

<b>LONDON BOROUGH OF CAMDEN</b>	<b>WARDS:</b> All
<b>REPORT TITLE</b> Annual Report of the Cabinet Member for New Homes, Jobs, and Community Investment – 2022/23	
<b>REPORT OF</b> Cabinet Member for New Homes, Jobs, and Community Investment	
<b>FOR SUBMISSION TO</b> Culture and Environment Scrutiny Committee	<b>DATE</b> 22 January 2024
<b>SUMMARY OF REPORT</b>  The Cabinet Member for New Homes, Jobs, and Community Investment will provide the Culture and Environment Scrutiny Committee with his annual report for discussion.  <b>Local Government Act 1972 – Access to Information</b>  No documents that require listing have been used in the preparation of this report.  <b>Contact Officer:</b>  Clarissa Frias Cabinet Officer Corporate Services London Borough of Camden 5 Pancras Square London N1C 4AG 02079744132 <a href="mailto:clarissa.frias@camden.gov.uk">clarissa.frias@camden.gov.uk</a>	
<b>RECOMMENDATIONS</b>  The Committee is asked to note and comment on the contents of the report.	

Signed:



Cllr Danny Beales - Cabinet Member for New Homes, Jobs, & Community Investment

Date: 10 January 2024

# Cabinet Member for New Homes, Jobs, and Community Investment Annual Report 2022-23

## 1. INTRODUCTION

- 1.1 This report serves as an annual update on completed and ongoing projects within the portfolio of the Cabinet Member for New Homes, Jobs, and Community Investment. It highlights efforts aimed at securing investments in communities, fostering equality, and providing access to homes, jobs, and opportunities. The outlined initiatives align with the overarching goals of [We Make Camden](#).
- 1.2 This year, we confront substantial challenges both nationally and locally, posing obstacles to our objectives of fostering a thriving economy, achieving greater equality, and ensuring everyone has access to an affordable, high-quality home. The development sector is particularly affected by rapid inflationary pressures, impacting borrowing rates and investment capabilities. Amid these challenges and the enduring austerity measures affecting local government, we remain resolute in expanding our ambitions. Despite the cost-of-living crisis, we are committed to innovative and flexible strategies, working collaboratively to advance our aspirations for transformative change.
- 1.3 Camden's economy continues to play a significant role in both the London and UK economies. The innovation and creativity within the borough are a true reflection of Camden's distinct character and its radical spirit. This success extends beyond private businesses and world-class higher education institutions, encompassing the positive influence of quality schools, colleges, public infrastructure investments, and effective place-shaping. Most importantly, it thrives on the vibrant social mix and creativity of our local community, making Camden an appealing destination for residence, work, and investment.
- 1.4 We remain committed to fostering economic growth, guided by our unwavering dedication to environmental sustainability and inclusive development. We believe that this approach will yield benefits for all our citizens. However, our determination lies in ensuring that, amid this growth and transformation, no one is left behind.
- 1.5 This report underscores Camden's accomplishments, and we anticipate witnessing additional positive initiatives in the future. The working landscape is persistently challenging and, in various aspects, becoming even more so. We will persist in advocating for changes in the realms of new homes, job creation, and community investment, seeking enhanced powers and financial backing for local government to effectively tackle these challenges.

## 2. PLANNING POLICY AND IMPLEMENTATION

2.1 The Planning Policy and Implementation section of the Planning Service is responsible for various tasks, including:

- Preparing and updating the Council's main planning policy documents, particularly the Local Plan.
- Collecting the Community Infrastructure Levy (CIL) for Camden and the Mayor of London.
- Monitoring and processing Section 106 (S106) legal agreements and collecting S106 funds.
- Collaborating with other Council services and ward councillors on allocating funds collected for local infrastructure.
- Supporting local communities with neighbourhood planning.
- Introducing Article 4 directions.
- Managing assets of community value (ACVs).
- Monitoring development.
- Responding to planning consultations.

### **Camden Local Plan Review and Site Allocations Local Plan**

2.2 The Council has started to review the [Camden Local Plan 2017](#), its main planning document, which provides the framework for managing development in the borough. Through the review, we will be updating our planning policies to ensure they are as effective as possible in achieving Camden's priorities and addressing the issues we face and changes since the current Plan was adopted in 2017.

2.3 These include the publication of "We Make Camden", the Council's declaration of a climate and ecological emergency, changes to national planning policy and legislation, the adoption of a new London Plan, and changes caused by the pandemic. The review will ensure that Camden continues to have robust and up-to-date planning policies that align with our priorities and will allow us to make planning decisions that contribute towards addressing the borough's need for homes, jobs, and infrastructure. It will ensure that we support growth and development that is delivered in a way that is socially and economically inclusive, responds to the climate and ecological emergency, and brings benefits to Camden and its residents.

2.4 An initial 'call for views' on the Local Plan review was carried out in early 2023 to enable residents, community groups, businesses, and other interested parties to share their thoughts on the current Local Plan and priorities for the future. A draft Plan was then prepared taking into account the comments received during the initial consultation and evidence studies commissioned to support the Plan. The draft new Local Plan was approved by Cabinet in December 2023, with consultation to commence in January 2024.

2.5 Following this, all representations received will be considered and a revised version of the Plan prepared. That will be reported to Cabinet and full

Council prior to a further round of consultation and submission of the Plan for public examination by a Planning Inspector.

- 2.6 The emerging draft plan holds significance as a pertinent factor ('material consideration') in planning decisions. While its weight at this stage in the preparation process is limited, it can be used to influence planning proposals.

### **Neighbourhood Plans**

- 2.7 Camden has adopted seven Neighbourhood Plans - the most in London - although no further plans were adopted since the last Annual Report. In September 2023, the Council redesignated the Highgate Neighbourhood Forum and the Mount Pleasant Neighbourhood Forum for a further five years. Kilburn Neighbourhood Forum began consultation on a draft of their neighbourhood plan in late 2023.
- 2.8 The Council continues to provide support and advice to the borough's neighbourhood forums on all aspects of neighbourhood plan work, including on redesignation applications, plan content, and statutory procedures.

