible voters.

Anyone who is already listed on the letter will not need to register.

Any residents that are not listed on the letter, but believe they are eligible to vote will then be able to register through the online Registration website. Provision is

made for those unable to register online.

The resident must select why they believe they are eligible to vote, and provide evidence to demonstrate this, along with proof of identity, and proof of residence.

Valid registrations, once approved, will be added to the voting list as eligible voters going forward.

**Important: We must have the correct information to hand in order to get the ballot papers out to eligible voters.**

### The Ballot

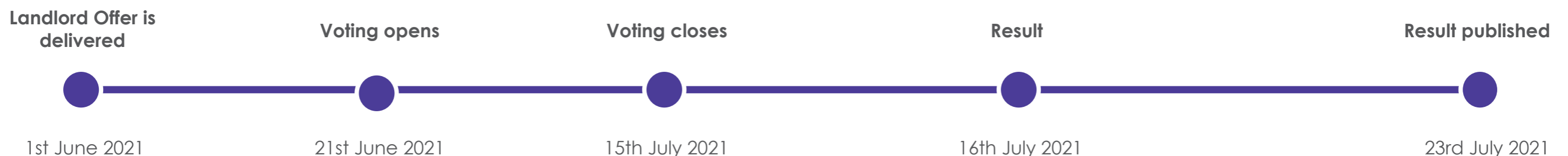
**In accordance with the GLA guidelines an independent body must carry out the ballot. Civica Election Services (CES) will be responsible for carrying out the Wendling and St Stephens Close ballot. Formerly known as Electoral Reform Services (ERS), they**

**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 voters via multi-channel response methods, verifying that they have been cast legitimately and issuing the report of voting.

As the independent scrutineer, CES has been appointed to ensure that the ballot is run securely, independently and in line with the GLA guidance. CES will securely post the ballot papers to residents, receive and count the votes, verify that they have been cast legitimately and issue the result.

### The proposed timeline of The Landlord Offer and ballot:



# 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 Stephens Close?”

In line with GLA guidance, the Landlord Offer will contain **design principles but no detailed designs**, and will make it clear that designs will be worked up with residents should there be a Yes vote.

Design principles will build on the Residents' Brief, which formed part of 2019 Cabinet Decision. Both have been updated after further resident consultation, and are included in this booklet.

“Are you in favour of the proposal for the redevelopment of Wendling and Stephens Close?”



# 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.
- 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.

## 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.)

# 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 available.



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



To vote online, residents 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.



Voting closes at **5pm on 15 July 2021**. Any votes received after this time will not be counted.



A final audit and collation of the result is performed by CES 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 CES on [support@cesvotes.com](mailto: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.

### 3. Vision for Wendling and St Stephens Close

This Vision Statement is based on feedback from residents.

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

“

*All Wendling & 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.*

”



## 4. What are we proposing?

### Priorities and objectives for Wendling & SSC

Cabinet in July 2019 agreed to a Regeneration Approach for the estate based around a preferred option of complete redevelopment involving demolition of all existing homes and buildings on the estate. This will enable a scheme to come forward which will provide new, high quality social rent homes for both existing and new residents, new homes of different tenures as well as associated social and community infrastructure.

The estate was built between 1960 and 1970 with buildings that are now in various conditions of disrepair. Reactive repairs report numerous problems with the heating and drainage system, with repeated flooding occurring in some properties.

### Issues to be addressed include:

- Poor estate layout which fails to deter antisocial behaviour
- Low energy efficiency
- Building defects (roof leaks, drain blockages, heating)
- Disconnection of the estate from surrounding streets
- Overcrowding

### The full redevelopment proposal means:

- Demolition of all existing homes, on a phased basis 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.
- See also section below: 'What are we proposing?'





Though there is still lots of work to be done on designs for the estate, **we currently estimate that full redevelopment will provide:**



### Estimated no. of new homes

650 - 750 spacious and modern newly built homes, including replacement of the 241 existing 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 hope the affordable % will be increased as the financial situation becomes clearer.



