

Coopers Lane Newsletter

Summer
2023

You are invited!

**We would like to hear your views
To help make sure this happens you
are invited to a drop in event
at Doreen Bazell hall**

on Monday 5 June between 5.30 and 7pm

- Find out more about the new genuinely affordable housing currently being built
- Give us your views about the development (by 12 June)
- Suggest a name for the new housing blocks

Tea & coffee provided

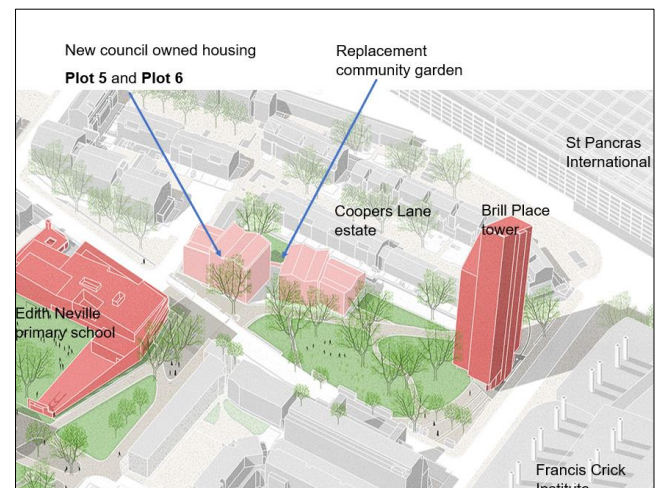
Everybody welcome!



New affordable homes on Purchase Street

Camden is delivering more affordable housing in Somers Town through the central Somers Town Community Investment Programme (CIP)*. Two new blocks of affordable housing are being built at the Hampden Close end of Purchase Street open space.

- There will be 34 new affordable homes for people on Camden's housing list.
- The proposal is that the flats be transferred to a new registered social landlord and remain within the Camden family of housing as part of Camden Living.
- Tenants will have affordable rents and similar protections to other Council tenants
- A new hall is being built for Coopers Lane Tenants and Residents Association
- There's also a community garden space.
- The work is likely to be complete at the end of 2024.



Find out more inside >>>

Plus: Meet the contractors

Plus: Help Camden Make History

About the new housing : Questions & Answers

Who will be eligible to rent these new flats?

The new flats will be allocated by Camden Council, so people registered on Camden's housing list will be able to bid for the flats once these properties become available. There will also be a local lettings policy so that those people living in Somers Town and have the most need, will be given priority.

Details of how to apply for housing with Camden are here www.camden.gov.uk/apply-council-housing

How many bedrooms are in the new flats?

There will be 4 x 3-bedroom flats and 17 x 2-bedroom flats so most of the flats will be family friendly. There will also be 13 x 1-bedroom flats.

Will the flats become part of Coopers Lane estate?

Coopers Lane TRA members can decide to include residents of the new blocks as part of Coopers Lane TRA by adding the new blocks to the TRA constitution.

The new flats will be held by Camden Living. Part of Camden Living is applying to become a registered social landlord, so the flats will remain part of the Camden Council family of housing.

- The rents will be affordable and the tenants will have similar terms to other Camden tenants.
- The properties will be managed by Camden officers.
- The payment of rents and service charges will be calculated separately from those paid by Coopers Lane residents.
- There won't be any additional costs on the rent or service charges for existing residents living on Coopers Lane.



What is Camden Living?

Camden Living has been set up and run by the Council to provide new affordable housing opportunities for people in Camden.

Camden Living is applying to become a registered social landlord so it can let the new flats at social rent levels.

You can find out more about registered social landlords at <https://www.gov.uk/government/publications/registered-providers-of-social-housing>

Your feedback is invited 

**We want to hear your views so we can take them into account!
If you have questions or comments about the new housing and Camden Living, let us know by 12 June 2023.**

- Join us on 5 June any time between 5.30pm and 7pm at Doreen Bazell Hall
- Fill out your comments on one of our postcards and drop it back to the caretaking office at 45 Coopers Lane
- Visit <https://consultations.wearecamden.org> and type Plots 5 and 6 or scan the code
- Email Plots5and6@camden.gov.uk



Meet the builders!

The contractor for the new blocks of housing is Morgan Sindall. The hours of work allowed are 8am to 6pm on weekdays, and 8am-1pm on Saturdays.

The site manager is **Alan Bush**.

If you have any concerns or questions about what's happening at the site; eg excessive noise, lights being left on overnight, vehicles waiting to enter the site with engines still running – do get in touch with him.

Mobile number 07976203713

email alan.bush@morgansindall.com



You may also meet Morgan Sindall's community liaison contact **Monica Paul**.

She is often at local events to speak to residents.

Construction working group

Regular meetings between residents and Morgan Sindall take place online. These cover how the development is progressing and address any issues that may arise for residents.

If you're interested in attending the next meeting email

Louise.Trewavas@camden.gov.uk



New landscaping for Purchase St open space

Purchase Street open space is being improved by the developments taking place here. The aim of the landscaping project is to make the space more attractive and usable by everyone; with new planting, new trees, better lighting and improved pathways that are easier for everyone to navigate.

Camden's Green Spaces team has been leading on the designs for the landscaping. You can see the exhibition of the designs displayed on the Brill Place wall at the Phoenix Court end of Purchase Street.

The community safety team has also been meeting with residents and providing support about how best to help 'design out' and tackle anti-social behaviour in the open space and around the estate.

- The landscaping designs are online: <https://purchesestreetopenspace.commonplace.is>
- Work on the landscaping is due to start later this summer and finish in early 2024.





Share your ideas!

Come to our drop in event 5.30-7pm on 5 June at Doreen Bazell Hall or return the postcard with your suggestion by 12 June.

The short-listed names will go forward to Camden's new Diversity in the Public Realm group for consideration.

Help Camden make history! 2 new names for 2 new blocks...

Can you help Camden to find names for the new blocks of flats?

We're looking for names that will celebrate people who are part Camden's history: people from diverse backgrounds who have had a positive impact on Camden.

You can read more about Camden's commitment to diversity in the public realm here:

<https://news.camden.gov.uk/camden-to-place-diversity-at-the-heart-of-its-public-spaces-through-new-strategy/>

Preserving Somers Town's heritage

Diana Foster, Director of Somers Town Museum, recently alerted Camden officers that a pair of historic gates that once stood at the entrance to Goods Yard were being auctioned by a salvage company.

With the agreement of Coopers Lane TRA, the gates were purchased by Camden to be used at the new entrance to the blocks of housing – safeguarding an important heritage landmark of the local area.



Now and then

How the gates look now, and in original position (below)



Your ward councillors



Cllr Samata Khatoon

All surgeries are on rotation with ward colleagues

**First Friday of the Month
6-7 pm**

Crowndale Centre (Ground Floor)
218 Eversholt St NW1 1BD



Cllr Edmund Frondigoun

**Second Friday of month
10-11am**

Saint Pancras Community Assoc
67 Plender St NW1 0LB



Cllr Shah Miah

**Third Friday of the month
6-7pm**

Saint Pancras Community Assoc
67 Plender St NW1 0LB

Women only surgery (By appointment)
Please contact Cllr Khatoon directly.

*Central Somers Town CIP is a long-term development project, designed to deliver on the priorities set by Somers Town residents. The development has already delivered a new building for Edith Neville Primary school, built new premises for Plot 10 after school club and Scene and Heard community theatre project, created an additional 10 new council homes, and provides continuing improvements to the public realm, green and open spaces in Somers Town. See <https://cip.camden.gov.uk>