### **Responses to government planning consultations**

- 2.9 The government has carried out a series of consultation relating to its ongoing programme of planning reforms. In 2023, the Planning Policy team led on the Council's response to the following government consultations:
- Levelling-up and Regeneration Bill: reforms to national planning policy – this sought views on updates to the National Planning Policy Framework (NPPF) and the government's proposed approach National Development Management Policies, which would take precedent over local policies, reducing local influence over planning and development.
  - Technical consultation on the Infrastructure Levy – the Levy is included in the Levelling-up and Regeneration Act and it is proposed it will replace the current Community Infrastructure Levy (CIL) and, to a significant extent, Section 106 agreements. The Council considers that there are significant questions marks over whether the proposals would deliver more funds, infrastructure, and affordable homes as intended and could operate successfully in practice.
  - Reforms to plan making – the proposed changes would greatly increase central government control over the local plan process and content, limiting councils' autonomy in preparing plans and reducing their ability to be innovative and creative in plan-making.
  - Further changes to permitted development rights – the proposals would allow a greater range of development to take place without the need for planning permission, again reducing the ability of the Council and Camden's communities to influence development in the borough.

## **Assets of Community Value (ACVs)**

- 2.10 Community groups can nominate land or buildings to be designated as an asset of community value. The Council designates an asset if it currently or recently contributes, and has the potential to contribute in the future, to the social well-being or interests of the local community.
- 2.11 Since the last Annual Report, the Council has designated three Assets of Community Value (ACVs). One of these is a new designation, The Harrison Public House, while the other two properties were previously designated as ACVs but their listings had expired. These are the Globe Lawn Tennis Club in Belsize Park and 39 Tottenham Street in Fitzrovia (ground floor and basement).
- 2.12 ACV designation provides for a moratorium when the asset is being sold to allow the community to prepare a bid to buy the asset. Designation as an ACV is also a material consideration in planning decisions. ACV designations run for a period of five years. Following this, assets can be renominated and designated for a further five years. Currently, there are 29 ACVs on Camden's register of assets, 16 of which are pubs.

## **Camden Community Infrastructure Levy (CIL)**

- 2.13 The Council collected £8.2 million of Camden CIL in the financial year 2022/23. £4 million of this was spent on footway and carriageway improvements, and on lighting column replacement across the borough. £1.5 million was also spent on community facilities as part of the Central Somers Town scheme and £750k was spent on community facilities on the Abbey estate.
- 2.14 25% of Camden CIL is spent locally with funds being allocated through a ward-based, Member-led system. We collected £2 million in local CIL in 2022/23 and £1.1 million of local CIL funds was spent over the same period on over 40 community projects sponsored by ward councillors. Larger projects included Castle Haven Community Centre Help Yourself Health Programme, Camden Arts Centre improvements, and the New Horizon youth outreach project in Somers Town.
- 2.15 Decisions on allocating the local element of CIL are informed by priority lists for each ward. Following a public consultation exercise at the end of 2022 to gather suggestions for local projects and priorities, ward members prepared updated Local CIL ward priority lists. These were agreed through a Single Member Decision in March 2023, which also approved amendments to the allocation system developed following Member feedback, to ensure large ward CIL balances are spent promptly or distributed to neighbouring wards with low balances.

## **Section 106 contributions**

- 2.16 Section 106 (S106) legal agreements are used to mitigate development in planning terms and in line with agreed policies. They can cover the direct

provision of infrastructure or actions on the site or relate to financial contributions towards off site provision.

- 2.17 The Council collected £17.5 million in Section 106 payments in the financial year 2022-23. This included £4.3 million projects to offset carbon generated from new development, £3.5 million for affordable housing, £1.7 million for environmental and public realm improvements, £1.6 million for public transport, £1.1 million for highways, and £ 1.1 million for employment and training initiatives.
- 2.18 To help address concerns about the impacts of construction, we also collected £425,000 for Construction Management Plan Implementation Support to fund extra staff and resources to monitor and manage construction impacts and ensure building works are carried out in line with agreed plans and standards. This aligns with the increased proactive inspections of construction sites which have been taking place and other measures in place such as construction bonds.
- 2.19 In 2022-23, over 80 S106 agreements were signed between developers and the Council. These agreements had a combined value of £19.6 million - including £5.6 million for carbon dioxide offset measures, £2.9 million for public realm and environmental improvements, £2.8 million for highways, £2 million for affordable housing where this has not been provided on site, and £1.8 million for economic development and training initiatives.
- 2.20 In terms of spending during 2022/23, £10 million of S106 contributions for affordable housing (mainly from funds allocated in previous years) were spent on housing development on the Highgate, Agar, and Maitland Park Estates as part of the Council's Community Investment Programme. In addition, £2.7 million was allocated to education projects, including Acland Burley School and the Konstam Centre; £1.4 million was allocated to the highways maintenance programme and public realm projects, with spending on projects in Queens Crescent, Chalton Street, Stephenson Walk, and Flask Walk; £1.2 million was allocated for parks and open spaces, with projects being undertaken in Kilburn Grange Park, Maygrove Peace Park, and Maitland Park; £1 million was allocated to community groups and projects; and £790k was allocated to employment and training initiatives.

### **3. DESIGN AND PLACE**

- 3.1 Design and Place, a multidisciplinary team of planners, architects, and urban designers, leads transformation programmes across the Borough including a suite of Supplementary Planning Documents (SPD) that will help shape Camden's growth areas. Engagement with our communities is a fundamental part of this work that will deliver a significant number of affordable homes, jobs, and new open spaces. An update on progress since the last report is provided below.

### **West End Lane to Finchley Road**

- 3.2 The West End Lane to Finchley Road Supplementary Planning Document (SPD) was adopted in September 2021 and is now a material consideration in the determination of planning applications within the area. In March 2023, Planning Committee resolved to grant permission to the developer Landsec U&I for the redevelopment of the O2 centre, car park, Homebase store, car showrooms, and Builders Depot at 14 Blackburn Road NW6.
- 3.3 Not all the land within the application boundary is owned or under the control of Landsec U&I. Therefore, work is underway to prepare a report for the Cabinet this summer, seeking agreement to the use of the Council's compulsory purchase powers should it be necessary to bring forward development in line with the objectives of the SPD and outline planning permission. The potential necessity of using these powers is mentioned in the adopted SPD. Consequently, the Cabinet report will aim to secure, in principle, the use of these powers to ensure the timely delivery of this crucial scheme, providing much-needed homes, including affordable housing.

