

## Summary of consultation with residents in accordance with section 105 of the Housing Act 1985

For Single Member Decision Report: Implementation of the Regeneration Strategy for the Kentish Town Regis Road Growth Area

- 1.1. Consultation took place between 16<sup>th</sup> January and 14<sup>th</sup> February 2023 with residents and leaseholders of the 25 flats at No.76 and No.78 Holmes Road on the Holmes Road Depot site in accordance with s105 of the Housing Act 1985 as the single member decision in March 2023 to agree to the land sale of the Council's land (which includes the Depot site) could potentially lead to demolition of their homes for redevelopment as part of implementation of the Regeneration Strategy for the Regis Road area.



- 1.2. There are currently 17 secure council tenancies, one resident leasehold and 3 non-resident leaseholds at No.76, and 4 secure council tenancies at No. 78.

- At No.76, flats 1 to 21 are accommodated in a 5-storey L-shaped block east of the Depot; the upper three floors straddle over the boiler room, stores and carparking space on ground level of the Depot's east wing.
- At No.78, flats 1 to 4 sit as a single storey on the roof of the Depot's south wing.
- The table below shows the mix and types of flats:

Flat type	LBC tenanted	Leasehold	total
Studio	4	0	4
1-bed	2	1	3
2-bed	8	2	10
3-bed	6	1	7
4-bed	1	0	1
	21	4	25

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- 1.3. Letters were hand delivered to the flats on 16<sup>th</sup> January to inform residents and leaseholders about the consultation and to invite them to arrange one-to-one (1-2-1) sessions with council officers. This was followed with email notification to non-resident leaseholders and subsequent 'door knocking' on 27<sup>th</sup> January and 3<sup>rd</sup> February to reach as many residents as possible to participate in the consultation.
- 1.4. The purpose of the consultation was to:
  - inform residents and leaseholders about the proposed implementation of the Regeneration Strategy and what it could mean for them
  - give them the opportunity to express their views about the Strategy
  - find out more about them and their housing situation
- 1.5. Residents and leaseholders were provided with:
  - a leaflet about the consultation
  - a consultation feedback form for residents to inform us about their household and their home, and views on the area they live in and the proposed regeneration
  - a Equality, Diversity and Inclusion questionnaire to gather personal background information to enable the update of the Equalities Impact Assessment (Appendix 2) for the single member decision-making.

Residents and leaseholders were invited to provide their response at the sessions or by completing the forms online or in hard copy to be returned using self-addressed envelopes provided to them.
- 1.6. Council officers met in person with residents of 13 council flats and two leasehold flats, and online with a non-resident leaseholder. The sessions took place mainly at the residents' homes, with some at the Kentish Town Library.
- 1.7. The 1-2-1 sessions were carried out as a two-way discussion based on the information provided in the leaflet and queries and feedback from residents and leaseholders during the sessions:
  - We talked about the proposed Regeneration Strategy and the example timeline for implementing the strategy as outlined in the leaflet.
  - We clarified that the Strategy is at an early stage and, as any redevelopment would not happen for a number of years, there was no change for residents and leaseholders right now.
  - We discussed the potential impact and options for residents (as council tenant and leaseholder) should redevelopment go ahead.
  - We informed them of a forthcoming council decision to agree a conditional sale of the Council's land (which includes the Depot site) to a developer to carry out the redevelopment, with key conditions of the sale requiring the developer to:
    - achieve planning permission which would involve engagement with residents on their options as proposals for regeneration are being developed for the planning application

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- complete the construction, prior to demolition, of the replacement council facilities and homes for the existing council services and residents on Holmes Road to move in (that is, residents would therefore only move once from their existing to new replacement homes within the redevelopment)

- 1.8. Residents voiced a range of views and concerns about the proposed regeneration and the potential impact in relation to their personal and household's circumstances and the potential options for them as council tenant or leaseholder.
- Residents like living in their homes and the neighbourhood, with easy access to amenities (transport, high street, schools, hospitals, parks, etc) and to family and friends in the local area.
  - Some residents have lived at Holmes Road for a long time and their children have grown up there; they have formed life-long memories and relationships with the local community and the local area.
  - Residents like the privacy and security of living relatively discretely in a small block of flats and on top of the depot building.
  - However, over time and changing circumstances, the housing needs of some residents have changed (or are likely to change in future), for example, due to issues with mobility, health and over-crowding.
  - Views about the proposed regeneration were mixed. Some residents were sceptical about regeneration, did not want it to happen and were deeply anxious about the prospect of losing their existing homes where they have lived for a long time and have invested in home improvements. Some other residents were interested in the potential opportunities and benefits of regeneration, including the potential to address their housing needs.
  - In general, there was relief expressed that the potential move from their existing homes would not take place for a while yet and that it would involve a single move to a replacement home within the redevelopment.
- 1.9 Council officers advised the residents and leaseholders that engagement with them would continue to take place to keep them informed of progress and to involve them as the regeneration proposals develop. Going forward from this consultation:
- Details of the consultation process and findings have been captured to help inform the work ahead in implementing the Regeneration Strategy, including the next stage of residents' engagement.
  - Details from feedback by residents and leaseholders will be collated and reviewed to facilitate and inform a housing needs survey.
  - As the regeneration proposals develop, options on rehousing the residents will be further explored and developed in detail in consultation with them.
  - Through each stage of the regeneration, the Council will support the residents in addressing their concerns and minimising disruption to them and their families and ensure that leaseholders get a fair deal from the regeneration.