

Consultation feedback Plots 5&6 - transfer to Camden Living and queries from residents

1. Feedback from Coopers Lane public drop in event held 5 June 2023 (personal information removed)

Feedback from	Interest in the development/query	Action/response
Camden tenant, Somers Town	Lives in Chalton St and is on the housing list. Trying to move due to overcrowding/medical issues. Would like to apply for a 3 bedroom unit, preferably on the ground floor or alternatively with lift	Liaise with Per Selberg/Camden Living and Allocations so that notification goes out when flats are ready to let
Coopers Lane council tenant	Interested in GF 3 bed flat in the new development.	As above
Clyde Court resident	May be getting a mobility car in the near future and asked about accessible parking space on the estate – including the need for electronic gate entry as he won't be able to get out of the car to move a gate. There is currently a disabled parking space on Hampden Close, but the gate and ramp would currently make it inaccessible for him. Alan (Morgan Sindall) said it if Camden needed it would be possible to add this to the contract.	Keep in touch with the resident about his needs.
Monica Shaw resident	Concerned about the impact on the park of the building work. Anti-social behaviour (drug use/rough sleeping) has been displaced onto Monica Shaw and Coopers Lane	Let Community Safety and housing management colleagues know.
Coopers Lane resident	Lives behind the current development, concerned about daylight/sunlight impact of the new flats. Interested in how the new flats will be allocated. Asked what Camden Living means Daylight/sunlight study to be sent Diagram of elevations which shows number of floors to be sent and check the frosted windows on the elevation facing his home Check on the tree officer and of they could provide any advice for removal of tree in neighbouring garden	Advised to apply on housing register and given link to Camden Living web page
Coopers Lane resident	Interested in the new flats and whether this could be housing for family members/retirement flats. Link to the housing page with info on applying and eligibility to be sent, including for intermediate rent offer	Keep in touch (as above)
Coopers Lane TRA	Community garden – items have been moved, put in the wrong place. Concerned about planters and plants being lost/damaged. Also concerned about the southern end of Coopers Lane estate – transition with PSOS and Brill Place tower. Needs updated landscaping drawing from Green Spaces team.	Ask Alan (Morgan Sindall) Ask JL, Green Spaces team

Coopers Lane TRA	<ul style="list-style-type: none"> We were told that the properties would be social housing. What are affordable rents? Dust – can residents be given air purifiers? Why is there no compensation for all the noise and disturbance? How many trees have been lost/cut down for the development? 	<p>Explained that the flats would still be social housing – owned by a regulated social landlord.</p> <p>Explained affordable housing.</p> <p>Info about trees needs to be collated and provided. We have previously done this for Cllr Frondigoun</p>
Coopers Lane TRA	<p>Lives in a flat overlooking the site. Concerned about daylight/sunlight and overlooking.</p> <p>Noise and disturbance from the site can be unbearable.</p>	<p>Daylight sunlight study has already been sent.</p> <p>Invite to ongoing CWG meetings</p>

2. Coopers Lane, Plots 5&6: **Emails sent to Plots5&6@camden.gov.uk and responses sent**

From: Representative of Somers Town Neighbourhood Forum, Thurs 08/06	Response: 14 June 2023
<p>Please could we better understand the proposals for housing on Plots 5 and 6 to be transferred to Camden Living.</p> <ul style="list-style-type: none"> Would the new housing be permanently pegged at social rent or would there be flexibility to change rents and tenure over time? Is this to avoid right to buy or for another reason – why create a new social landlord? Would the priority for Somers Town residents policy be the same as the existing policy? Is the new housing considered as part of Coopers Lane estate or not? This is important when considering the priority policy as those on an estate get first priority. Would rents be the same as Camden rents of similar age properties? 	<p>Dear STNF,</p> <p>Thanks for your enquiry about the proposed transfer of the new flats being built at Plots 5&6 to the part of Camden Living which is being registered as a social landlord. We hope the answers provide you with reassurance. Please note that we have extended our consultation period about this to 24 June to allow the DMC to consider the issues.</p> <p><i>Would the new housing be permanently pegged at social rent or would there be flexibility to change rents and tenure over time?</i></p> <p>Yes. It is a requirement of the planning consent for central Somers Town CIP that these the new homes on Purchase Street should be permanently managed as social rented housing.</p> <p><i>Is this to avoid right to buy or for another reason – why create a new social landlord?</i></p> <p>Camden tenants have expressed a preference for Camden as a landlord.</p> <p>The creation of a new Camden Living Registered Provider is to speed up delivery of additional social rent units in the Borough, not to avoid the Right to Buy or any other legislation. Tenants of a registered provider will have “rights to acquire” which is similar to RTB.</p> <p>Delivery of social rent units leased to the Camden Living Registered Provider will be speeded up because the construction costs can be funded through the Council’s General Fund, rather than the Housing Revenue Account (HRA). HRA resources and borrowing are under considerable pressure.</p>

- Would the new hall be owned by Camden or Camden Living? If the latter, can Camden commit to the terms of the previous hall being carried over?
- Presumably, Camden Living will have a contract with Camden to manage the new flats. How much control does Camden have over Camden Living? Could management be given to a different company if more cost effective, for example?
- Are there any time limits to the commitment for these flats to remain as social homes?