### **Canalside to Camley Street**

- 3.4 The Canalside to Camley Street SPD was adopted in November 2021 and is now a material consideration in the determination of planning applications within the area. The Council is a significant landowner in Camley Street, and in September 2022, the Cabinet agreed to seek a developer partner with specialist expertise in commercial space to design and develop its sites at Cedar Way and 120 Camley Street for mixed-use development of around 350 new homes (50% affordable) and commercial development supporting approximately 1,000 jobs. The opportunity was advertised in May 2023, and the Council is currently undergoing a competitive dialogue process to select a preferred developer partner, with the announcement expected in 2024.
- 3.5 The freehold of 104 to 114 Camley Street is owned by Camden but with long-term leases to third parties. The SPD sets out a significant opportunity for the redevelopment of these sites to provide an increased number of jobs and new homes, including affordable homes. The leaseholders have come together to prepare a masterplan across these sites to develop proposals that will coordinate with the Council's land ownership at Cedar Way and ensure a cohesive approach along the eastern side of Camley Street.

### **Holborn Vision**

- 3.6 Consultation on the draft Holborn Vision and Urban Strategy took place in Spring/Summer 2019. Over 100 questionnaires were returned, and 27 pieces of written feedback from organisations, businesses, and individuals were received. Additionally, more than 60 participants attended the drop-in events at Holborn Library. A [report](#) summarising the consultation is now published on the Council's website.
- 3.7 Work on the document was paused in 2020 due to the pandemic, which had significant implications for Holborn. In particular, the uncertainty surrounding

Transport for London's funding situation directly impacted the proposed new entrance at Holborn Underground station and the Holborn Liveable Neighbourhoods public realm project. It is now evident that the Holborn Underground Station entrance project will not be pursued by London Underground, but funding for the concept design, traffic modelling, and consultation for the Liveable Neighbourhoods project is confirmed.

- 3.8 Consultation on a revised draft Holborn Vision will begin on 19th February and is scheduled to close on 31st March 2024. This is running alongside engagement on the Holborn Liveable Neighbourhoods Project.

### **Bloomsbury Vision**

- 3.9 To the immediate north of the Holborn Vision, boundary work has commenced with key landowners such as University of London, UCL, Birkbeck, and British Museum to develop a Bloomsbury Vision. This initiative builds upon the Bloomsbury Green Corridor proposal, aiming to create a pedestrian-friendly network and green links between open spaces, institutions, and transport hubs connecting Euston to the River Thames. The goal is to transform Bloomsbury into a green, clean, vibrant, accessible, and sustainable place.
- 3.10 The Bloomsbury Vision will concentrate on greening the public realm in both public and private ownership. Due to its emphasis on the public realm, it is not anticipated that the Bloomsbury Vision will be adopted as an SPD. Instead, it will serve as a public realm strategy shared by the landowners. Despite not being an SPD, the Bloomsbury Vision will need to closely align with the Holborn Vision. Consultation on the draft document is anticipated to follow shortly after the Holborn Vision, likely in the summer of 2024.

### **Camden Town Vision**

- 3.11 Camden Town is the largest town centre in the Borough outside Central London, and the Camden Local Plan (2017) identifies it as one of the areas where growth is expected. Stretching from Mornington Crescent to Chalk Farm, Camden Town plays a local, regional, and international role. Its fascinating history, starting from late 18th-century residential expansion, the significant impact of Regent's Canal, and the railways in the 19th century; to the music-related tourist attractions of the 20th century; and its celebrated night-time economy; make Camden Town vibrant, radical, diverse, and unlike anywhere else in London or the UK in the 21st century.
- 3.12 A clear vision and strategy will assist in defining, coordinating, and prioritising future projects. In addition to accommodating some of the Borough's growth, it is essential to ensure that Camden Town becomes a successful, attractive, safe, and sustainable place for workers, visitors, businesses, and local residents throughout the day and night. Achieving this goal in a post-pandemic world will require careful planning and input from our communities and partners. Consequently, work has commenced on preparing a Camden Town Vision for consultation in 2024.



## Design Awards

3.13 Royal Institute of British Architects (RIBA) 2023 - Central Somers Town Phase 1 (Housing and Community facilities) was commissioned by Camden as part of the Community Investment Programme and includes 10 social rent homes, Plot 10 community play facility, and Scene and Heard children's theatre. The scheme was designed by Adam Khan Architects and was one of six schemes shortlisted for the Stirling Prize for building of the year. While it didn't win the Stirling Prize, it did win a national RIBA award and was one of 15 winners at the national Housing Design Awards. The following Camden schemes were also RIBA National Award winners in 2023:

- Agar Grove phase 1b by Mae and Hawkins Brown for LB Camden
- Edith Neville Primary School by Hayhurst and Co for LB Camden
- Holborn House by 6A architects for Holborn Community Association

3.14 New London Architecture Awards 2023 - The New London Architecture awards ceremony for 2023 took place in November and the following schemes in Camden won awards:

- Edith Neville Primary School by Hayhurst & Co for LB Camden
- Camden Market Canopy by vPPR for Labtech
- 8 Bleeding Heart Yard by Groupwork for Seaforth Land Ltd

## 4. AREA REGENERATION

4.1 A restructuring was completed this year to transition from a temporary structure and establish the Council's Area Regeneration Team. The Area Regeneration Team is already playing a key role in bringing the *We Make Camden* vision to life with a place-based, co-design approach in the borough's neighbourhoods and communities, emphasising project delivery.