### New Open Spaces

Redevelopment will also include new shops or offices facing onto Queen's Crescent, open spaces including public squares and communal gardens, play space, safer streets and replacement community facilities.



### Community Infrastructure

Redevelopment will also include new open spaces, including public squares and communal gardens, play space, safer streets and improved connections and accessibility. Redevelopment could also include new commercial and community facilities.

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. These will be designed with input from residents to ensure they fully complement the area's existing offer and addresses its shortfalls, considering the needs of the wider neighbourhood as well as those of the estate.



# Design Principles

## 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 common areas such as corridors and entrances



Private balcony, terrace or garden for every home



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

## Outside of your Home



Safe 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



Better access through the estate to bus stops and public transport

# 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 workshops 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 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



# National Space Standards

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 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.

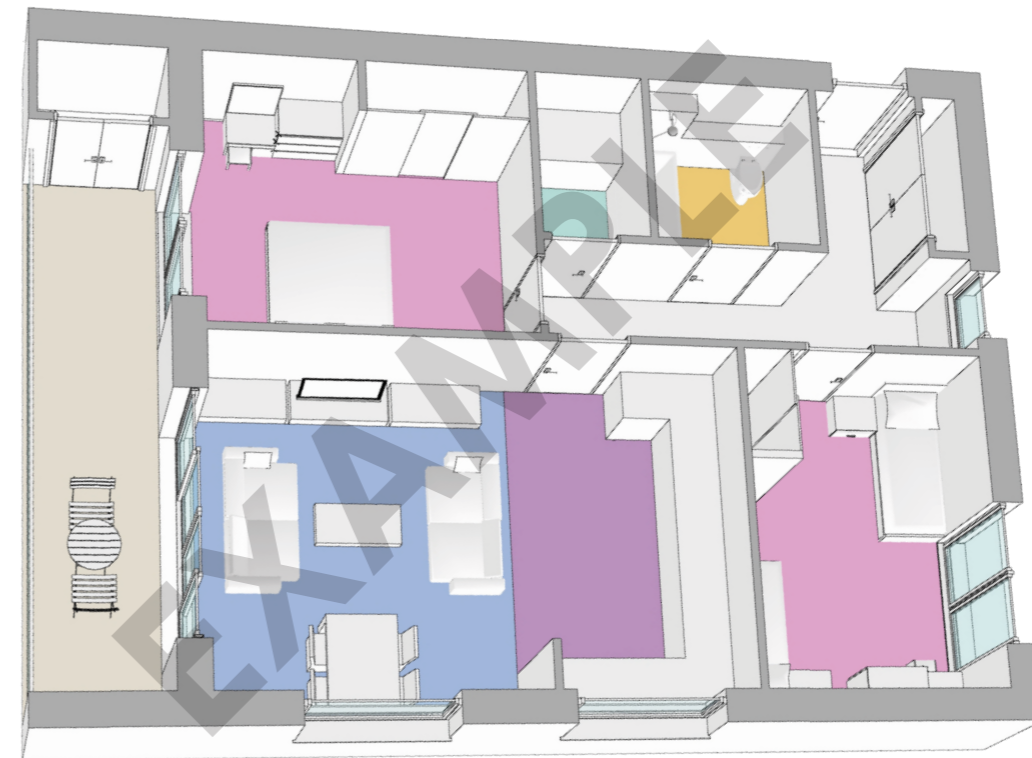
New homes will all have adequate storage space and access to private outdoor space, either a balcony or a terrace.

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.

## Example of 2 bedroom home designed to current National Standards



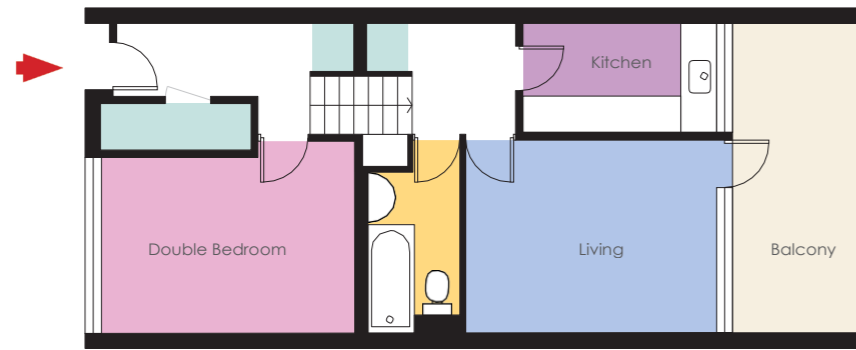
NDSS compliant 2 bedroom dwelling  
Assumptions based on a selection of properties surveyed across the estate

