

Chester Road Hostel Newsletter

Information and updates from Camden Council



INSIDE THIS ISSUE

- Introduction to our contractors for this project
- Information on the new housing
- Details of our upcoming Construction Management Plan consultation
- New project team



Computer generated images of how the building may look like



UPCOMING EVENT

Construction Management Plan (CMP) Consultation



Late January/
Early February 2024

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

What is happening at 2 Chester Road?

The re-development of a former hostel at 2 Chester Road will provide 50 new temporary homes for families, with common areas, staff room and office. The building will have one 3-story block and one 4-story block. The project also includes improvements to the public footpath to the north and a new public courtyard for the residents of 2 Chester Road.

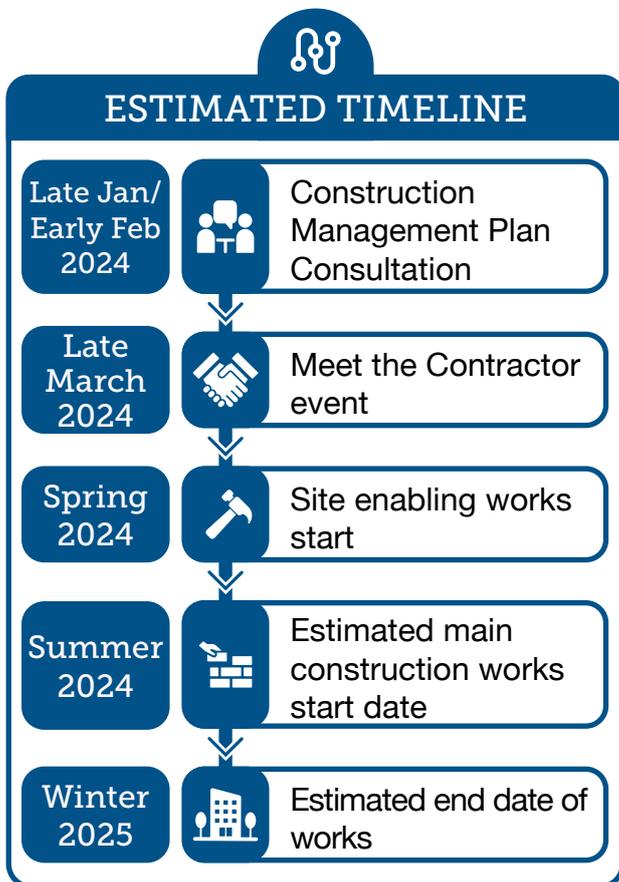
The design received planning consent in May 2021, under reference: **2020/3461/P**, please visit <https://planningrecords.camden.gov.uk> for full information on the planning application.



Project update

We are pleased to inform you the following activities have taken place for the Chester 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.**



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 Chester Road Hostel Team via email:
2ChesterRoadHostel@camden.gov.uk

About the new housing

The property at 2 Chester Road will be re-developed to provide 50 new temporary homes for families.

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.

Why is Camden building temporary housing?

In recent years, there is growing concern around the 'hidden homeless'; residents and families who have no permanent home and instead move between hostel accommodation or the homes of friends and family.

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

The building of this new hostel aims to offer the much needed temporary accommodation for families and vulnerable residents who are facing homelessness.

What support will Camden give to these families?

Camden employs a team of specialist workers who support homeless families. In addition, Camden's temporary accommodation team will manage the hostel and are on site 24/7 to assist the families. The Homelessness Prevention Team will work with families to identify suitable long-term accommodation options.

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.

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:

2ChesterRoadHostel@camden.gov.uk

**UPCOMING
EVENT**



HAVE YOUR SAY ON THE 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.



<https://consultations.wearecamden.org/>
enter Chester Road in the search

CONCERNS ABOUT ANTI-SOCIAL BEHAVIOUR AT THE SITE

Reporting crimes and anti-social behaviour

Call 999 to report a crime that is taking place or about to take place

The police number for non-emergencies is 101 (24 hours) or www.met.police.uk/report

Crime Stoppers – anonymous crime reporting - 0800 555111

The local Police Safer Neighbourhood Team can be contacted on

CamdenHighgate.SNT@met.police.uk Tel 0208 733 6323 (based at Kentish Town police station)

The Responsive Security Patrol – operates every day and can witness activity, intervene, or contact the police and report back to the Neighbourhood Housing Officer, on 020 7974 4444 between the hours of 4pm and 4am

The Community Safety & Emergency Management Service will also help to manage issues around antisocial behaviour.

Request advice and assistance on 020 7974 4444 or communitysafety@camden.gov.uk

YOUR WARD COUNCILLORS - SURGERIES



**Councillor
Camron Aref-Adib**
(Labour)

Email:

camron.aref-adib@camden.gov.uk

 **2nd Saturday of every month**

 **11-12 noon**

 **Highgate Library, Chester Road,
N19 5DH**



**Councillor
Anna Wright**
(Labour)

Email:

anna.wright@camden.gov.uk

 **4th Friday of every month**

 **6 - 7pm**

 **Highgate Road Chapel,
2 Chetwynd Road,
NW5 1BU**

