

# Highgate Newtown News

Information and update from Camden Council & Highgate Newtown Community Partners



## Sign up for your free HNCP club card

The HNCP Club is free to join!

You can either fill out the form on our website, [www.highgatentown.org.uk](http://www.highgatentown.org.uk) or you can drop by and fill out a physical application at one of the drop-in events on 19 and 20 July (see front page for details)

You'll then be issued your HNCP card, which you can use to scan into activities in the new building.

### Who is Time to Spare?

Time to Spare is a company who partner with charities in Camden to help them with monitoring and reporting. They're just around the corner, in Finsbury Park.

Should you have any questions or to join please get in touch with us by replying to this email: [hncclubcard@timetospare.com](mailto:hncclubcard@timetospare.com)



You are invited!

Questions or concerns about the development? Drop by and speak to the project team in person, any time between

5pm-6.30pm  
**Weds 19 July**  
Oak Tree café,  
Chester Rd

5pm-6.30pm  
**Thurs 20 July**  
Highgate Library Cultural  
Centre, entrance in  
Croftdown Rd

Everybody welcome



New community centre

**How will the building be managed in future?**

Do you have views about issues such as days and hours of opening? Hire of the facilities? Use of the courtyard area?

If yes, we want your comments on a draft of the Community Management Plan: find out more at the drop-ins or visit the web page from 15 July (see below)

## Under 5's activities

HNCP Under 5's Programme offers a fun and educational family drop-in activities for under 5's. No need to book, just turn up (term time only). Highgate Newtown Community Partners believe it's every child's right to have access to free Stay and Play services, and so do our partners. All sessions are free with free meals (subject to availability).

DAY	ACTIVITY	LOCATION	TIME
Mon	'All Aboard' Active Angels	St Mary Brookfield Church (Dartmouth Park Road, NWS 1SL)	10am - 11am & 11.30am - 12.30pm
Tue	Church Cherubs	St Michaels Church (South Grove, Highgate, London N6 6BT)	10am - 11.30am
Wed	'All Aboard' Music Makers & Story Telling Movers and Shakers	St Mary Brookfield Church United Reformed Church (Pond Square)	10am - 11.30am 10.15am - 11.15am
Thu	'All Aboard' Active Angels	St Mary Brookfield Church	10am - 11am & 11.30am - 12.30pm
Fri	'All Aboard' Music Makers & Story Telling	St Mary Brookfield Church	10am - 11.30am
Sat	Movers and Shakers (Session 1): 0-3yr old Movement, Dance & Drama (Session 2): 4-7yr old	St Anne's Church (106 Highgate W Hill, London N6 6AP) St Anne's Church	10.30am - 11.00am 11.15am - 11.45am

Please contact Nadine on 074 1520 0614 or email [Nadinehncp@outlook.com](mailto:Nadinehncp@outlook.com)



## The new development takes shape

The new shape of the Highgate Newtown development has emerged from behind the scaffolding. The crane that dominated the central courtyard area has now gone.

It's been a long time coming. Longer than anyone would have liked or hoped. Works are still continuing to the courtyard and the internal fit out of the residential units is well underway. There's still a lot of checks, snagging, clearing up and cleaning ahead.

Highgate Newtown Community Partners (HNCP) has been fundraising for a high specification fit out. This will make the inside of the centre a truly special space, welcoming for everyone in the community. Once building work is complete and the services safely installed, HNCP will take possession and create their amazing interior 'look and feel'.

Camden's Youth services will be based on the third floor, and Camden's Early Years' service are moving onto the second floor. All of the 41 residential units on site are being retained by Camden so that Camden-based refugees can be offered a home.

See our Q&A page inside for more information >



[www.highgatentown.org.uk](http://www.highgatentown.org.uk)



<https://consultations.wearecamden.org/>  
Enter Highgate Newtown CC in the search  
OR scan the code >>



## Your ward councillors - surgeries



11-12noon  
**2nd Saturday** of every month  
Highgate Library  
Chester Road N19 5DH

Cllr Anna Wright (Labour)



**4th Friday** of each month  
6-7pm  
Highgate Road Chapel  
2 Chetwynd Rd NW5 1BU

Cllr Sian Berry (Green party)



11-12noon  
**3rd Saturday** of every month  
Highgate Library  
Chester Rd N19 5DH

## Friends of Highgate Library

- The Friends jointly manage our library.
- We provide and train volunteers to work with the member of staff.
- We manage the large hall in Croftdown Road to raise funds to pay rent towards building maintenance, to support the volunteers and to fund extra library stock.

