**Gospel Oak Regeneration Consultation, November 2015 – January 2016**

**How to respond to questions**

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**INTRODUCTION**

We are conducting a consultation in the Gospel Oak area (which includes all of Gospel Oak ward and most of Haverstock ward) between 16 November and 22 January 2016. This follows up previous consultation that took place in 2013.

**Agreed Priorities**

The previous consultation helped us to agree seven priorities with the community. These priorities, in no particular order, are:

* + ***Invest in housing***: Invest in existing housing and build new homes for sale and rent, including larger socially rented homes to deal with overcrowding and the lack of variety.
  + ***Improve public spaces***: Improve the quality of public open space so it meets the needs of local people and, if possible, increases the amount of usable public open space
  + ***Community safety***: Ensure we design new buildings and spaces that reduce the opportunities for crime and anti-social behaviour.
  + ***Getting about***: Make it easier and safer for people to get around Gospel Oak and beyond to other places.
  + ***Community provision***: Ensure all schools and children’s centres provide an excellent learning environment and that the community has appropriate, flexible space to meet.
  + ***Jobs and enterprise***: Support local people to access training and jobs and create new opportunities for enterprise to flourish.
  + ***Queens Crescent***: Widen the range and improve local shops, continue to support the market and improve the appearance of the street.

**Why have Q & A’s**

This question and answer document seeks to answer some of the broader questions you may have in relation to Gospel Oak and the wider area plans.

**Further questions**

If you have questions that are not addressed here, you can contact our Community Liaison Officer George McKenzie on 020 7974 4703 or Project Manager, Richard Crutchley, 020 7974 1910. Questions that are frequently asked will be added to this document.

Email go.regen@camden.gov.uk

**QUESTIONS**

**1. The Consultation**

**1.1 When is consultation taking place?**

Consultation will run for nine weeks from 19 November 2015 to 22 January 2016.

**1.2 Why are you doing nine weeks of public consultation?**

We are consulting for nine weeks as the consultation falls over the Christmas and New Year holidays. We didn’t want to wait until after the holidays to get back to you so we thought we’d extend the consultation period to allow those who might be away over the holidays to have enough time to see the material, talk to us and provide feedback.

The exhibition will stay in the library for the whole nine weeks of the consultation. We will be holding planned events at Queen’s Crescent market and Ludham and Waxham TRA hall prior to Christmas.

We are also organising meetings with community groups and elected members.

**1.3 We had consultation a couple of years ago. What’s happened to this information?**

In autumn 2013 we had conversations with the Gospel Oak community as part of our ongoing engagement. We met with a residents, communities, and business groups in the area and the feedback gathered has helped to shape the ideas in this consultation.

We held three workshops, had a market stall on Queen’s Crescent, met with local groups and held a workshop with local health providers.

The community identified priorities through previous engagement with us over the last 10 years. These priorities have been endorsed through community consultations and some have been developed by working closely with more engaged residents and groups. The aim of the engagement in 2013 was to:

* agree the priorities for the area
* confirm people’s priorities for public spaces and community amenities in Gospel Oak such as health, school, employment, business and spaces for community activities;
* explore with the community how we might design spaces that meet these priorities;
* explore in more detail the current gaps in amenity space and how we might design buildings to address these gaps.

A full report of this engagement is available on our website: [www.camden.gov.uk/gospeloak](http://www.camden.gov.uk/gospeloak)

**1.4 Why are we consulting again now?**

Over the coming years, there will be much more investment and change as we look to work with you to deliver improvements to Gospel Oak. We can now consult with you on much more detailed ideas about how we can work to improve the area as a whole (rather than on a site by site basis) to ensure that the wider area enjoys the benefits of regeneration. By asking what you think of these ideas, we can develop a ‘framework’ within which these wider improvements can be achieved.

**1.5 You said you would hold a consultation in autumn 2014. Why is this consultation a year late?**

We thought we’d be able to consult last autumn but since then had to do further work to ensure any ideas put forward can be delivered.

**1.6 Are you proposing any events for the consultation?**

Below are the dates we have planned. Officers will be available at the market stall and TRA Hall to answer questions. Residents, businesses and community groups can provide feedback on the day if they wish but they will also be sent the material to their homes or addresses and can fill out the questionnaire and post it back to us.

