

Tybalds Regeneration Newsletter



May 2022

This newsletter is produced by Camden development team and delivered to all homes on the Tybalds estate

In this newsletter you will find information about:

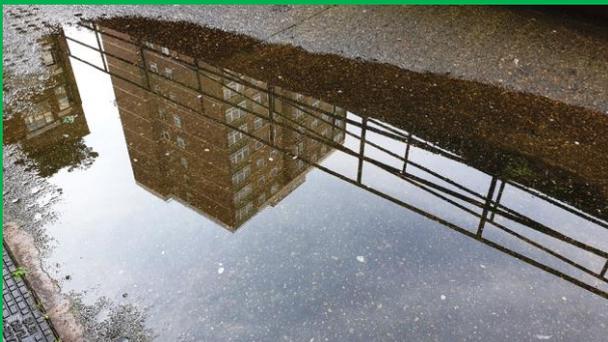
- The result of the planning application for the Tybalds regeneration programme
- An update on the next stages of the regeneration programme
- A report on the Tybalds Regeneration Exhibition held in September 2021
- A letter from Tenant Participation team about the future of the Tybalds Residents Association

Tybalds regeneration programme gets the go-ahead from Camden's Planning Committee

On 17 February 2022, Camden's Planning Committee approved the Development team's application (Reference: 2021/3580/P) and granted planning permission for a regeneration programme on the Tybalds estate.

The Committee considered all comments and listened to three deputations submitted by residents alongside the designs submitted by the CIP Development team.

The Committee has qualified its approval putting 41 'planning conditions' in place to safeguard the appearance of the estate, ensure high quality building standards, health and safety and sustainable practice in the construction and landscaping works.



Babington reflection

Regeneration in three phases

The Tybalds Regen programme will be divided into three phases, as follows:

Phase One: January 2023 – November 2023

- Ten 'underbuild' flats for social rent – Blemundsburly, Richbell and Falcon including 6 wheelchair adapted flats
- Caretakers rooms in Blemundsburly and Springwater
- Improved ramps for Blemundsburly and Falcon access
- Falcon and Richbell courtyard landscaping
- Solar panels on Blemensburly, Richbell & Falcon roofs
- Sale of Eastern and Western Mews land sites to fund Phase Two.

Phase Two: Starting on site January 2024

- Block C – 6 flats for social rent and new TRA Hall
- Landscaping of Tybalds Square
- Ramps for Babington and Chancellors

Phase Three

- Block B – 18 flats for market sale or rent
- Block D – 7 social rent flats 5 flats for intermediate rent

NB. All dates are indicative and may be subject to change.

So what happens next?

Works to relocate the hot water pipes from under Falcon, Richbell and Blemundsby will begin in Summer 2022.



The CIP Development team are beginning the procurement process to appoint a main construction company to generation. Once the contractor is appointed, we will work with the contractor and consult with residents to agree a Construction Management



Plan, which will include agreement on times for working, deliveries, limiting noise and dust and ongoing liaison with residents.

We will also be working with the architects to add detail to the designs.

Phase One construction is scheduled to begin in January 2023 to last ten months.



A Richbell balcony

Did you know?



The earliest written record of Bloomsbury was in 1086 in the Domesday Book, which recorded it was an area of vineyards and "wood for 100 pigs". Bloomsbury was originally called Blemundsby, which took its name from a 13th century drainage ditch in the area known as Blemunds Dyke.

Get registered!

The new social-rent homes will be initially ring fenced for Tybalds council tenants and allocated using the points system of Camden's Choice-based lettings scheme.

To bid for one of the new homes, residents need to register on the Camden Housing Register. To apply to join the register, visit:

www.camden.gov.uk/apply-council-housing

What does that word mean?

Planning condition

Planning conditions are imposed to require that something is done or not done by the developer in order to make the development acceptable.

Underbuild

To build beneath an existing structure. In this case we are converting existing spaces on the ground floor of three blocks into new homes.

Deputation

An individual or group wanting to address a Council meeting about an issue must make a request to speak in advance. This is known as making a deputation.

Procurement

Procurement is the process of acquiring value-for-money goods, works and services through fair, competitive and transparent procedures.



Floorplan for Blemundsby underbuild flats

Tybalds regeneration exhibition

Approximately 50 residents and members of the wider community attended a pop-up exhibition of the Tybalds regeneration plans on 14 September 2021 in the Blemundsby Community Hall. Social distancing and Covid-hygiene guidelines were well observed. Matthew Lloyd Architects, Camden's planning consultants DWD, Lush Landscaping and Camden Development team staff were on hand to answer questions about the designs and about the planning application process.

Staff from the Better Homes repairs and renewals team and the M&E boiler replacement team also came to meet residents and discuss the renewals works.



At the Exhibition in Blemundsby hall

Would you like to join a Resident Steering Group to re-launch the Tybalds Residents Association?

A message from Hugh Boatswain, Senior Tenants Participation Officer, London Borough of Camden

Dear Resident,

I wrote to all residents in early March of this year outlining the issues of the Tybalds Residents' Association. The idea is to have a fully functioning representative voice for the estate that is inclusive, democratically run and fully accountable to all residents. This is particularly important in the immediate future with regards to the scope of works planned on the estate.

Therefore, I would like some volunteers to plan the re-launch of the Association by reviewing the constitution and the structure of how the association will operate and planning activities for the future.

Being part of the Steering Group will involve one or two meetings via Zoom or in person.

If you would like to join the Steering Group, please email your contact details (name, email address and a telephone number) to Hugh Boatswain: hugh.boatswain@camden.gov.uk / **020 7974 5544**

How to get in touch

Camden's Development team are committed to co-working and consulting with Tybalds residents, with the Tybalds Residents Association and with the wider local community throughout the regeneration process. Please send comments, suggestions and queries to the team's dedicated programme feedback Inbox:

tybaldsdevelopment@camden.gov.uk

If you prefer, you can contact the Development Team directly by email or phone:

- julia.farr@camden.gov.uk / 020 7974 2642
- vanda.carter@camden.gov.uk / 020 7974 2810

To keep up to date with the progress of Tybalds regeneration online, please visit:

www.tiny.cc/tybaldsregen1

Let's Keep Talking!

Need a translation? – Ask us!

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