### 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 **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**.

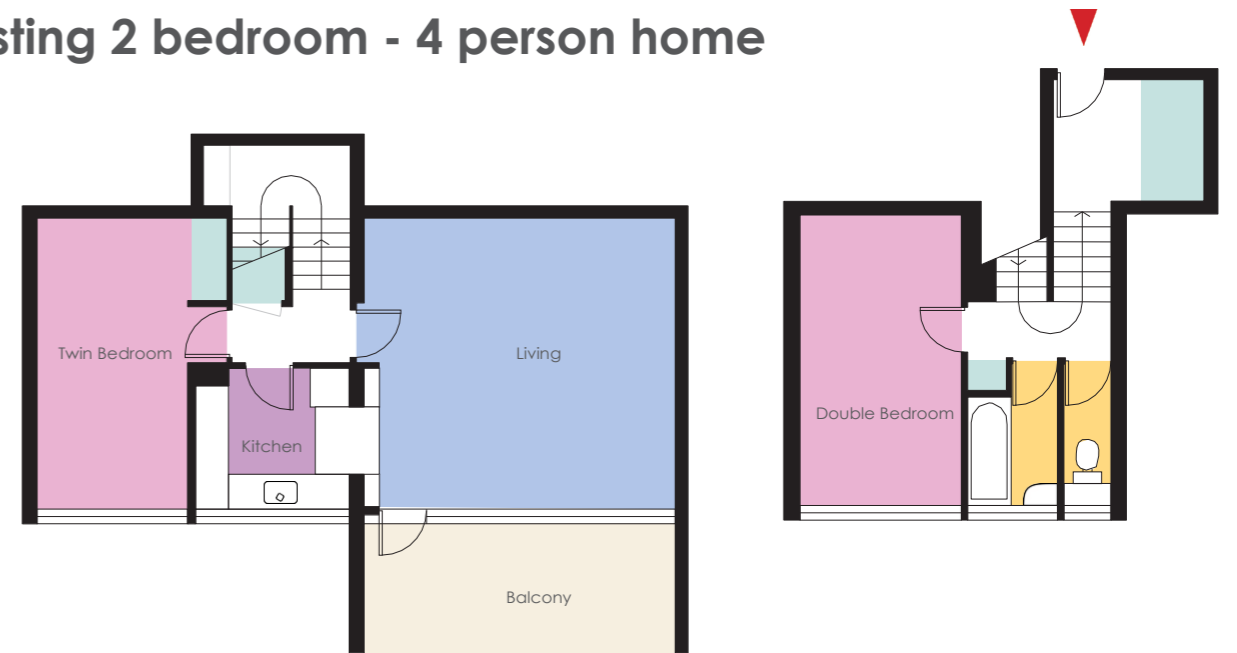
How does the existing accommodation in Wendling & St Stephens compare to current housing standards?

### Existing 1 bedroom - 2 person home



Home area: 47.75 square metres (514 sqft)

### Existing 2 bedroom - 4 person home



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

## National Space Standards

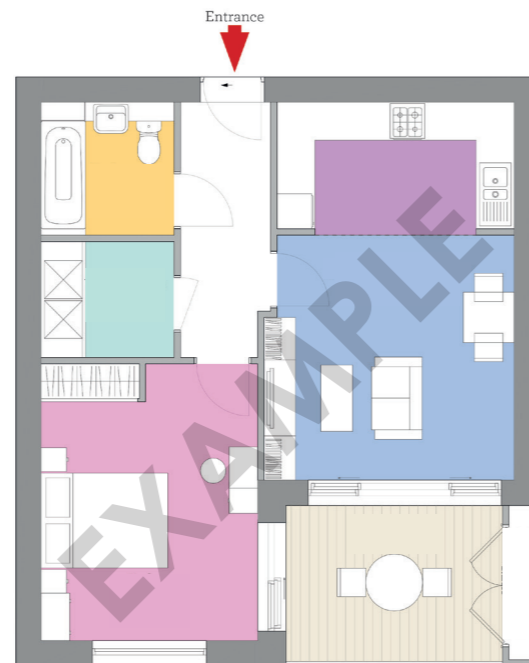
### Example of 1 bedroom - 2 persons home