### Regis Road

4.2 Following the Cabinet's agreement to the Regeneration Strategy for Regis Road in November 2022, earlier this year, the Council confirmed it had entered into a provisional land sale agreement with the experienced developer Yoo Capital for the sites that currently house the Holmes Road depot and Regis Road recycling centre. This initiative is intended to act as a catalyst for the broader regeneration of the growth area to deliver a creative quarter in Kentish Town including new affordable housing, re-provision of the recycling centre, and new Council facilities.

4.3 Yoo Capital has a conceptual vision for the Regis Road Growth Area centred around a film and creative quarter. This vision aims to provide hundreds of new homes and jobs, aligning with the objectives of the Kentish Town Planning Framework and Neighbourhood Plan, while also safeguarding the re-provision of Council accommodation and services, including the recycling centre.

- 4.4 In November 2023, Yoo Capital started their initial public engagement, with residents, local businesses, community groups, and landowners continuing to play a direct role in shaping plans for the area. The Council is currently engaging directly with residents of the depot and Holmes Road buildings to keep people informed and gather their ongoing input. Additional engagement will occur as the masterplan vision is developed throughout the course of 2024.

### **One Kilburn**

- 4.5 One Kilburn is a grassroots community partnership with a mission to nurture a sense of community and belonging in Kilburn. The initiative achieves this by engaging in conversations, collaborating with local residents, and supporting community-led activities. The project began in 2022 as a 'Community Improvement District Pilot,' enabled by Camden, Brent, and the Greater London Authority (GLA), and driven by internal partnership efforts between the Area Regeneration and Participation Teams.
- 4.6 Throughout 2023, One Kilburn has grown and established itself as an organic and dynamic collective, boasting over 300 members, 50 active collaborating partners, and 3 local Community Activators.
- 4.7 Associated activity in the area has included the meanwhile activation of the Kilburn Grange Park Playhut, which had been vacant for a number of years and is now in active community use through a partnership with the local organisation Kilburn State of Mind and the One Kilburn Group. Another meanwhile activation took place with the Camden Black Creatives' temporary takeover of 2C Maygrove Road, bringing art and activity to the north end of the high street. This initiative is pending redevelopment and new public realm creation in the coming months by Transport for London (TfL).
- 4.8 In March 2023, the borough's second Library of Things opened its doors in Kilburn Library, allowing residents to borrow regular household items at a low cost, supporting the local community, and minimising the use of landfill for unwanted goods. Work continued this year in collaboration with the London Borough of Brent, local artist Linette Kamala, and Wood Street Walls for a mural on Kilburn High Road. The small £10k One Kilburn Community Fund generated an incredible response, with 23 projects being put forward by the community.
- 4.9 With the support of the High Street Taskforce, we are looking at how we continue to nurture the powerful local partnerships that are emerging in this neighbourhood.

### **Funding and investment**

- 4.10 The implementation of the Council's successful £7.8 million Levelling Up Grant Funding for a Healthy and Connected Haverstock and Gospel Oak is underway. Various Safe and Healthy Streets projects are currently in progress. Initial public consultation for the refurbishment and extension of

the Talacre Community Sports Centre has occurred, and green space improvements took place in the autumn. A planning application for these improvements is expected soon. Plans for the future Neighbourhood hub at 2 Prince of Wales Road are also underway.

- 4.11 The team continues to seek additional external funding opportunities to attract investment into the Council's neighbourhoods and communities, recently supporting an Arts Council bid for the refurbishment of Kilburn Library (outcome expected in early 2024).

### **Camden Town**

- 4.12 Initiating a pedestrianisation trial for Camden High Street is a key element of the Council's Climate Action Plan and aligns with the Camden Future High Streets approach, which aims to support vibrant and diverse town centres. Work is currently underway to prepare for a trial in summer 2024.
- 4.13 This preparation is expected to include public consultation in the new year, involving collaboration with local residents, businesses, groups, and partners to plan for the trial and a summer of activation and activity that celebrates Camden Town, coinciding with the 50th anniversary of the markets.

### **Civic Spaces**

- 4.14 Work has begun to establish two 'Community Hubs' in the borough. Proposals for currently vacant Council buildings — 2 Prince of Wales Road in Kentish Town and 107 Kingsgate in Kilburn — are in progress. The refurbishment of 2 Prince of Wales Road, supported by Levelling Up and City of London funding, is expected to commence in 2024, concurrently with the development of a sustainable operating model that connects with local networks. Options for 107 Kingsgate are at an earlier stage but are anticipated to be developed in the first half of 2024.

## **5. PLANNING AND ENFORCEMENT**

### **Strategic Sites**

- 5.1 The planning service has negotiated several key strategic applications that, once delivered, will contribute to the provision of much-needed affordable homes, community and social infrastructure, as well as employment training and educational opportunities for local people, fostering the growth of the Knowledge Quarter.
- 5.2 These schemes will also contribute significant amounts to the Community Infrastructure Levy and Section 106 funds, which, as explained earlier in this report, help deliver a range of Camden priorities and projects.
- 5.3 In March 2023, the Planning Committee resolved to grant permission to Landsec for the redevelopment of the O2 Centre, car park, Homebase store, car showrooms, and Builders Depot at 14 Blackburn Road. The application

was referred to the Mayor of London, who decided not to intervene. Consequently, planning permission was issued in December 2023. The approval encompasses 1,800 homes and includes £10 million of funding for step-free access to West Hampstead Underground Station, as well as safeguarding for step-free access to Finchley Road Station. This led Transport for London to include these two stations on its priority list of ten stations across London for its next phase of step-free work in 2024.

