

# Camden Road Hostel Newsletter

Information and updates from Camden Council



Computer generated image of how the building may look like

## What is happening at 248 - 250 Camden Road?

A simple and elegant contemporary building at 248 -250 Camden Road will provide 39 new temporary homes for families, with common areas, staff room and office. The building will be 5 storeys in height. The project also includes improvements to the front garden and a private rear garden.

The design received planning consent in May 2021, under reference: 2020/3737/P, please visit: <https://planningrecords.camden.gov.uk> for full information on the planning application.

## About the new housing

Camden is taking action to deal with the growing problem of 'hidden homelessness' by modernising services and providing temporary accommodation with more chance of successful outcomes for its residents.

Temporary refers to the terms on which the families occupy their unit within the building i.e. they are not tenants, and the accommodation is not designed for long-term occupation.

The families have a licence to occupy the hostel on the basis that they are awaiting an offer for more permanent accommodation. The families that will be housed at the hostel will be families from Camden. Their children will already be attending Camden schools. They will already have local GPs and dentists and other community or support networks.

### INTRODUCING YOUR CAMDEN TEAM



**Janeth Aguilera is the Senior Development Manager from Camden**

Council and will be supported by Interim Engagement Officer, Faz Yusop.

You may have met their colleague Louise Trewavas at previous events who will be returning to the project following a period of leave in late Spring 2024.

You can contact the Camden Road Hostel Team via email: [248CamdenRoadHostel@camden.gov.uk](mailto:248CamdenRoadHostel@camden.gov.uk)



### UPCOMING EVENT

#### Construction Management Plan (CMP) Consultation

We want to hear your views on Morgan Sindall's draft CMP as part of our consultation process and our effort to minimise disruptions as much as possible.

 **Late January/ Early February 2024**

We will share more details on the drop-in session soon.

The draft CMP will be uploaded once ready on our website here



# Project update

We are pleased to inform you the following activities have taken place for the Camden Road project:

- The demolition works are now completed
- After carrying out a new tender process Morgan Sindall has been appointed as a trusted partner and have entered into a Pre-Construction Services Agreement (PCSA) with the council.
- The purpose of the PCSA is to develop the designs further and make preparations for the construction works to start as soon as possible.
- Current designs are being reviewed, and amended when necessary, to comply with new building regulations, planning policies and design standards that have been updated in the last years.
- No significant changes to the proposals are expected but any change that will impact the visuals of the building will be consulted with planning accordingly.
- We will keep you informed of any significant changes but planning would also carry out their statutory consultation when required.
- As part of the PCSA, Morgan Sindall is evaluating the site and preparing a draft Construction Management Plan.

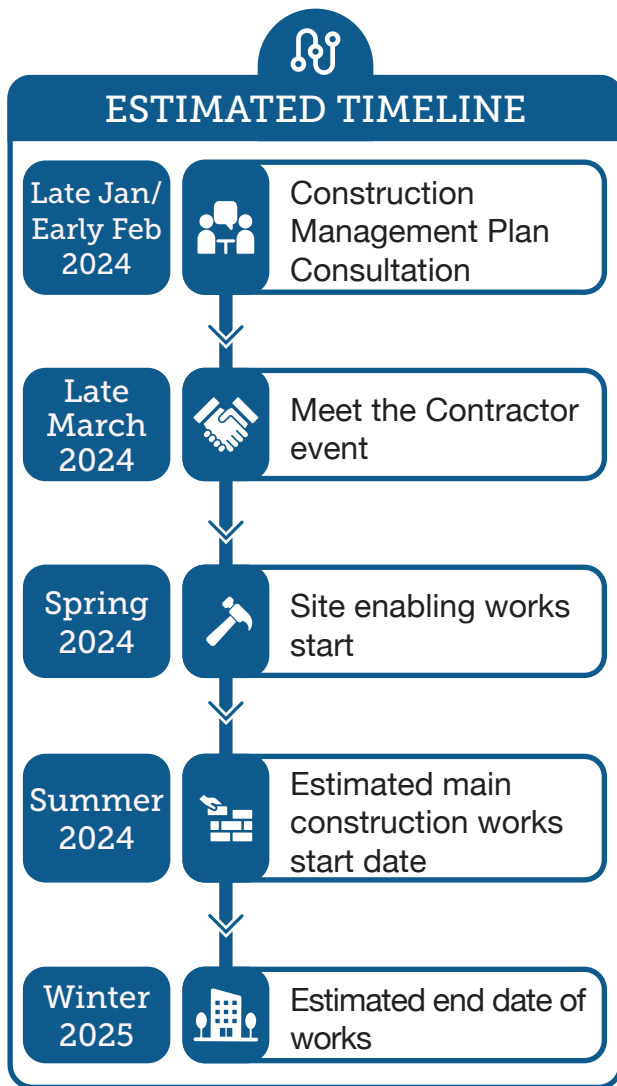
 **The draft CMP will be presented to local residents for comments and feedback.**

## Construction Working Group

We will be setting up a Construction Working Group (CWG) who will represent the residents and meet with the Camden Project Team and Morgan Sindall on a regular basis. These meetings will cover how the development is progressing and address any issues that may arise for residents.

We intend to ensure that the CWG is representative of the community living in the area. If you are interested in being part of the CGW, please email:

[248CamdenRoadHostel@camden.gov.uk](mailto:248CamdenRoadHostel@camden.gov.uk)



## Introducing Morgan Sindall

The new contractor for the re-development will be Morgan Sindall. They consist of a group of specialist businesses, delivering construction and regeneration across the UK for the public, commercial and regulated sectors.

## YOUR WARD COUNCILLORS



**Councillor  
Sagal Abdi-Wali**  
(Labour)

Email: [sagal.Abdi-wali@camden.gov.uk](mailto:sagal.Abdi-wali@camden.gov.uk)



**Councillor  
Danny Beales**  
(Labour)

Email: [danny.Beales@camden.gov.uk](mailto:danny.Beales@camden.gov.uk)