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)



### 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:

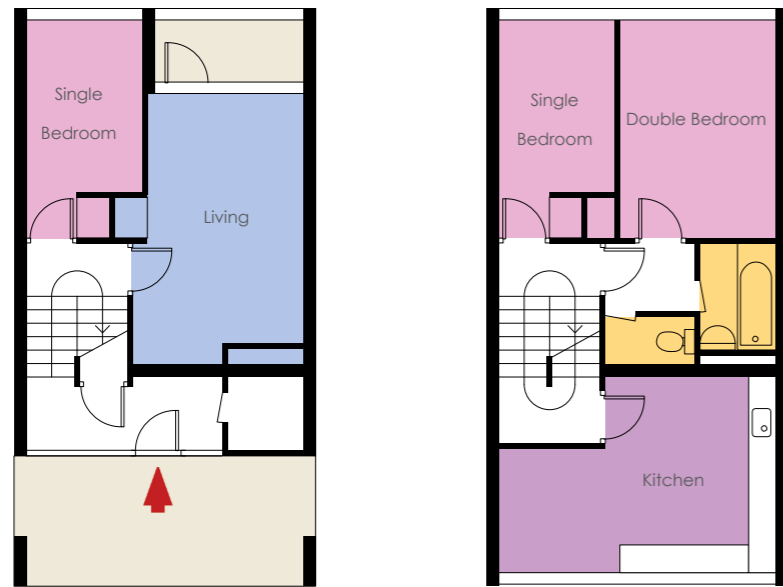
#### 2B4P minimum areas:

Home area: 70 square meters (753.4 sqft)



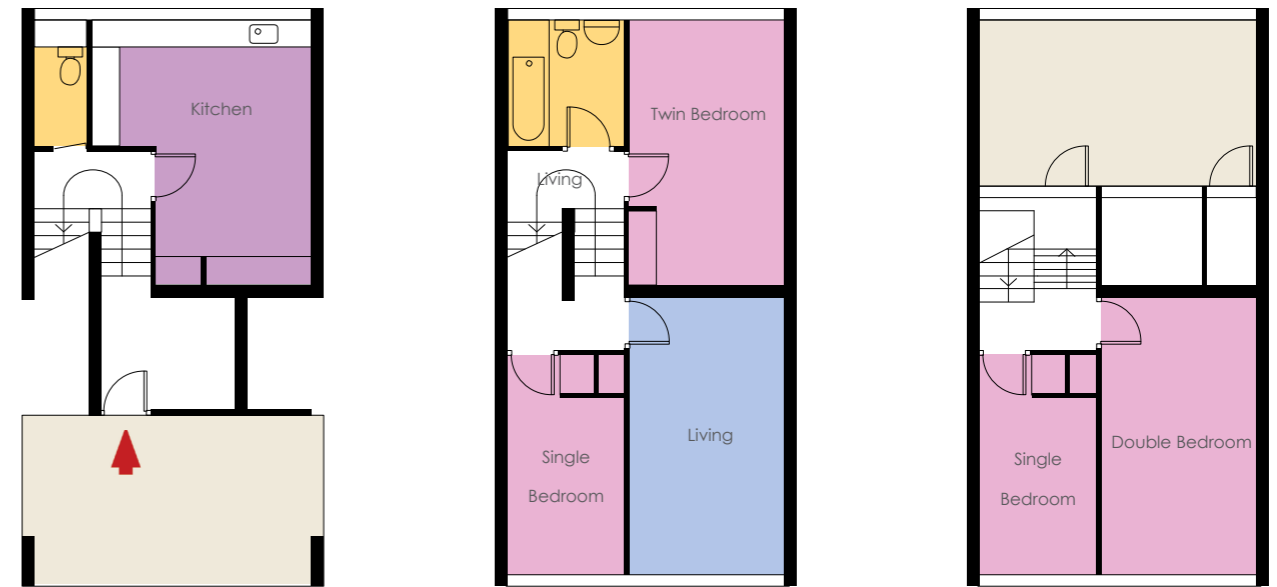
How does the existing accommodation in Wendling & St Stephens compare to current housing standards?