If there are other groups who want to meet us during the consultation period then this can be arranged.



**1.7 You’ll get the usual people talking to you. What are you doing to get the views of others including young people, older people and BME communities?**

We are making efforts to engage with everyone in the community including those who might not normally talk to us. We are contacting those hard to reach groups directly and will try to meet them. If you have any friends or family please get them to come to one of our events and talk to us. If you are part of, or know any, groups let us know and we can forward details to our Community Liaison Officer who will get back to you to arrange a meeting.

**1.8 What is the position with consultation with residents on the needs of the West Kentish Town Estate and Wendling?**

Wendling

We will consult further with Wendling residents shortly.  The feedback from the last consultation allowed scope to continue a discussion with residents.  The forthcoming consultation will report on the extent of works required to solve issues with the condition and fabric of their homes raised by residents, and how this might help with the problems raised with the estate as a whole.  It will also reflect on other changes in the area including the new homes constructed at Cherry Court, and seek to collect a view from those who didn’t express an opinion the last time, or were unsure.  It is hoped that this consultation will conclude in the early part of 2016. More is said about Wendling at para 6.18 below.

West Kentish Town

We met with West Kentish Town TRA in the middle of 2015, and had a follow up meeting with residents in November 2015.  This is the starting point for conversations about the future of the estate.  Meetings will continue into 2016 with the TRA, tenants and residents and local ward members.

**2. The Questionnaire**

**2.1 Do I have to use a questionnaire to make my comments?**

We would prefer you to use our questionnaires as it is structured to address issues raised in previous consultations and is laid out for officers to record, analyse and respond to comments made.

The questionnaire can also be completed online and there is space to make any additional comments.

We will accept comments made and submitted by email and as a letter. Whilst we will listen to the views expressed at our events, and will record the points raised in the debate at any meetings, it is important that your views are written down. We can help you write these down at our events or by getting in touch with the Gospel Oak Regeneration team. Email [go.regen@camden.gov.uk](mailto:go.regen@camden.gov.uk), 020 7974 4703 / 1910 [www.camden.gov.uk/gospel](http://www.camden.gov.uk/gospel) Oak.

**2.2 Do I have to give my name and address?**

We are keen to ensure that the people who respond to the consultation have a connection with the area.

If you give us your name and some details about yourself, we can check to see that the comments we receive are representative of the area. We will also be able to tell you about future consultations and the outcome of this one.

If you don’t want to provide these details, it would be really useful to know the road or estate where you live, and the postcode. If you choose not to give your details we will still consider your comments.

**2.3 Who are you consulting?**

We’re consulting with as many residents, businesses and community groups as we can within the Gospel Oak area. Every address within Gospel Oak ward and the northern part of Haverstock ward (north of Prince of Wales Road and east of Haverstock Hill) will get a consultation document delivered through their door.

If anyone is unable to come to our events and would like their questions answered, contact details including an email address and direct telephone extension of an officer in Camden will be provided on the consultation document.

**2.4 Can I comment on planning applications in this consultation?**

There are no planning applications for this consultation as we are at an early stage and are presenting ideas to you for you to tell us what you think.

If there are planning applications in the area, they will have a separate and specific consultation associated with them, and you should respond to that. If in doubt, contact an officer.

**3. The Consultation Boards**

**3.1 What is the Gospel Oak area? Does the area have a boundary?**

The consultation is about Gospel Oak. It is not intended to refer to a defined or specific area, as people can decide for themselves whether they associate with Gospel Oak or not.

Consultation is also not limited to Gospel Oak ward. There is a focus for activity around the six estates, which are bounded by Mansfield Road, Southampton Road / Malden Road, Queen’s Crescent and Grafton Road. Queen’s Crescent is an important part of this consultation and it is acknowledged that the West Kentish Town estate will be going through discussions about their estate and that households and communities south and west of Queen’s Crescent market will be interested in this area as well. However, the bigger picture is one in which we want to connect the Gospel Oak area into the neighbouring parts of London. We want to include within the consultation anyone who feels that they have a stake in this area. Drawing a boundary may imply that we want to limit or close off comments and concerns that may come from further afield.

