

## SINGLE MEMBER DECISION REPORT

<b>LONDON BOROUGH OF CAMDEN</b>	<b>WARDS:</b> Kentish Town South
<b>REPORT TITLE</b> Implementation of the Regeneration Strategy for the Kentish Town Regis Road Growth Area (SC/2023/15)	
<b>REPORT OF</b> Director of Economy, Regeneration and Investment	
<b>FOR SUBMISSION TO</b> Cabinet Member for New Homes, Jobs and Community Investment	<b>DATE</b> 10 <sup>th</sup> March 2023
<b>STRATEGIC CONTEXT</b> <p>We Make Camden is our joint vision for the borough, developed in partnership with our community. Implementation of the Regeneration Strategy for the Regis Road Growth Area contributes to the following objectives set out by our communities through We Make Camden for:</p> <ul style="list-style-type: none"><li>• everyone in Camden to have a place they call home</li><li>• Camden to be a green, clean, vibrant, accessible, and sustainable place with everyone empowered to contribute to tackling the climate emergency</li><li>• Camden communities to support good health, wellbeing and connection for everyone</li><li>• Camden's local economy to be strong, sustainable, and inclusive</li></ul> <p>The Way We Work is the Council's response to We Make Camden. Implementation of the Regeneration Strategy for the Regis Road Growth Area contributes to the commitments and ambitions in the way the Council works to support its citizens by building as many genuinely affordable homes as quickly as possible, and enable others (including developers and housing associations) to do the same.</p> <p>Camden's Local Plan (2017) aims to create the conditions for growth to deliver the homes, jobs, infrastructure and facilities to support it, ensuring that growth delivers opportunities and benefits for our residents and businesses. It aims to deliver sustainable growth and highlights that the most significant growth will be delivered in growth areas such as Regis Road in Kentish Town designated for employment-led mixed-use redevelopment and intensification, aiming to deliver in the region of 1000 new homes, over 1500 additional jobs, new connections and open space.</p> <p>Since the Local Plan was adopted, the need for new housing, especially affordable housing, has intensified and therefore creating more affordable homes is a key priority for the Council. With the quantity of new homes and affordable housing envisaged within the Regis Road Growth Area, it can significantly contribute towards delivering Camden's housing needs and We Make Camden objectives.</p>	

The cost of living crisis has also magnified the significant economic and social disparities that exist within Camden, including the wards surrounding Regis Road. The employment-led regeneration of Regis Road will play an important role by working with the business community to deliver inclusive growth to benefit everyone, supporting our local economies, creating jobs and apprenticeships and increasing the number of affordable workspaces in the borough.

## **SUMMARY OF REPORT**

This report seeks approval to enter into a land sale agreement to dispose of the Council owned Car Pound & Reuse Recycling Centre site on Regis Road NW5 and Holmes Road Depot site on 76 – 79 Holmes Road NW5 to a purchaser on the terms outlined in section 2.4 and set out in more detail in Part II of the report. It is considered that the land sale will act as a catalyst for the implementation of the Regeneration Strategy for the Kentish Town Regis Road Growth Area as agreed by Cabinet on 16<sup>th</sup> November 2022.

The report is coming to the Cabinet Member because of the delegation of authority by the Leader of the Council following the 16<sup>th</sup> November 2022 Cabinet meeting to the Cabinet Member to take all decisions reasonably required to implement the Regeneration Strategy for Regis Road in relation to the disposal of any existing Council owned land assets in accordance with all relevant statutory requirements.

### **Local Government Act 1972 – Access to Information**

No documents which require listing were used in the preparation of this report.

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## **RECOMMENDATIONS**

The Cabinet Member for New Homes, Jobs and Community Investment (having regard inter alia to the Council's statutory duty with regard to equalities as set out in Section 149 of the Equalities Act 2010 and the consultation responses (summarized in Appendix 2 of the report), in consultation with the Executive Director Supporting Communities, the Executive Director Corporate Services, the

Borough Solicitor, the Cabinet Member for Finance and Cost of Living and the Cabinet Member for Better Homes, is asked to:

1. Approve the Council entering into the land sale agreement with a purchaser for the market value disposal of the Car Pound & Reuse Recycling Centre site on Regis Road NW5 and Holmes Road Depot site on 76 – 79 Holmes Road NW5 on the terms outlined in section 2.4 and set out in more detail in Part II of the report, to secure development proposals which will act as a catalyst for the implementation of the Regeneration Strategy for the Kentish Town Regis Road Growth Area agreed by Cabinet on 16<sup>th</sup> November 2022;
2. Authorise the Director of Economy, Regeneration and Investment, in consultation with the Head of Property and the Borough Solicitor, to negotiate the final detail of the land sale agreement, then implement and complete the sale; and
3. Note that further ongoing consultation in accordance with the Council's duty under section 105 of the Housing Act 1985 will be undertaken with the Council tenants on the site which will be considered in further decision making.