### Existing 3 bedroom - 5 person home



Home area: 80 square metres (861 sqft)

### Existing 4 bedroom - 6 person home



Home area: 100.61 square metres (1083 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.



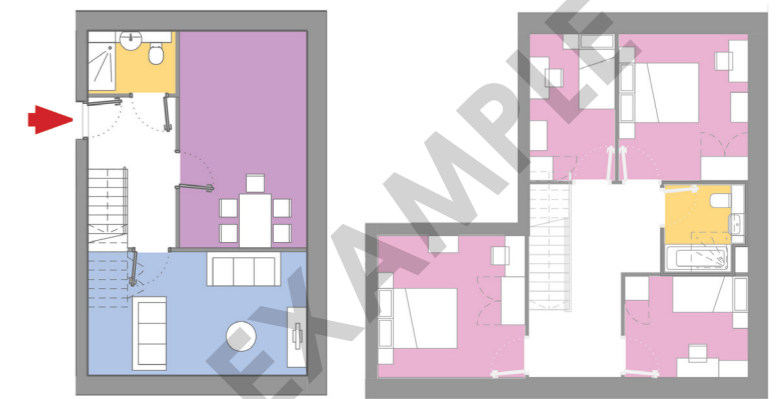
Nationally Described Space Standards:

#### 3B5P minimum areas:

Home area: 86 square metres (925.7 sqft)

### 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)



# 5. Camden People's Regeneration Pledges



## 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 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 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.



## 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 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.



## 6. Commitment to ongoing engagement and consultation

We will continue to talk to you throughout the process of preparing the Landlord Offer leading up to the ballot. We want to capture your thoughts on what should be in the offer and about your community's aspirations for the estate.

We are committed to continue to work with you after the ballot as we move to the next stage of this exciting project.

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: [wendling@camden.gov.uk](mailto:wendling@camden.gov.uk)

Watch out for newsletters and updates on our webpages at:  
[www.camden.gov.uk/wendling-estate-and-st-stephens-close](http://www.camden.gov.uk/wendling-estate-and-st-stephens-close)

## Camden Contact Details:

Terry Wiggett      [terry.wiggett@camden.gov.uk](mailto:terry.wiggett@camden.gov.uk)      07799 072 134

Suzanna Hofferer      [suzanna.hofferer@camden.gov.uk](mailto:suzanna.hofferer@camden.gov.uk)      07833 516 875

Kharima Dada      [kharima.dada@camden.gov.uk](mailto:kharima.dada@camden.gov.uk)      0207 974 2057