- 5.4 The permission also includes an additional £3.5 million for improvements to pedestrian and cycling infrastructure in areas around the site, including Finchley Road, Blackburn Road, and West End Lane. Additionally, it incorporates plans for a new health centre, community centre, affordable workspace, and 35% affordable housing. Within the affordable housing, 60% is allocated for social rent and 40% for intermediate rent by floorspace. This allocation applies to the first phase, which has detailed permission, comprising 107 social rented homes (54 three-bedroom) and 85 intermediate rent homes.
- 5.5 Other notable schemes approved in 2023 include the Great Ormond Street Hospital Phase 4 extension, which will provide a new children's cancer centre acting as a specialist national and international facility for the treatment of rare and difficult-to-treat cancers. The proposed development also features a new school for patients at ground floor level and a new hospital entrance. Additionally, approvals were granted for the British Library Extension (which includes a £23 million contribution to Camden's Affordable Housing Fund), the Camden High Line, 100 Grays Inn Road, 300 Grays Inn Road, and Selkirk House.
- 5.6 The final reserved matter was approved for King's Cross, stemming from the original outline approved in 2006. During this period, over 60 reserved matters have received approval, with an average determination time of 10-11 weeks. This process has resulted in the delivery of 738,000 square metres of development and 12 hectares of public realm — an excellent example of how the planning process can successfully deliver complex regeneration projects.
- 5.7 The service has also been progressing several schemes through pre-application, including 100 Chalk Farm Road, the Odeon Cinema on Shaftesbury Avenue, the West Kentish Town CIP scheme, and Phase 2 of St Pancras Hospital. These are all due to be submitted in the first two quarters of 2024. Additionally, the Euston Tower application was submitted in December 2023.
- 5.8 Good progress has been made with building out schemes approved in recent years, which will strengthen the Knowledge Quarter Innovation District as the UK's centre for life science. This includes the Institute of Neurology and Dementia Research Institute on Grays Inn Road, the MSD Discovery Centre and UK Headquarters opposite Kings Cross Station on Euston Road, the Oriel Building on the St Pancras Hospital site (a joint partnership between Moorfields Eye Hospital NHS Foundation Trust, the UCL Institute of Ophthalmology, and Moorfields Eye Charity), and Tribeca

(London's largest purpose-built life science development). Excellent progress is also being made by St George on the Morrison's site in Camden Town, where 644 homes are under construction.

- 5.9 Several notable appeals have been successfully defended, showcasing our robust approach to upholding planning policies. This includes successfully defending a roof extension at Howitt Close on design grounds and changes to Belsize Fire Station on affordable housing grounds. The team has also successfully defended various judicial reviews, including an appeal brought by Lazari against the Planning Inspectorate's decision to dismiss their appeal for a Certificate of Lawful Existing Use, and a Judicial Review lodged by University College London (UCL) Student Union challenging our decision not to take enforcement action against Birkbeck College for their works to the Student Central building, intending to use it primarily for academic purposes.

### **Enforcement**

- 5.10 The team received 1,098 reports of new breaches of planning control in 2022/23, and 507 breaches have been reported in the first two quarters of 2023/24. The team closed 1,181 enforcement investigations in 2022/23, 45% of which were resolved within 16 weeks from the start of the investigation.
- 5.11 In Q1 and Q2, 395 investigations were closed, of which 49% were resolved within 16 weeks. The most effective way to address breaches is through informal action. This involves enforcement officers securing the resolution of a breach using the threat of formal action. Informal action is often quicker, avoiding the substantial time and associated costs of appeals if notices are served. In 2022/23, 38% of all cases were closed following informal action. In Q1 of 2023/24, 36% were resolved through informal action, and in Q2, 29%. Where there is sufficient harm and efforts to resolve the breach have not been successful, formal enforcement action will be taken.
- 5.12 In 2022/23, 90 notices were served, followed by 37 in Q1 and 29 in Q2 of 2023/24. In the year leading up to March 2023, Camden ranked 16th among the top 50 planning authorities in terms of the number of enforcement notices served.
- 5.13 Work has continued to address the long-term issues related to short-term lets and phone boxes. The team has adopted an area-based approach, testing new techniques in locations with the most significant problems. We also responded to national consultations in this area, expressing great concern about the Government's proposal for a new use class for short-term lets and second homes, which would introduce a new permitted development right to change from residential to short-term let. In our comments on the proposed registration system, we reinforced our call for it to be robust, mandatory, and accompanied by sufficient fines for hosts and platforms.
- 5.14 The Enforcement Team has successfully utilised its planning enforcement powers to mandate the removal of 19 redundant phone kiosks on Tottenham

Court Road. Many of these kiosks, seldom used, have become largely redundant with low call numbers and are in poor condition, often attracting vandalism and anti-social behaviour. The Enforcement Team served Breach of Condition Notices to enforce the removal of kiosks when no longer required for telecommunication purposes.

- 5.15 Camden is the first authority to use this approach, successfully securing the removal of phone kiosks. Planning Contravention Notices were initially served on the three providers – BT, New World, and Infocus – to obtain call data and repair information on the 32 kiosks in Tottenham Court Road. The Team conducted survey work and received assistance from the Fitzrovia Partnership to gather data on the condition of the kiosks. The providers did not legally challenge the Breach of Condition Notices, and all agreed to remove their kiosks. As a result, all 19 phone kiosks have now been removed, benefiting the public realm. It is hoped that this success may encourage phone operators to willingly streamline their estates, but we may also consider taking further action elsewhere.
- 5.16 As part of the programme of proactive visits from January to September 2023, a total of 196 inspections of construction sites have been completed. Twenty-two planned Construction Management Plan (CMP) inspections were undertaken, and 17 of them were found to be fully compliant. The 5 non-compliant sites achieved full compliance within 7 days. Additionally, there were 7 sites with 2 or 3 minor concerns that were given 48 hours to achieve compliance, and all secured 100% compliance within the timescale. The CMP Planning Site Inspector conducted 68 unplanned/compliance inspections, and 66% (45) of them were found to be fully compliant. Additionally, the 23 sites that required further action achieved full compliance within 7 days.

### **Land Charges**

- 5.17 The number of searches has remained high, following the trend of the last few years, with an average of just over 1,000 searches being received each quarter. Her Majesty's Land Registry is continuing to make progress on the land charges migration project, which involves migrating local land charges data to a centralised system. The team is currently undertaking pre-migration work, involving significant data improvement efforts to ensure that all data is held in a standardised format. This work is almost complete, and it is expected that the Local Land Charges Register will be fully migrated to HM Land Registry in 2024/25.

### **Trees**

- 5.18 The team processed 1,408 applications in 2022/23, marking a 10% increase from the previous year, and in Q1 and Q2 of 2023/24, they processed 649 applications. Additionally, they have served 17 Tree Preservation Orders (TPO) in 2022/23 and 15 so far in 2023/24. Notably, a recent TPO was served on a large area of the King's Cross Central development around Granary Square. Most of this area of the development is not within a conservation area, which means the trees were afforded no legal protection.