Signed:



Gillian Marston  
Executive Director Supporting Communities

Date: 1 March 2023

## **1. CONTEXT AND BACKGROUND**

- 1.1 In 2017, the Regis Road industrial area was designated a Growth Area in the Camden Local Plan (2017), creating a significant opportunity to deliver higher density employment provision as part of a comprehensive redevelopment scheme that will also deliver substantial increase in homes and jobs, as well as reconnecting local communities. Subsequently, the Kentish Town Planning Framework was adopted in 2020, providing guidance based on adopted policy in the Camden Local Plan, Kentish Town Neighbourhood Plan and Dartmouth Park Neighbourhood Plan; it expands on the Regis Road opportunity to create a richly layered, characterful place as an exemplar mixed-use redevelopment with high quality homes that supports a diverse local community.
- 1.2 Attempts over recent years at the regeneration of the Regis Road area have not succeeded due to the complexity of multiple land ownerships. A Regeneration Strategy was therefore proposed to initiate the regeneration of Regis Road based on the use of the Council's land assets as catalyst.
- 1.3 On 16<sup>th</sup> November 2022, Cabinet agreed to the proposed Regeneration Strategy for Regis Road and granted delegations to progress and implement the strategy for the comprehensive regeneration of the Regis Road Growth Area to deliver the objectives of the Camden Local Plan and the Kentish Town Planning Framework.
- 1.4 The recommended option of the Strategy involving use of the Council's land assets on Regis Road and Holmes Road (refer to Appendix 1 for site plan) as a catalyst for regeneration has been developed through engagement with a developer to the current stage for a single member decision to agree a conditional land sale to the developer.
- 1.5 The two sites on Regis Road and Holmes Road are home to several council services (Car Pound, Reuse Recycling Centre, depot with workshops, offices, stores and parking) and 21 council and 4 leasehold flats. Sale of the Council's land would require 'seamless' service reprovision to maintain continuity of services whilst enabling redevelopment, and replacement of existing homes.

## **2. PROPOSAL AND REASONS**

- 2.1 The proposal is a conditional land sale of the Regis Road Car Pound & Reuse Recycling Centre site and Holmes Road Depot site to a developer in order to act as a catalyst for the implementation of the Regis Road Regeneration Strategy to deliver the Strategy's objectives to:
  - enable and catalyse the comprehensive regeneration of the Regis Road Growth Area;
  - enable the comprehensive delivery and masterplan-led approach to deliver the objectives of the Kentish Town Planning Framework – to create a new innovative mixed-use neighbourhood of up to 1,000 new homes including affordable homes, employment space and jobs, open space and connections with surrounding local communities;

- enable ‘seamless’ reprovision of the Recycling Centre and other Council service provision as necessary to support the Strategy;
  - to support land assembly and coordination within and between land parcels and ownerships; and
  - to deliver “best consideration” capital receipt in the event of land disposal.
- 2.2 Under an exclusivity agreement, the Council has been in discussion with the developer – an investment and development company with a track record in large-scale, visionary mixed-use development and experience of complex construction projects – who has come forward with a compelling delivery concept proposal for Regis Road in response to our regeneration objectives.
- 2.3 Officers have, with the aid of external expert valuation advisers, critically assessed the developer’s delivery record and ability to deliver the terms of the sale contract to enable their proposal to act as a catalyst for regeneration of the wider area. Having undertaken the required due diligence to confirm the developer’s credentials and proposed delivery concept, it is considered that the proposed land sale agreement will deliver the regeneration objectives and officers have signed draft non-binding heads of terms for a conditional long leasehold sale of the Council’s land to the developer. This has led to commercial negotiations and drafting of a conditional sale contract being sufficiently progressed for a single member decision to agree to the land sale, with potential exchange of contract in due course – note that the decision does not automatically lead to exchange of contract.
- 2.4 Build-out of the developer’s proposed scheme under the land sale agreement will entail multi-million pound investment by the developer (into an area that has historically struggled with under-investment) which in itself will act as a regeneration trigger. As some terms of the draft land sale agreement are commercially sensitive, the terms are covered in detail in the confidential Part II Appendix, with key terms outlined below to be secured from the developer:
- Satisfactory policy compliant planning permission to be achieved in line with the principles of the Planning Framework
  - Completion of build-out of the proposed scheme by a specified long-stop date, with the Council able to take the land back if this is not achieved
  - Significant provision of new homes of which at least 50% must be affordable housing (in addition to the reprovision of existing homes of Council tenants at the Holmes Road Depot site)
  - Reprovision of the existing facilities currently on the two Council owned sites, including the existing homes
  - Agreed target dates to be achieved to ensure that regeneration is carried out in a timely manner
  - Freehold to be retained by the Council
  - A capital receipt delivered to the Council which has been professionally assessed as amounting to “best consideration” market value.
- 2.5 The benefits of proceeding with the proposed land sale are that:
- the developer has the experience and resources to take on the planning and development risks to deliver regeneration of this scale and complexity