Having said that, the distribution of the consultation material has had to have a boundary. This has used the Gospel Oak ward and the Haverstock ward north of Prince of Wales Road and east of Haverstock Hill.

**3.2 How many houses are proposed in the drawings shown for the five housing sites on the ‘Invest in housing’ board?**

The images are there to represent the scale of possible buildings, rather than the detail of the numbers and types of dwellings. We have looked at a fixed and average size of residential unit to inform the diagrams, but smaller or larger homes would change that amount; this is more likely to point at a range of numbers rather than a definitive number. Any progression of the drawings would need to be discussed further with residents.

**3.3 What would the split of social / affordable housing to market housing be in the drawings shown for the five housing sites on the ‘Invest in housing’ board?**

As with housing numbers, the images are there to represent the scale of possible buildings, rather than the detail of the numbers and types of dwellings. We have not looked at any details in relation to how they might be comprised and this is unresolved. Any progression of the drawings would need to be discussed further with residents.

3.4 **What’s the position with the market, and the business training, now the market is managed by the Council once more?**

In October, the Queens Crescent Market transferred back to Camden Council’s management.  The Council worked with QCCA to support the successful handover of the market management back to the council.  Council officers will continue to work with traders on the transition of this market and look for development opportunities to increase the sustainability of the market.

Street Market Services will actively seek partners from within the business and residential community to build sustainable markets.  Each partnership will be different depending on the needs, views and aspirations of each group.

Market Services will work with other Council departments and outside organisations to develop initiatives that will support growth in our markets

**4. The Framework**

**4.1 What is the framework?**

The framework is a plan for the whole area. It will consider how to deal with issues that affect a wide area beyond just the individual estates. The ‘wider area’ certainly constitutes those estates bounded by Mansfield Road, Southampton Road / Malden Road, Queen’s Crescent and Grafton Road, but it will also consider the area beyond this to some extent. This will probably include the links to Hampstead Heath, to Kentish Town and to Chalk Farm; the relationship with the Maitland Estate and Highgate Road may feature. The framework will also consider the neighbouring West Kentish Town estate and the benefits of the location close to assets such as the Kentish Town City Farm, Talacre Gardens and Kentish Town West station. The extent to which this wider area will feature will be informed by this consultation.

**4.2 What will the framework do?**

Gospel Oak is made up of a number of estates, and each one has its own needs. In a place like Gospel Oak, people often look to their own neighbourhoods or communities to provide the things they need in their lives. In Gospel Oak, these are often organised within the individual estates.

However, there can be benefits in looking at the wider picture. Some services and facilities are provided at a bigger scale – this currently includes the health services and the schools. Sometimes, better services or outcomes can be achieved through provision at this wider scale. For instance, the whole area might benefit from improved open spaces, better connections to the neighbouring areas, a stronger Queen’s Crescent, improved community facilities, better employment opportunities and so on. The framework can ensure that these wider benefits can be achieved and that any individual project doesn’t compromise the whole picture.

**4.3 What about things that are already happening – how will the framework affect that?**

There are many things that are already happening in Gospel Oak. This includes the on-site development at Bacton Low Rise, the better homes investment inside people’s homes to improve the quality of them and money that is being collected as part of other developments that can be used within Gospel Oak (usually through ‘section 106’ payments).

The framework is unlikely to be able to stop things that are already committed. It can, however, be used to shape future developments, and to better target future projects and payments. For instance, the framework might direct investment to specific public spaces or to projects such as improving the signage in the area, rather than simply being used in general areas where spending is not seen widely as a particular priority.

**4.4 When will the framework be completed?**

After this consultation is completed, we will have a look at the comments that have been made. We will look to prepare the draft framework on the basis of the things you have told us. This draft framework will need to be consulted with you again, and be considered by the Council’s members. After that, we will finalise the framework and it can be used to influence changes in the area. We would expect this whole process to take between one and two years. However, how this progresses will be defined by this consultation and the issues raised.

**4.5 Will the framework have any status?**

The framework will have some status because it has been through a consultation process with the people who are directly affected by it. It should allow the community to have a clear idea of what it wants to achieve together and to influence some events and processes (like planning applications) to ensure this can happen.

However, at this stage it is not clear just what the framework will be known as. It might be that the community wants to pursue other options open to it to formalise the framework as a neighbourhood plan or an area action plan. We will explore the appetite for this as the framework progresses.