This TPO covers 117 trees of significant amenity value to the public and is the largest TPO served in recent years. Furthermore, a mature oak tree on Kidderpore Avenue was saved when a TPO was served in response to a conservation area tree works notification to fell.

## **Technology**

- 5.19 Camden has been a partner in the early Government-funded digital planning projects since their inception. As a result, Camden was one of eight local planning authorities (LPAs) in England to get funding to join the Reducing Invalid Planning Applications and Back Office Planning System (BPOS) projects, now called Open Digital Planning (ODP). From this initial funding, a new digital planning team was established within the Development Management Service. Camden is now an integral part of the ODP partnership community of 27 local councils, digital agencies, and central government working together to transform the planning system. Building on the funding secured last year, the digital planning team has secured £2 million to deliver the next phase of the Digital Site Notice and Public Index project, continuing to support the development of ODP products.

## **6. EMPLOYMENT SUPPORT**

- 6.1 Camden Council directly delivers employment support to residents under the umbrella of Good Work Camden, the Council's flagship employment and business support programme.
- 6.2 The year 2023 marked a period of consolidation and growth for Good Work Camden. Over 1,000 individuals were supported into employment, training, or business startups – a significant achievement aligned with a key manifesto commitment. Several noteworthy highlights from 2023 include:
- Three job hubs strongly networked in their neighbourhoods – Gospel Oak, Regent's Park, and Kilburn – open to all Camden residents
  - Establishment of a new Disability Job Hub last March 2023
  - Job Hubs supported around 347 people to develop action plans to find and stay in good work
  - 171 Job Hub clients secured employment and 169 accessed education or training
  - 169 people have started apprenticeships and 123 began careers in construction through the Kings Cross Construction and Skills Centre

### **Neighbourhood Job Hubs**

- 6.3 The Gospel Oak Job Hub, located on Queen's Crescent and co-locating with the Fixing Factory, has become well-established within the local community. In addition to providing one-to-one support, the Hub now offers English Conversation classes and math sessions. Residents can also schedule appointments with the Welfare and Benefits Adviser, and the Hub is establishing connections with the housing team in Holmes Rd, while closely collaborating with Rhyl School. The Gospel Oak team has collaborated with

colleagues in the Tackling Poverty team, offering support to residents with cost-of-living applications.

- 6.4 The Regent's Park Job Hub organises regular Neighbourhood Cafés at Old Diorama, recently introducing drop-in CV sessions and interview practice. The Regent's Park Job Hub will soon share space at the new Euston Skills Centre.
- 6.5 The Kilburn Job Hub, located in community settings accessible to local residents, delivers various workshops by Matrix and the Launch Group. It has also conducted successful information sessions with NHS partners. Plans are in progress for the Kilburn Job Hub to move into a dedicated space at Kilburn Library in the new year. The Good Work Camden team organized a Jobs and Skills Event in May 2023, attracting 350+ residents and 57 employers and training providers. The event resulted in several employment and training outcomes.
- 6.6 The Council collaborated with residents and Camden Disability Action to devise a new employment support approach for disabled individuals, deaf residents, and those with long-term health conditions. A Disability Job Hub Lead was appointed, and the service commenced in March 2023, co-locating at the Greenwood Centre once a week. In September, a Learning Disability Specialist was recruited. To date, 30 disabled residents have been onboarded, with 7 successfully placed in jobs or paid work placements and 5 in training. The Disability Job Hub has initiated paid work experience placements lasting up to 6 months, often starting part-time and progressing to full-time hours. The key priorities for the Disability Job Hub include establishing governance for the project incorporating lived experience and developing training for employers and employment practitioners designed and delivered by disabled people.
- 6.7 In support of Camden Council's Refugee Response Programme, Good Work Camden continues to spearhead efforts to assist Camden's refugee community in securing good and sustainable employment, training, and education. Central to this approach is collaboration with training, education, and employment support providers, including World Jewish Relief, Job Centre Plus, Groundwork, Hopscotch, local colleges, and other partners. As a result, Good Work Camden, in conjunction with its partners, has assisted over 140 refugees, with 105 undergoing support for English for Speakers of Other Languages (ESOL) or training and 36 securing jobs. Moving forward, the team will extend its employability offerings to asylum seekers in contingency hotels, collaborating with Renaisi and the Shaw Trust.
- 6.8 This year has witnessed the ongoing collaboration between Good Work Camden and the Health and Social Care (HSC) sector. In addition to our dedicated work with care providers, care homes, and the HSC commissioning team, GWC is a partner in the GLA's Health & Social Care Academy, streamlining our approach to recruitment, engagement, training, and job sustainment. We have also organised several events with NHS partners to promote Level 1 vacancies and bank roles, providing support with applications and functional skills assessments. So far, over 20 residents



have secured employment through this process, with more events scheduled for next year.

### **Employment and Skills Network**

- 6.9 Camden has a significant number of local employment and skills partners that are collectively known as the Camden Employment and Skills Network. The Council convenes these partners with the aim of delivering better coordination and driving up quality through a programme of capability and capacity building. The capability programme is designed according to feedback from members about support and training that would be useful to them – the programme has included equality and diversity training, promoting flexible working, disability awareness and welfare rights, and cost of living advice. Future sessions include supporting residents experiencing homelessness, improving resident confidence, and maximising income. We are also working on delivering 'spotlight' events, which members will lead on, allowing them to introduce their service/opportunities to the wider network.

### **Inclusive Business Network**

- 6.10 We are continuing to encourage good work standards via our Inclusive Business Network and have a defined process for membership, with a set of key strands around inclusive recruitment, flexibility, progression, and job security underpinning the foundations of the Network. The network has increased its membership and now has 31 cross-sector local employers signed up.
- 6.11 An HR officer is now in place to support the aims of the network and will work with SMEs who want individualised support in developing their inclusive practices. Multiple events have taken place for both new and existing members, all of which have been well attended and a planned schedule of events in place for 2024. An MS Teams channel has now been set up to enable members to connect informally and includes a resources section so members can easily access information that correlates directly to the four core strands of the network. Network members also have access to a bespoke Mindtools online toolkit with access to over 2,700 resources that are all professionally researched and evidence-led.
- 6.12 Over the next year, we will refine the objectives of the Network, providing further clarity on its purpose and impact.

