

248-250 Camden Rd development: Update



The redevelopment at 248-250 Camden Rd will provide 39 new temporary homes for homeless families, an external stairwell, rear balconies to all levels; erection of 2 x single storey garden buildings; installation of plant equipment, parking access arrangements, tree and landscaping works. The building will be 4-6 storeys in height, including a basement, and will also provide common areas, staff room and office.

- **What is the 'start on site' date for the contractors?**

We expect a start on site date in mid to late November 2024

The team is currently finalising contracts with Morgan Sindall and a few preparations are needed regarding legal agreements with neighbouring properties.

- **How will residents be kept informed throughout the build?**

- Newsletters will be provided by the contractors and the project team
- Construction working group (CWG) meetings will be held with residents
- Updates provided on Camden's [project webpage](#).
- Information boards on the site hoardings will be updated by the contractor. and a 24-hour, 7-days a week contact number for the site manager provided.

- **How long is the building work likely to take?**

Morgan Sindall has provided a detailed build programme of just under 90 weeks. However, we would expect there to be unforeseen delays along the way, and updates will be provided throughout the construction process.

We anticipate building work will finish by the end of Summer (August) 2026.

- **When will meetings with residents start?**

We expect to hold an introductory construction working group (CWG) meeting for residents before the contractors start on site. These meetings are usually held every 4-6 weeks and provide a platform for residents to raise any issues

October 2024

or concerns about the build directly with the contractor.

[Click this link for Guideline terms of reference.](#)

- An online CWG for the project is planned for **Monday 28 October at 6pm**
- Invites for the online meeting will be sent out in w/c 14 Oct.

- **What information about the build is available to residents?**

The Construction Management documents for the build are available to view on Morgan Sindall project webpage (link below). The documents sets out how the building work will be managed, including vehicle routes to and from site, pedestrian and road user safety measures, and the allowed hours of working.

[Morgan Sindall Construction to deliver Camden Road Hostel | Morgan Sindall Construction](#)

Camden's project web page [Camden Rd hostel redevelopment - We Are Camden - Citizen Space/](#)

Notices about the CWG meetings, the presentations and notes of the meetings, and any updates that occur between meetings will be shared here.

Camden contacts:

Project email 248CamdenRoadHostel@camden.gov.uk;

Louise Trewavas, Project and stakeholder engagement (CIP)
Louise.Trewavas@camden.gov.uk;

Contractor contacts:

Sam Breaks, Morgan Sindall project manager:
sam.breaks@morgansindall.com;

Monica Paul, Morgan Sindall engagement lead:
monica.paul@morgansindall.com;