**4.6 We don’t want to see any changes; why do we need a framework?**

Planning for the future of an area is always complex and different opinions will be aired. People, organisations, neighbourhoods and businesses are all likely to want different things. In addition, there will be pressures upon the area that will come about (like new businesses setting up and new residents coming in) that may be perceived as welcome, or unwelcome.

We feel that, on balance, it is better to address problems and opportunities in an area and seek to harness or control them, than do nothing and leave the future to chance. We feel that this will generally result in a better outcome for most people.

**5. Making it Happen**

**5.1 How will the changes take place?**

There is already investment going into the Gospel Oak area. This has included almost £100m in redeveloping and rebuilding Bacton Low Rise, £15m on new kitchens, bathrooms and double glazing and over £2m on schools and community facilities in the area. Future investment will be made on the same basis, through available funding and through the Community Investment Programme (CIP). This is led by the Council, but with the full involvement and engagement of local communities, businesses and other stakeholders.

**5.2 What has the £100m been spent on?**

To date the re-investment has been spent on:

* Bacton Low Rise: (redevelopment)
* Bacton Tower: (Better Homes)
* Barrington and Lamble Street: (Better Homes)
* Community Heating Project:
* Gospel Oak 7 and 8: (Better Homes)
* Kiln Place: (Better Homes)
* Ludham and Waxham: (Better Homes)
* Wellesley Road Care Centre: (redevelopment)
* Carlton Primary School: (Improvements)
* Fleet School: (Improvements)
* St. Dominic’s School: (Improvements)
* Kentish City Farm: (section 106)
* Lismore Circus Open Space: (section 106)
* Weedington Road Play Centre: (section 106)
* St. Martin’s Church: (section 106)

**5.3 What is Better Homes?**

Better Homes is our way to improve our council homes and buildings through good quality work that provides value for money. Works carried out include the renewal and repair of kitchens, bathrooms, windows and roofs as well as upgrading heating systems, wiring and lifts.

The Better Homes programme has a range of funding sources, and these include:

* the Housing Revenue Account which residents’ rents and service charges are paid into;
* decent homes backlog funding from the GLA;
* the Council’s Community Investment Programme (CIP).

**5.4 What is the Community Investment Programme (CIP)?**

The CIP is a 15 year plan to invest money in schools, homes and community facilities. We may sell or redevelop properties that are out of date, expensive to maintain, or underused and difficult to access. This will help us generate funds that are not otherwise available to reinvest into improving other services and facilities.

**5.5 What is section 106?**

Section 106 agreements are a mechanism which makes a development proposal acceptable in planning terms that would not otherwise be acceptable. They are focused on overcoming site specific problems caused by the impact of development. S106 agreements are often referred to as 'developer contributions' because they are paid by the developer. Section 106 is the clause in the Town and Country Planning Act 1990 (as amended), which defines their use.

**5.6 Where can I get any further guidance?**

During the consultation period, there will be an exhibiton in Queen’s Crescent library. There will be posters and leaflets in the community during this period. Material will be available on the Council’s website as well. If you need to talk to someone, please contact the Gospel Oak Regeneration team at:

* London Borough of Camden, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE
* Website: [www.camden.gov.uk/go-regen](http://www.camden.gov.uk/go-regen)
* Telephone: 020 7974 1910 / 4703
* Email: go.regen@camden.gov.uk

**6. GOSPEL OAK PROJECT UPDATES: October/November 2015**

**6.1 Bacton Low Rise estate**

The redevelopment of Bacton Low Rise estate, the former District Housing Office (DHO) and Vicar’s Road commercial units, is a project within the CIP.

The Bacton Low Rise Tenants and Residents Association (TRA) have been involved in this project since 2011, based on the need to address the poor condition and expensive heating of their homes.

The TRA have worked with the Council to choose an architect to produce initial designs in consultation with residents. The residents supported the demolition of the estate and building new homes.  The planning application was approved in April 2013.

The re-development of Bacton Low Rise Estate, the District Housing Office (DHO) and Vicar’s Road commercial units, will provide 294 new homes of which 177 will be for private sale, 10 for shared ownership and 107 council homes for rent.   Three employment units will also be built.