- the developer has come forward with a strong vision and delivery concept as a catalyst for comprehensive redevelopment of Regis Road, which is ready to be progressed at pace, in engagement with the Council, landowners, residents and local community, into a planning application
- it will support the developer's endeavours to further assemble land on Regis Road to unlock the Regis Road area for comprehensive redevelopment as envisaged in the Planning Framework and Neighbourhood Plan.

2.6 Multiple land ownerships within the Growth Area add complexity to the comprehensive delivery approach. The developer is expected to continue to engage with the Council and landowners to support a coordinated approach. Extensive consultation with residents and the local community will be required as the developer team progresses proposals towards a planning submission.

### 3. OPTIONS APPRAISAL

3.1 **Option 1 (recommended) – Conditional land sale agreement to secure sale of the Council's land as "best consideration" to be entered into with a developer with a track record in delivering similar major regeneration schemes:** Comprehensive redevelopment in a significant undeveloped area like Regis Road would require a developer with the necessary experience and confidence to invest in the area that would act as a magnet to attract other investment to the area and create the momentum to deliver area-wide regeneration. Such a developer has come forward with bespoke proposals that are welcomed by the Council and which are in line with the Council's objectives for wider redevelopment of the area.

3.2 **Option 2 – Inviting bids for the Council's land on the open market:** The Council could have sought to dispose of the Council's land by going to the market, alongside seeking to have its current facilities and homes re-provided via a development framework. Whilst (as in option 1), this would secure "best consideration" market value, this process would (a) take time and delay delivery of regeneration, and (b) more importantly, there is absolutely no certainty it would bring forward a purchaser with comparable delivery credentials whose proposals align with the Council's aspirations for the area. As in section 3.4, the Council has considered whether open market bids would have significantly changed the outcome of "best consideration". The independent valuer's assessment of the proposed offer – capital receipt and replacement of council homes and facilities – demonstrated that "best consideration" (commercial or monetary value) is unlikely to be achieved through this open market option. This option is not recommended.

3.3 **Option 3 – 'Do nothing':** Without pro-active action by the Council to use its own land as catalyst for regeneration, it would be left to the private sector to deliver regeneration – redevelopment is unlikely to come forward in a coordinated manner for comprehensive delivery, with risk to the Council of failure to deliver the new homes, jobs and reconnected neighbourhood as envisaged in the Planning Framework. The Council would be disregarding the important role that disposal of Council-owned land for delivery by third parties

could play in supporting new affordable homes to be built in Camden without need for initial investment by the Council to develop new homes. This option is not recommended.

- 3.4 **Option 1 is recommended.** In structuring the land sale transaction, the Council has obtained independent valuation advice as the Council must be satisfied that any land sale achieves “best consideration” market value under section 123 (s123) of the Local Government Act 1972 and section 32 of the Housing Act 1985 which require the Council to consider the outcome of the sale, in particular the commercial or monetary value to the Council. With reference to section 3.1, the holistic outcome of regeneration of the area in line with the Planning Framework and Neighbourhood Plan has significant value for the Council. In addition, the independent valuation of monetary consideration to be paid for the sites demonstrates “best consideration” in line with s123.