### **The Offer for Young People**

- 6.13 *We Make Camden's* youth mission states that 'Every young person has access to economic opportunity that enables them to be safe and secure by 2025'. Initiated by concerns about the effects of the pandemic on young people's long-term employment prospects, co-design work with young people has provided valuable insights into the issues and failures in the system that make it more challenging for young people to access good careers advice and good work. Desk research and insights from stakeholders highlighted an increase in poor mental health, insufficient focus

on vocational options and pathways, limitations in the quality and focus of skills and employment support services, and the need to develop a clearer ask of employers.

6.14 Young people mentioned insufficient support for making important career decisions both while still at school and after leaving. They highlighted demotivating recruitment processes, a lack of high-quality work experience, and the importance of developing trusted relationships. Many young people expressed interest in enterprise, viewing self-employment as a way to navigate a challenging labour market and supplement their incomes.

6.15 The Council has responded to this insight through the following:

- Establishing the Camden Young Talent Network – The partnership convenes providers of employment interventions for young people, improves the visibility, consistency and quality of the experience of young people and their families in navigating the support available in Camden.
- Co-locating Good Work Camden staff with youth-facing services in their spaces – Job Hub advisors are co-located with Roundhouse, Coram's Fields, and The Hive.
- Testing bespoke self-employment training for young people with the Rebel Business School – A one week 'bootcamp' of entrepreneurialism skills, including how to build a business for free, finding an audience, money management, creating a personal brand, and creating income streams.
- Developing the Camden Young Talent Guarantee which entitles young people to be supported into training, and apprenticeship or a job – Launched in October 2023 and has been promoted among key stakeholders. The Camden Young Talent team are responsible for triaging Camden Young Talent Guarantee referrals to relevant services for tailored employment support. The team have developed an engagement plan with the main referral partners, Camden Job Hub and Connexions, to monitor processes, review outcomes and ensure a coordinated approach.

### **Camden Apprenticeships**

6.16 The Council's apprenticeship services support residents to access opportunities in a range of subject areas across construction and other sectors. Following the implementation of a refreshed apprenticeship strategy post-pandemic, the Council has implemented strategies, including a 'think apprentice' approach whenever a vacancy arises. Results have been extremely positive, with internal apprenticeship uptake now nearing pre-pandemic levels.

6.17 The Council continues to advocate for apprenticeships and support local businesses in recruiting residents for new roles. This year, notable

successes include ten new recruits set to start at Anglo American in January 2024. Council suppliers like Marston, Treehab, Human Forest, Solace Women's Aid, and Airey Miller have received support in funding or recruiting apprentices, honoring commitments made through their social value obligations. Additionally, UCL, Koko, and Bouygues have hired Camden apprentices following S106 agreements. The Council conducts various outreach activities in secondary schools and key locations around Camden, including monthly information sessions. This has resulted in an increased number of applicants due to a broader variety of apprenticeship opportunities and improved partnership working with referral partners.

- 6.18 Working with Camden Learning, the Council is developing a programme of activity to improve the promotion of apprenticeship opportunities to Camden secondary school students. The aim is supporting school leaders to inspire more young people to move from school into apprenticeships, helping to deliver on the findings of Camden Post-16 and Education Strategy.

### **Camden Science, Technology, Engineering, and Mathematics (STEAM)**

- 6.19 The Camden STEAM programme has consistently collaborated with local schools, aiming to inspire young individuals with Camden's creative, scientific, and digital sectors while facilitating access to associated opportunities. In 2023, Year 12 students participated in 253 high-quality placements through the STEAM Year 12 Work Experience Programme, a significant increase from 151 placements in 2022. The target for 2024 is set at 350 placements. Camden STEAM has successfully maintained a flagship partnership with Google, their exclusive school-work experience programme worldwide. This initiative, offered to schools at no cost, utilises the Council's influence to secure placements with employers who may not otherwise provide work experience opportunities.
- 6.20 The STEAM Hub Leadership Programme successfully conducted two events during the Autumn Term of 2023. The launch event, hosted by Google, garnered significant attendance. Various Google STEAM Ambassadors shared insights into their careers, and the event featured a tour of Google's Accessibility Discovery Centre. Additionally, an online event was organised through a partnership between STEAM, Camden's sustainability team, and Troup Bywaters & Anders, focusing on Green Careers and introducing the annual Green Dragons Den event for schools.
- 6.21 The STEAM Hub has increased its membership with 30 schools (18 primary, 9 secondary, 3 special) in 2023. Notably, two primary schools and one secondary school, which had not previously participated, attended the Google event.
- 6.22 The STEAM Ambassador bulletin is reaching 300 employee volunteers every fortnight. Schools, spanning from Early Years to Post-16, submit requests for careers and curriculum activities, which are facilitated by the STEAM team. Positive feedback from both schools and employers highlights the success of this improved process.