Over the summer of 2015, tenants have been moving into the new homes in Cherry Court.  This is Phase 1 of the development and will complete in summer 2016.

The next phase will start in summer 2016 and complete in 2019.  It will provide a further 227 new homes of which 8 will be for shared ownership, 61 council homes for rent and 156 for private sale.

**6.2 Bacton Tower**

The [refurbishment of Bacton Tower](http://www.netweber.co.uk/company/news/article/article/saint-gobain-weber-transforms-hi-rise-bacton-tower-for-camden-council.html) is a project within the CIP. This 22 storey block of 120 flats had a partial warm air heating system, which was in need of renewal and large single glazed sliding doors leading onto private balconies.  These combined resulted in residents’ homes being poorly heated and thermally inefficient.   During 2013 and 2014 a new heating system was designed and installed as well as new balcony windows. Better homes works has been carried out.

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**6.3 Carlton Primary School**

Carlton Primary School has been identified as one of the primary schools with the highest suitability needs in the borough.

The Council worked with the school to identify their top priorities for investment through the CIP.  Works have addressed suitability need and were combined with condition and sustainability funding to provide a whole school project.  Works included reconfiguration / refurbishment of most classrooms, repair / renewal of fire doors, upgrade of electrical distribution boards and repairs / renewal of water tanks and pipework.  In addition sustainability works at the school are anticipated to save 49 tonnes of carbon dioxide annually.

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**6.4 Community Heating Project**

The [Combined Heat and Power](http://www.renewableenergyfocus.com/view/42570/gospel-oak-a-district-heating-success-story/) (CHP) network project is now complete and provides heating to homes across six estates in the Gospel Oak area (Fleet Road, Dunboyne, Ludham &Waxham, Bacton Tower, Wendling and Weedington). The network utilises surplus heat generated by the Royal Free Hospital (RFH) and delivers significant carbon reductions and low cost energy to residents.

**6.5 Fleet School**

The school is located between Agincourt Street and Fleet Road to the west of the main Gospel Oak area. Recent proposals have sought to provide additions to the main school building.

**6.6 Gospel Oak Primary School**

The redevelopment of Gospel Oak Primary School is a project within the CIP. The school has been identified as one of the primary schools with the highest suitability needs in the borough.

The Council has been working with the school to identify their top priorities for investment through the CIP. Works have addressed suitability need and were combined with condition and sustainability funding to provide a whole school project. Works have included a partial roof renewal, remedial work to boundary walls and concrete cladding panels and an upgrade of fire safety and water hygiene provision. Further remodelling work is took place in 2014. In addition, sustainability works at the school are anticipated to save 67 tonnes of carbon dioxide annually.

The Gospel Oak Early Years Foundation School (EYFS - nursery/reception) building was completed in April 2015. The works included the erection of a single storey extension to the existing nursery building, providing new nursery and reception classrooms, associated alterations to existing windows and doors to create additional educational space as well as improvements to the external play areas and fencing.

**6.7 Gospel Oak 7 & 8**

Better homes.

**6.8 Kentish Town City Farm**

Kentish Town City Farm was awarded section 106 money from the Bacton Low Rise development. The money was spent to provide a new drainage system for the animals and a new log cabin for volunteers. The new drainage for the animals ensures there is no waste left on the yard, which means a better place all round and a better environment for the animals to live in. The log cabin can be used by children, volunteers and visitors as somewhere to relax.

**6.9 Kiln Place estate**

Development on the estate is proposed to take the form of a terrace of 6 townhouses along the edge of Kiln Place, 2 more on the opposite side of the road and the conversion of underused foyers on 3 of the existing blocks in the form of flats and maisonettes.  Together these sites will provide 15 new homes.  Planning consent was granted in January 2015 and work should begin in March 2016.

Better Homes work was carried out on the estate and investment in a new TRA building. Further work has been carried out improving open spaces within the estate.

**6.10 Lamble Street and Barrington estate**

The infill sites on Lamble Street / Barrington Close is a project within the CIP.  There are three small sites around the Lamble Street estate, which will provide 5 houses. There are 3 end of terrace plots along Grafton Road for 3 more houses. These homes will be of high quality bespoke architecture to complement and enhance the surrounding area, as well as improving community safety by utilising derelict spaces and areas of anti-social behaviour. The development will also contribute towards tenant-led landscape and amenity improvements for the estate.