#### 4. **WHAT ARE THE KEY IMPACTS / RISKS? HOW WILL THEY BE ADDRESSED?**

- 4.1 A key consideration is the existing homes on the Holmes Road Depot site. The Council is committed to ensuring that existing residents benefit from the Regeneration Strategy. Following from the initial residents’ engagement prior to the November 2022 Cabinet meeting, further consultation with residents has taken place to inform the single member decision; refer to Appendix 2.
- 4.2 Several Council services are located at Regis Road (Car Pound and Reuse Recycling Centre and Car Pound) and Holmes Road (the Depot). We have been in discussion with the services currently accommodated on the two sites, and with North London Waste Authority and Veolia, to understand the existing and future reprovion requirements and will work with the developer to ensure that the redevelopment proposals meet these requirements.
- 4.3 In considering the Council’s requirement for ‘seamless’ reprovion, the developer has a phasing proposal that would enable the Council to continue to remain in occupation to deliver services from Regis Road and Holmes Road, and for residents to remain in their existing flats until new replacement homes within the redevelopment are completed for them to move in.
- 4.4 The risk related to delivering the Council’s regeneration objectives will be managed through a robust pre-application and planning process to ensure a policy compliant scheme as well as including in the land sale agreement the condition for planning permission to achieve reprovion of the Council facilities and flats, to be built to agreed standards, and 50% affordable housing on any additional housing.
- 4.5 The Council as landowner has sought preliminary advice from the Local Planning Authority (“LPA” as an independent function within the Council) for its views as to how the terms of the land sale agreement would secure a policy compliant scheme. The LPA has made it clear that any future planning application would be considered on its merits. In their view (subject to formal

decision making), the land sale agreement would be capable of being taken forward in a planning application that delivers a comprehensive development across the Growth Area in line with the objectives in the planning policy framework which exists for this area including the London Plan, Local Plan, Kentish Town Planning Framework and Kentish Town Neighbourhood Plan. These objectives include re-provision and intensification of industrial uses to create space for cultural and community facilities and some offices uses and substantial residential use, creating significant provision of new homes and jobs, new pedestrian and cycle friendly connections, attractive safe and green open spaces and public realm that is open and accessible to all, and sustainable, innovative development that delivers a zero emissions neighbourhood. The Planning Framework is clear that growth must deliver real benefits for local people and an ambitious employment and training strategy will be expected that maximises opportunities, both during construction and end uses, and target benefits to the local communities of Kentish Town, Gospel Oak and Haverstock. The Planning Framework also acknowledges that landowner collaboration and land assembly are likely to be required to ensure a comprehensive approach.

One objective inter alia is the need to ensure any redevelopment does not lead to loss of employment/business uses. The planning policy framework clearly establishes that services such as those provided from the Council sites are considered to be employment/business uses and the Reuse Recycling Centre is safeguarded in the recently adopted Joint Waste Plan. This enables the LPA to afford such facilities a high degree of protection, for example, through requiring equivalent re-provision in any Section 106 agreement (s106) linked to a future planning permission. The Development Plan supports higher intensity redevelopment of such sites, particularly in growth areas like Regis Road, where it increases employment opportunities and includes other priority uses such as housing and open space as part of a comprehensive scheme. However, it makes clear that this should ensure the continued operation of businesses on site by ensuring the needs of end users are met, in this case, the Council services. The LPA has indicated (subject to formal decision making) they intend to use a s106 linked to any future planning permission to give effect to these policy requirements securing re-provision equivalent to current provision within fixed periods and to detailed design standards.

- 4.6 On “best consideration” for the Council’s property assets on Regis Road and Holmes Road, refer to section 8 for confirmation by the Head of Property.

## **5. CONSULTATION/ENGAGEMENT**

- 5.1 There are 25 homes within the scope of the land sale including 21 flats occupied by the Council’s secure tenants and 4 leasehold flats. Whilst the decision to enter into a land sale agreement would not result in any immediate change for residents, it would set in motion a process that, subject to planning permission, could in future lead to demolition and redevelopment of these homes. A prerequisite of the land sale agreement includes re-provision of the Council homes and the secure tenants are expected to remain as such.