## THE ENGAGEMENT PROCESS - NEXT STEPS

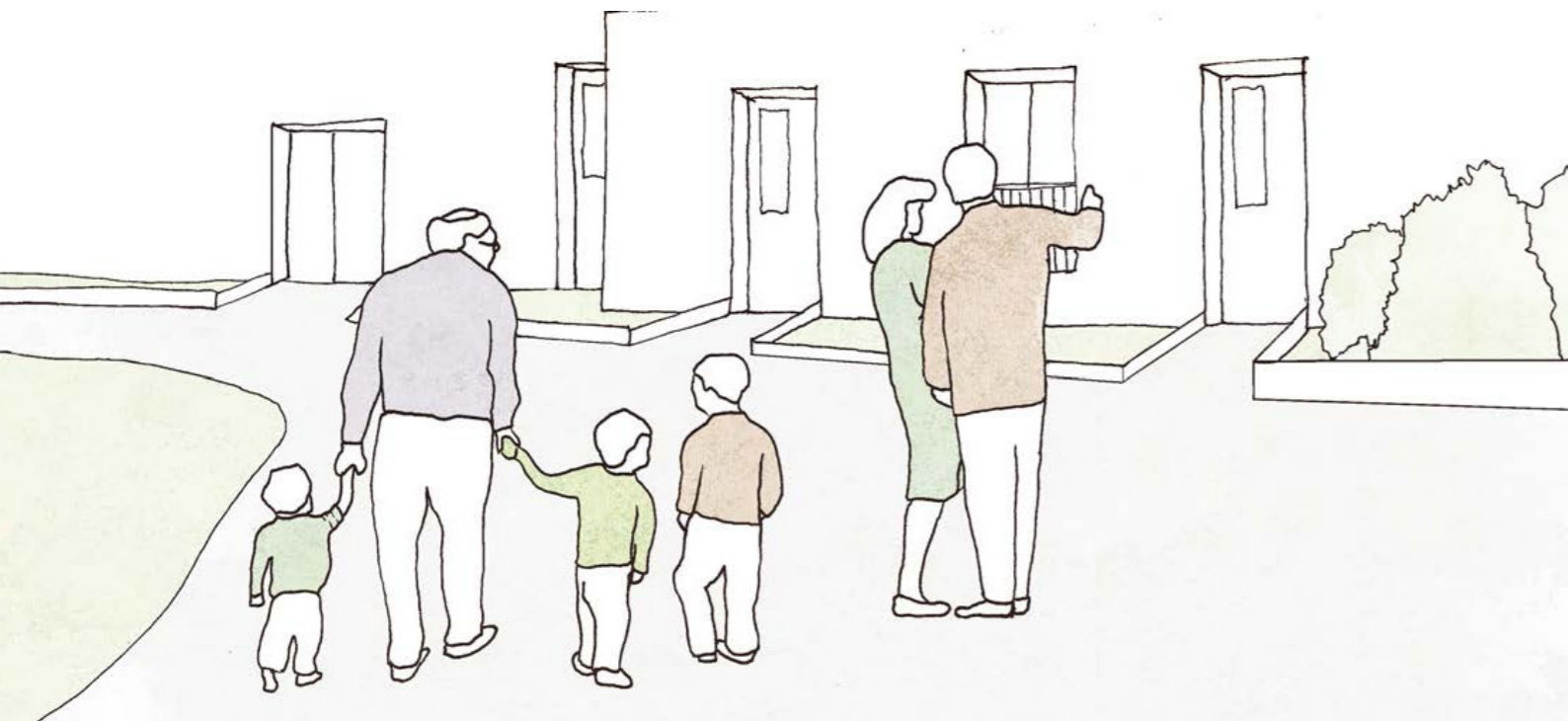
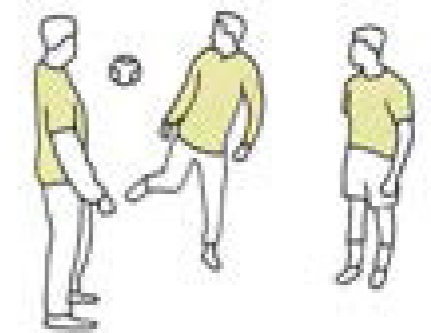


# Community activities

Camden is committed to continue to work in a united partnership with all residents of Wendling and St Stephens Close. We encourage and empower our residents to bring together the value and the spirit of our diverse communities as one, in making every voice count and feel valued in all participation and contributions.

More importantly Camden would like to hear your views whether it be "positive or negative" on the steps we should take into consideration when considering and embracing our community's true diversity of contribution in developing a voice for all.

Please feel free to discuss this at the next workshop or contact us direct on the contact details overleaf.



# 7. Timetable



The Steering Group has given feedback that the Council should give a better indication of when the key stages will commence provided the Council makes it clear that any dates are subject to change, and all residents are told in advance if target dates are not likely to be met.

The timescales will be given in terms of month and year.

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. The timeline may change but we will keep residents informed.



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

**YES**



**NO**