Preparation work is now underway to deliver the new homes. The playground has been refurbished and landscape improvements and work will begin in Autumn 2015.

Better Homes work to Lamble Street and Barrington Estate consisting of new roof, individual gas central heating, improved insulation, new kitchens and bathrooms is now complete.

**6.11 Lawn Road**

The Fleet Community Centre on Lawn Road (32 Lawn Road) was the subject of a consultation in 2011 that suggested the sale of the building for residential development with the proceeds going into the CIP to help with the regeneration of the Gospel Oak area. The sale was approved by Cabinet in April 2012, and Fairview Homes bought the site in 2014.

At the meeting it was agreed that one third of sale proceeds from the disposal of 32 Lawn Road would be used to fund regeneration initiatives in Gospel Oak in the following ways:

* To allow additional off-site affordable housing provision elsewhere in Gospel Oak.
* Provide for investment in regeneration projects through the Community Partnership, for community identified schemes that could improve local play areas, public realm, open spaces or community spaces.
* Refurbishment of a site on the nearby estate as replacement of the tenant hall facility.

The remaining two thirds of the proceeds will be invested in the CIP programme, which could include improvements to schools serving children and young people living in Gospel Oak. The property was marketed in late 2012/early 2013. Consent was granted for 72 flats on the site at the end of 2014. Planning obligations were sought for the following items:

* Public open space
* Education
* Training and employment
* Construction apprentice payment
* Community facilities
* Highways
* Health
* Travel plan monitoring

**6.12 Lismore Circus play area**

Repairs and improvements to the eastern and western play areas and installation of an outdoor gym (secured through the Bacton Low Rise section 106)

**6.13 Ludham and Waxham estate**

Ludham and Waxham completing Better Homes work, external and reviewing heating for 200+ properties.  We will also be completing window upgrades, roofing works and renewing gas infrastructure on other properties in Gospel Oak. Work will start in 2015 to 2016.

**6.14 Maitland Park estate**

Since May 2012 the Council has been consulting with residents of Maitland Park about proposals for new homes on their estate.

The proposals include the demolition of the TRA hall on Grafton Terrace, which is to be replaced with a new purpose built hall with flats above and a terrace of homes along Grafton Terrace.  It also includes the future redevelopment of the Maitland Park Gym and Aspen House.

**6.15 St Dominic’s Primary School**

The redevelopment of St Dominic’s primary school – which have included remodelling and refurbishment work, including works to the ground floor, creating an extension to the hall, a new nursery extension, formation of a new kitchen, improvements to reception classrooms, toilets and external play areas – is a project within the CIP.

Alterations and upgrading to the building was carried out.  The project was managed by consultants appointed by the Diocese of Westminster on behalf of the school.

**6.16 St Martins Church**

Section 106 money from the Bacton Low Rise development was awarded to St Martin’s Church, Vicars Road to cover refurbishing its kitchen and toilets, upgrading the church grounds, and improving lighting in the church hall.

**6.17 Weedington Road Play Centre/ Dome youth and sports centre**

Queen’s Crescent Community Centre was awarded Section 106 money from the Bacton development towards making the old play centre in Weedington Road ‘fit for purpose’ for those aged up to 21.

A multi-sports facility in Weedington Road has been provided and will be open for five years. Section 106 money from the Bacton Low Rise development contributed about 10% of the cost of installing an adjoining youth centre, complete with a gym, recording studio, IT suite and changing rooms.

**6.18 Wendling estate**

The estate needs plumbing, heating, waste stacks and underground sewerage pipes to be replaced. This would be disruptive work, and it needs to be considered alongside options to refurbish or redevelop the estate.

Residents have been involved in, and consulted upon, a number of options for the estate that included refurbishment with a programme of partial demolition and partial new build, or demolition and redevelopment. This exercise was lead by Peter Barber Architects. It is expected that this process will continue in late 2015 and through 2016 to determine the preferred way forward.

**6.19 Wellesley Road Care Home**

Redevelopment to provide provide two new 60 bed care homes and 35 new extra care flats for older people was completed in the summer.

**Last updated: 31 December 2015.**