- 5.2 Consultation has taken place with the secure tenants of the Holmes Road flats in accordance with section 105 (s105) of the Housing Act 1985 (see section 6.4). Leaseholders were also consulted. The purpose of the consultation was to inform residents and leaseholders about the Regeneration Strategy and what it could mean for them, to give them the opportunity to express their views about the Strategy and to find out more about them and their housing situation. One-to-one sessions were held with 16 out of the 25 households; refer to Appendix 2 for a summary of the consultation. If the land sale progresses, this consultation would have begun an engagement process with residents and leaseholders that will continue as proposals develop.
- 5.3 Equalities information was captured as part of the consultation; an Equalities Impact Assessment has been conducted and is provided as Appendix 3. As there are residents with protected characteristics and additional characteristics (see section 6.5) within the homes in scope, the Equalities Impact Assessment should be taken into account and kept under review as the scheme progresses to mitigate potential for negative outcomes (such as uncertainty) and to achieve positive outcomes where possible (such as secure tenants' re-placement homes meeting their needs).
- 5.4 If the land sale is the catalyst for wider regeneration of the Regis Road area as intended and the homes, affordable homes, open space and connections outlined in the Planning Framework are delivered, this will overall have a positive impact in terms of equalities.

## **6. LEGAL IMPLICATIONS**

- 6.1 The recommendations seek approval for entering into a conditional land sale agreement with a developer with a demonstrable delivery record designed to secure fundamental redevelopment/regeneration of the Council's land in a defined period. The majority of the land is held in the Council's General Fund for accounting purposes but also incorporates a residential element held in the Council's Housing Revenue Account ("HRA") for housing purposes.
- 6.2 In terms of land held in the General Fund, s123 of the Local Government Act 1972 provides that a council may dispose of land in any manner they wish but except with the consent of the Secretary of State, a council shall not dispose of land for a consideration less than the best that can reasonably be obtained. In other words, when disposing of land under s123, the Council must obtain the "best consideration" that can reasonably be obtained unless it has procured the consent of the Secretary of State to do otherwise. For these purposes, "best consideration" has been described by the Court as those "elements of the transaction of commercial or monetary value to the local authority' Council", and "the price payable for the land", which may consist simply of the "sum of money offered for the land", or that sum plus "other elements such as rights in the nature of easements or a right to re-purchase provided that such elements have a commercial or monetary value which is capable of being assessed by those expert in the valuation of land". What amounts to "best consideration" is a matter of professional valuation judgement based on an expert assessment supported by evidence. S123 is

focussed on the outcome of securing “best consideration” and does not prescribe any particular methodology (for example, a requirement to go through a competition) to assess what amounts to “best consideration”, provided the Council has a sound public law reason for choosing whatever methodology it adopts. In this case, the recommended land sale agreement is considered to be likely to act as a catalyst to unlock redevelopment of the wider area and deliver the objectives of adopted planning policy and implementation of the Regeneration Strategy agreed by Cabinet.

- 6.3 Powers to dispose of the residential HRA element are governed by a different statutory regime to s123 but similar principles apply. Under section 32 of the Housing Act 1985, the Council is empowered to dispose of land held in the HRA subject to consent of the Secretary of State. By a statutory instrument (General Housing Consents 2013), the Secretary of State has granted a general consent (subject to certain limitations not relevant in this case) which enable a local authority to dispose of HRA land for a “consideration equal to its market value.” “Market value” is equivalent to “best consideration” and should be assessed in the same way as “best consideration”.
- 6.4 The recommended land sale agreement is also considered to trigger a requirement to consult Council tenants in the HRA element of the site under s105 of the Housing Act 1985 as it relates to “housing management” which includes proposals which, in the opinion of the landlord, would represent “a new programme of maintenance, improvement or demolition”. S105 does not prescribe any particular methodology regarding what the consultation should consist of – consultation arrangements are what the Council reasonably “considers appropriate” to enable its tenants to be informed and make their views known on housing management issues. It is imperative that the decision maker conscientiously takes into account the views of tenants (summarised in Appendix 2) before deciding on the recommendations.
- 6.5 In considering the recommendations, the Cabinet Member must also have due regard to the impact those decisions will have upon the Council’s statutory duty regarding equalities set out in Section 149 of the Equalities Act 2010. In summary, these legal obligations require the Council and Cabinet, when exercising its functions, to have ‘due regard’ to the need to (1) eliminate discrimination, harassment and victimisation and other conduct prohibited under the Act; (2) advance equality of opportunity between people who share a relevant protected characteristic and those who do not; and (3) foster good relations between people who share a relevant protected characteristic and those who do not (which involves tackling prejudice and promoting understanding). Under the Duty, the relevant protected characteristics are: age, disability, gender reassignment, pregnancy and maternity, race, religion, sex, and sexual orientation. In respect of (1) only, the protected characteristic of marriage and civil partnership is also relevant.
- 6.6 Other legal comments are incorporated within the main body of the report and in the confidential Part II Appendix.