I'm sure members will have a lot more questions, these are the ones that have occurred to me.

Do let me know if you'd like to come to a future meeting. We meet 2nd Thursday of the month, 6:30–8pm in the Living Centre. I've copied in our secretary.

Somers Town Neighbourhood Forum

Speeding up delivery by using the Camden Living Registered Provider will also mean million pounds worth of GLA grant funding will be secured. This funding would otherwise be lost.

Councillors took the view that creating a new social landlord that is wholly owned and operated by Camden would be a better option for our residents than either

- waiting for HRA funds to be available, which may take a considerable number of years, or
- transferring new homes for social rent in Central Somers Town to an existing registered social landlord (Housing Association – such as Origin).

Would the priority for Somers Town residents policy be the same as the existing policy?

The new affordable homes created as part of the central Somers Town CIP are all subject to a local lettings policy.

This gives priority to people from Somers Town area who have qualified to be on Camden's Housing Register, and who will be able to bid for the properties.

Is the new housing considered as part of Coopers Lane estate or not? This is important when considering the priority policy as those on an estate get first priority.

- The local lettings policy applies across Somers Town, it doesn't prioritise applications from the nearest adjacent estate.
- The blocks will be managed separately from Coopers Lane, and there will be no impact on the rents or service charges for Coopers Lane residents.
- Coopers Lane TRA members can decide to include residents of the new blocks as part of Coopers Lane TRA.

Would rents be the same as Camden rents of similar age properties?

The rents will be set at London Affordable Rent.

These are social rents set by the Mayor of London and are about 5% higher than target rents for new CIP homes.

Would the new hall be owned by Camden or Camden Living? If the latter, can Camden commit to the terms of the previous hall being carried over?

The new TRA hall will be owned by Camden council.

The TRA will be offered a new agreement for the hall. The terms for Coopers Lane TRA's occupation of the previous hall were not written down, but we expect the new terms will be largely the same as before.

	<p><i>Presumably, Camden Living will have a contract with Camden to manage the new flats.</i></p> <p><i>a) How much control does Camden have over Camden Living?</i></p> <p><i>b) Could management be given to a different company if more cost effective, for example?</i></p> <p>a) There will be a management agreement between Camden Council and Camden Living, to ensure tenants receive good quality housing management services. In addition Camden Living registered provider will always continue to be subject to regulation by the Regulator for Social Housing, giving its tenants further safeguards.</p> <p>b) Whilst in theory it might be possible to change the management to a different company, this is very unlikely because the objectives of the registered provider will be so closely aligned with those of the Council. Any change would need to be made in consultation with Camden Council whose views the registered provider must take into account</p> <p><i>Are there any time limits to the commitment for these flats to remain as social homes?</i></p> <p>No – see question 1.</p> <p>Please feel free to share the responses with others in the STNF and DMC</p> <p>Kind regards, Louise Trewavas</p>
<p>From: Local DMC representative 12 June</p>	<p>Response</p>
<p>TO WHOM IT MAY CONCERN</p> <p>I heard by word of mouth that changes to those previously agreed for social housing units to be built on Purchase Street park are being proposed and these raise some concerns mainly about:</p> <ul style="list-style-type: none"> • tenure • affordability • rent levels • service charges • management and use of the replacement community hall • commitments that the social housing units would be prioritised for people living in Central Somers Town 	<ul style="list-style-type: none"> • Email sent agreeing to request for 24 June deadline extension. • Officer attended District Management Committee meeting on 19 July to respond to queries <p>Thank you for raising your concerns ahead of the meeting on 19 July.</p> <p>Much of the background and detail can be found in the report: Updating the structure of Camden Living Ltd to deliver 34 new homes for social rent in Central Somers Town [SC/2022/48] This report went to Housing Scrutiny on 5 Sept 2022 and Cabinet on 7 Sept. I've extracted the table of comparison on rents from this report.</p> <p>Regarding your areas of concern:</p> <p>Tenure</p> <p>All registered providers (RPs) of social housing – including the Council – operate within the same legal framework and are regulated by the Regulator for Social Housing. All RPs must meet the standards set by the regulator including the Tenant Satisfaction Measures standard updated in April 2023.</p>

who have had enormous disruption to their lives due to constant building surrounding them

Due to prior commitments we were not able to attend the event in the Doreen Bazell Hall on July 5th.

As Chair of Camden Town DMC and supported by my vice chair, John Wood who lives in Walker House, I am seeking an extension to the consultation deadline so that Camden Town elected DMC members who meet quarterly and are due to meet in two days' time on 14th June are able to frame questions and raise issues and concerns they may have.

Please provide us with the opportunity to raise pertinent important points and outline anxieties that could arise from the proposals.

Given the CT DMC is only 48 hours away I trust you will supply and urgent response so that I can advise DMC members. We look forward to hearing from you.

I am attaching my contact details for your convenience.