Join us and find out more:  
[www.dartmouthpark.org/FOHL](http://www.dartmouthpark.org/FOHL)



# Q&A ~ Your questions answered

## *When will the noisy part of the works be finished?*

The contractors have now removed the crane, and there are two major outdoor tasks that should be finished by the end of July: installing a tank under the courtyard area and connecting the waste into the sewage system. External works will be underway after July.

By August there should be fewer vehicles arriving and leaving.

## *Will the dirt and dust be cleaned up?*

A number of people have raised a concern about the amount of dirt and dust accumulating in Bertram Street, and we've taken this issue up with the contractor. As a result, more frequent street cleaning has been taking place.

The contractors are also currently offering to clean the windows of anyone in a Bertram Street property. Get in touch with Farrans at their site office to get your windows cleaned.

## *Why have only a limited number of people living around the site received compensation?*

The people in receipt of payment are those that have a 'party wall' arrangement with the developer - in this case Camden council.

A party wall award is triggered where we are building immediately adjacent (up against) somebody else's property.

The party wall arrangements are a statutory requirement and have to be determined by a party wall surveyor. The payments made are not compensation for general disturbance to the neighbouring area.

## *Suffering disturbance from the site?*

Who should I speak to?

Problems with noise from the building site, out-of-hours working, dirt and dust, contractor vehicle parking, light pollution from the site and other disturbances:

Speak to the site manager Ruairi McCormick, phone 01483 717 321, or email [camden@farrans.com](mailto:camden@farrans.com)

If this doesn't resolve the issue, contact the Camden Council CIP project team

## *Will damage caused to pavements and buildings be repaired?*

The buildings around Bertram Street were surveyed before the work started and will be surveyed again when the project finishes. This means we should be able to identify any damage directly caused by the works and the contractors.

The contractor can be held liable for the cost of damage, or required to carry out repairs, for any damage that is shown to be caused by them.



## *What about accommodation for key workers in Camden?*

**Camden Living** is an innovative model set up by Camden Council to help build sustainable communities and widen housing opportunities in Camden. It provides high quality genuinely affordable housing.

**Camden Living Rent** is designed to be a fair rent – 50% lower than market rents. It's for Camden residents and workers including people finding it difficult to stay in neighbourhoods they grew up in and people who bring added value to our borough such as teachers, nurses and key workers.

It is especially aimed at households earning around the range of £30,000 to £40,000 per year. We also welcome interest from individuals earning around £30,000 to £40,000 per annum and who want to share our homes.

Camden Living currently owns around 150 homes. In the next few years we expect to have another 300 homes to let, created by the Community Investment Programme (CIP).

Visit [www.camden.gov.uk/camden-living](http://www.camden.gov.uk/camden-living)

# Summer activities 2023



Camden Summer University  
Join in the fun and learn something new

## Welcome to the neighbourhood

In January 2023, Camden council signed up to the Camden Pledge.

This commits Camden to be part of a London-wide initiative to ensure homeless refugee households trapped in temporary hotel or hostel rooms are offered decent places to live.

A number of Afghan families currently live in temporary accommodation based in Camden, with their children attending Camden schools.

Funding for refugee settlement provided by the Home Office has enabled Camden to take the homes being built at Highgate Newtown off the market. Instead, the properties will be retained by Camden in order to provide homes for the refugees. This means more affordable housing for rent becoming part of Camden's housing stock in the longer term.

Camden officers in the Refugee Settlement team are working closely with the families to prepare them for a move into Camden homes and neighbourhoods. Some minor internal changes will be made to the new buildings so that we can provide homes to more families within the scheme. A planning application has now been submitted under 2023/2662/P.

A small block of seven 1 and 2 bed flats suitable for key workers was included in the Highgate Newtown development. These will also now become homes for refugees, but key workers have not been forgotten.

As mentioned opposite, many additional 'Camden Living' flats are under construction across the borough.

The majority of the intermediate rent flats created in this way by CIP go to key workers.

## Summer University is back and open now!

To get involved young people must be aged between 13 to 19, and either live in the London Borough of Camden or study at a Camden maintained school

CSU offers a wide range of **free activities** during all five weeks of the summer, courses ranging from: Documentary Film making, Vegan Cooking; Creative Writing, Spoken Word and Journalism. Along with loads of outdoor and sporting activities



We also have some amazing new courses like Introduction to Archery, Vocal Performance and Manga Self Portrait.

Visit [www.cmdn.co.uk](http://www.cmdn.co.uk)



## Contact Camden Summer University

Email Enquiries  
[Kathleen.Blake-Pink@camden.gov.uk](mailto:Kathleen.Blake-Pink@camden.gov.uk)

Helpline 020 7974 6543