## **7. RESOURCE IMPLICATIONS**

- 7.1 Should the recommended option 1: conditional land sale agreement be pursued, this will result in a capital receipt of which “best consideration” would have been obtained by the Council through independent valuation advice. This receipt will help to fund the Council’s capital programme without increasing its borrowing.
- 7.2 The developer would undertake all planning and development risks and deliver the Council’ regeneration objectives which includes the re-provision of Council facilities and existing homes build to agreed standards. This is an in-kind benefit to the Council in addition to the capital receipt.
- 7.3 Under the main terms of the draft land sale agreement, it also includes the developer achieving satisfactory planning permission for a phase 1 scheme with a masterplan vision in line with the principles of the Planning Framework. As set out in section 4.5, the LPA has advised that there is a comprehensive planning policy framework in place to secure the Council’s re-provision requirements whilst maintaining continuity of service whilst enabling redevelopment. Discussions have also been undertaken with services impacted to clarify and cost re-provision requirements which would form a key part should the preferred option be followed. The “seamless” re-provision is another major benefit because it minimises decant costs for the Council as there is no need to temporarily move services and residents off-site while the works take place.
- 7.4 Staff time is currently being covered from core service budgets. A further budget had been approved to undertake the required resident engagement, as well as external legal, valuation and technical advice. It is expected that some of these costs should be recoverable from the capital receipt. In addition, the developer has agreed to pay a contribution to the Council’s legal agent’s and other professional advisors’ fees incurred in connection with the negotiation and documentation of the transaction to be paid on contract completion, that is, satisfaction of the conditions and grant of the headleases.
- 7.5 If agreed, the implementation of the Regeneration Strategy with the land sale should bring further financial benefits to the area in the longer run. It is expected that regeneration will create more business premises and residential space which would lead to increased Business Rates and Council Tax income for the Council.
- 7.6 The main financial risks are that the developer does not complete the sale or deliver on the conditions. This risk of the sale not completing is mitigated by working with a well-capitalised developer with a strong track record – before any exchange of contract, the Council is carrying out due diligence on the developer’s funding arrangement. The complexity of the deal and the commercial imperatives of the developer could lead to the Council’s re-provision and regeneration objectives not being fully delivered. The mitigations for this risk include the Council’s planning policies and s106 agreements and sufficient investment in the due diligence around the deal, bringing in external resource as needed. The Council will aim to mitigate

against the risk of the developer failing to complete the re-provision works once the sale has taken place by negotiating an option to buy back the land should this take place. There would remain a risk around the subsequent increase in land values.

## **8. “BEST CONSIDERATION” FOR THE COUNCIL’S PROPERTY ASSETS**

8.1 The Head of Property considers that the receipt agreed for the disposal of the subject Council property to the developer represents “best consideration” reasonably obtainable; an external reputable property and valuation consultancy firm was engaged to provide a professional s123 valuation for the sites. The valuation advice provided was reviewed critically and confirms that the consideration represents market value for the sites.

## **9. ENVIRONMENTAL IMPLICATIONS**

9.1 At present, Regis Road is an underused industrial area with little or no biodiversity value, dominated by hard-surfacing, cars, vans and lorries; yet it is well served by public transport with significant potential to deliver a zero-carbon sustainable neighbourhood in line with the Kentish Town Planning Framework. Regeneration of the Regis Road area provides the opportunity to address the key issues of energy use, air pollution, resource efficiency and climate resilience, and make a positive contribution to the actions within the Camden Climate Change Action Plan.

9.2 Any redevelopment of this area would be subject to planning and assessed against the policies and guidance which apply here, including Camden’s Planning Guidance updated in 2021 in response to the Climate Change Action Plan which sets out in detail how the Council approaches development proposals which involve existing buildings.

## **10. TIMETABLE FOR IMPLEMENTATION**

10.1 The single member decision to implement the Regeneration Strategy will potentially lead to exchange of contracts in Spring 2023 with the developer who will then progress master planning work in engagement with the Council and other landowners in the Growth Area. Following this, a pre-planning application process will commence involving consultation with residents, local community and other stakeholders, leading to the submission of a planning application anticipated in Winter 2024.

## **11. APPENDICES**

Appendix 1 – Site Plan

Appendix 2 – Summary of consultation with residents

Appendix 3 – Equalities Impact Assessment

Appendix 4 – Part II Report (RESTRICTED)

Appendix 5 – Note on Conditional Land Sale Agreement (RESTRICTED)

**REPORT ENDS**