Representative

Ampthill Square Tenants' and Residents' Association

- Both council tenancies and those offered by Camden Living RP create 'secure' tenants under the terms of the Housing Act 1985
- Both are 'lifelong' tenancies
- Both the Council and Camden Living RP can issue starter/probationary tenancies to new tenants, giving a short period for the tenant to demonstrate they are able to sustain a tenancy in the long term)
- The Camden Living RP conditions contained in the tenancy agreement can draw on those in the Council's tenancies (where appropriate) if they conform to the Regulatory standards.

Affordability and rent levels

The rents will be set at London Affordable Rent.

These are social rents set by the Mayor of London and are about 5% higher than target rents for new CIP homes. *See table below.*

Service charges

The new blocks at Plots 5 & 6 will be managed separately from Coopers Lane, and there will be no impact on the rents or service charges for Coopers Lane residents.

The service charges for the new Camden Living homes are calculated using similar criteria to the service charges for existing council tenants.

Management and use of the replacement community hall at Coopers Lane

The new TRA hall will be owned by Camden council.

The TRA will be offered a new agreement for the hall. The terms for Coopers Lane TRA's occupation of the previous hall were not written down, but we expect the new terms will be largely the same as before.

Commitments that the social housing units would be prioritised for people living in Central Somers Town

The new affordable homes created as part of the central Somers Town CIP are all subject to a local lettings policy. This gives priority to people from Somers Town area who have qualified to be on Camden's Housing Register, and who will be able to bid for the properties.

Comparison of Rent levels for different tenures in Camden 2022/23

Tenure/ Allowance	1 Bed	2 Bed	3 Bed	
Camden Council secure tenant rents	£108.32	£122.96	£137.65	Average 2022/23 rate for an existing council home in Camden. Source: <u>Rent setting report to Cabinet 19 Jan 2022</u>
2022/23 formula rent: Council policy rents for new CIP homes	£133.52	£164.87	174.03	Formula set by government based on 1999 open market values Source: <u>Policy statement on rents for social housing</u> Eligible for GLA grant: * £100k per home in 2016-23 programme * £150k per home in 2021-26 programme
2022/23 Formula Rent plus 5% - or Rent Cap whichever is lower	£140.20	£164.87	£174.03	Figures in red are rent caps rate as formula rents exceed rent cap Eligibility for GLA grant as formula rent
Rent Cap rates 22/23	£155.73	£164.87	£174.03	National Rent Cap set by Government Source: <u>Limit on annual rent increases 2022-23 (from April 2022)</u> Maximum social rent for a new social home [4] Eligibility for GLA grant as formula rent
London Affordable Rent Benchmarks	£168.34	£178.23	£188.13	Benchmark set by GLA Source: <u>Homes for Londoners: Affordable Homes Programme 2016-2023</u> The same for all London Boroughs Eligible for GLA grant, £100k in 2016-23 programme only <u>Not</u> eligible for GLA grant in 2021-26 programme
Local Housing Allowance – housing benefit cap -	£295.49	£365.92	£441.86	2022/23 rates includes service charges

Regeneration of Central Somers Town (CST).

Planning consent for the regeneration of CST and a new Edith Neville Primary School building was granted in 2016. The first phase is now complete, including ten new council homes at Tessa Jowell Court. The first phase is funded by capital receipts and £1million grant from GLA. The new homes are within the HRA.

The CST affordable housing strategy provides for a further 34 new social homes that are now under construction. The 2015 original business case did not identify specific delivery funding for these units because of the large investment in community benefits including the new school, open space, and community facilities.

There are no funds in the HRA to pay for these homes, which is why council have decided to transfer to a new Camden Living RP.

The only alternative delivery option for the 34 units would be disposal to a private RP. The Council would forego GLA grant and rental income and tenants would not have the reassurance of their landlord being part of the Camden Council family

Purpose of the consultation on Coopers Lane

To find out views of local residents on the Coopers Lane estate and Clyde Court that will be taken into account as part of the decision making on the terms of transfer to Camden Living RP.

The consultation also asked residents to tell us their ideas for names for the new homes.

Summary of the proposal, [as outlined in our newsletter](#)

- 100% nominations from council
- Local lettings policy
- London Affordable Rent - set by Mayor, slightly higher than Target rents
- Service charges calculated in same way that service charges are set for council tenants
- Not operationally part of the Coopers Lane estate - no additional costs to the HRA or shared costs with Coopers Lane.
- Coopers Lane TRA Hall on the ground floor on the site of the old TRA Hall. The TRA can decide to invite new residents to join the TRA, in the same way that Clyde Court residents.

	<p>There will be a management agreement between Camden Living RP and the council to provide property and housing services.</p> <p>So far residents have told us they welcome new affordable homes and want to know how the local lettings policy will work.</p>
<p>DMC meeting follow up</p> <p>Circulate the Cabinet report and a model Assured Tenancy document for the Camden Living tenancies.</p> <p>Check if HS2 funding included Purchase Street?</p>	<p>Link to Cabinet report provided.</p> <p>Comparison information sent for different types of tenancy.</p> <p>No.</p>