- 6.23 Camden STEAM has developed a strategy to outline the Council's vision and bring together the collective creativity of Camden's institutions and citizens to ensure everyone can access and take advantage of the wealth and opportunity they bring to the borough. The Camden STEAM Team and the Camden STEAM Board are now implementing the strategy and finding ways to reach more young people.
- 6.24 The STEAM Strategy Launch took place on 3<sup>rd</sup> March 2023, with an aim of securing further employer partnerships. The STEAM Strategy is aligned with the new Camden Council and Camden Learning 2030 Education Strategy and Renewal Commission. The strategic priorities for STEAM include:
- Build young people's awareness of STEAM industries, and support them to develop the skills, knowledge, and attributes STEAM employers need
  - Engage young people from underrepresented backgrounds in STEAM and support a diverse talent pipeline
  - Provide pathways and opportunities for young people to enter and succeed in STEAM careers
  - Create an innovative and inclusive STEAM community for Camden that influences policy and supports growth

### **Care Leaver Internship Programme**

- 6.25 In April 2023, the Council worked in partnership with Drive Forward Foundation to create 6 internship placements within Council departments. All the roles were ring-fenced for Camden care leavers. The 18-month internships are paid at London Living Wage. There are no entry requirements and interns are not required to work towards a formal qualification. An additional £3,000 was secured for each intern to replicate the government's apprenticeship bursary model and assist with independent living costs.
- 6.26 Six interns were appointed and joined the Council in September based on the following services: HR, HS2, Strategy, Participation, and Refugee Support.
- 6.27 Interns receive ongoing in-work support from Camden Apprenticeships and Drive Forward, as well as access to a professional mentor from an external organisation to support with networking and sector awareness. Key challenges centre around managing finances and balancing work commitments with external pressures. The team are working closely with social services and other key partners to ensure adequate support is provided.
- 6.28 In January 2024, Drive Forward will produce a 'Day in the Life' case study film with the Camden interns to promote their experiences and encourage future care experienced young people to participate. Plans for the next intern cohort are in the early stages.

## **Youth Pathfinder**

- 6.29 Camden's Youth Pathway Finder Project was launched as a pilot in September 2020. The project provides an individualised programme of learning and employment, targeted at a small number of young adult Camden residents aged 19-25 in danger of becoming victims and/or perpetrators of violent crime.
- 6.30 Over the past year, 29 young people have been referred to the project, with a total of 34 young people supported into placements since its inception. Plans are underway to expand placement opportunities, building on the success and feedback from previous candidates. Of the 9 candidates supported by the project in the last year, 3 secured permanent full-time jobs, 2 part-time jobs, and 2 apprenticeships/traineeships.
- 6.31 The project has supported young adults with multiple barriers to employment such as a history of offending, gang involvement/affiliation, learning difficulties, mental health problems, substance misuse, victims of serious youth violence/domestic abuse, long term unemployed, care leavers, and communication difficulties. At placement review, one participant said: " I am now ready to live life and leave the roads behind and give back. I now have clear goals of where I want to be in the next 10 to 15 years".

## **Kings Cross Construction Skills Centre (KXCSC)**

- 6.32 KXCSC is the Council's construction training and job brokerage initiative. Currently hosted on the Kings Cross Central estate in a building that will become a sports hall, the skills centre is moving to a new, purpose-built training centre in Euston in January 2024. The new centre is located at the site of the former Maria Fidelis school and is funded by HS2.
- 6.33 The skills centre has developed a strong partnership with the College of North West London, supporting Camden residents onto Level 1 and Level 2 diploma programmes in the following subjects:
- Multi Skills Level 1
  - Carpentry and Joinery Level 1 and 2
  - Plumbing Level 1 and 2
  - Electrical Installation Level 2
- 6.34 The skills centre is also an accredited test centre and delivers the Construction Skills Certification Scheme (CSCS). This provides candidates with the requisite qualification to work safely on site. In conjunction with the CSCS, the centre delivers weekly Level 1 in Construction in the Built Environment training to enable candidates to get their five-year CSCS card.
- 6.35 The skills centre continues to provide specialist construction-related information, advice, and guidance supporting candidates with interview skills, CV support, job search, and confidence building. Over the last year, the service supported over 132 residents into employment, 130 residents into

apprenticeships, and a further 115 residents receiving training gaining a Diploma Level 1 or Level 2 qualification.

- 6.36 The skills centre also continues to work closely with a range of employers to support them with their recruitment needs. We have worked closely with HS2 and their supply chain partners to deliver a tunnelling pre-employment course, resulting in several residents securing jobs and apprenticeships. Work continues with HS2 to understand the opportunities arising from works and how these can best be secured by residents.
- 6.37 As part of National Apprenticeship Week, KXCSC hosted a Girls in STEAM challenge where sixty Year 10 and 11 students from across Camden schools came together. The girls enjoyed workshops led by various architectural and construction companies and got to grips with bridge building, workspace modelling, city planning, and virtual reality architecture. The students worked in teams and had the opportunity to talk to experts in the construction profession.
- 6.38 Camden, in partnership with our training partner, the College of North West London, successfully secured a grant of £150,000 from the GLA to pay for Green Skills equipment. This equipment, including Air Source Heat Pumps, Solar Thermal, Solar Photovoltaic, and Electric Vehicle Charging, has been installed in the center. It will be used to support the delivery of Green Skills training to students and apprentices, as well as for upskilling local staff. Camden aims to develop its training offer around Green Skills, ensuring that Euston provides a platform to support the upskilling and training of local people to benefit from future opportunities arising from this and retrofit works across the borough.
- 6.39 The long-awaited move to the new Euston Skills Centre will take place in January 2024. This building will see KXCSC moving to a new location and provide a dedicated space to support Camden residents to gain skills and experience. The facility will provide an opportunity to co-locate with the Regents Park Job Hub as well as providing a venue to deliver a range of adult education programmes. A formal launch event is being scheduled for February 2024. The centre will provide a fantastic resource to help residents gain skills and experience in readiness for progression into employment.

### **London Borough Apprenticeship Awards**

- 6.40 In September 2023, Camden was shortlisted for five of the six categories within the London Borough Apprenticeship Awards, and of these, three apprentices achieved success. Jawad Ibrahim, a Project Support Officer apprentice in the Inclusive Economy team, was named London Councils Apprentice of the Year. Arriving in Camden as an Afghan refugee, Jawad overcame significant obstacles to access and sustain his apprenticeship. He has used every opportunity to serve residents and support other refugees facing similar challenges.

## 7. GROWING CAMDEN'S INCLUSIVE ECONOMY

### Camden's Economy

- 7.1 Camden boasts a robust economy, thanks to its strategic Central London location and the favourable business environment it has cultivated, making it a pivotal business hub in the country. Currently, we host 37,680 businesses, sustaining 368,000 jobs. The Knowledge Quarter, centred around Kings Cross and Euston, is a key growth area, witnessing a clustering of creative and digital sectors around anchor institutions. Additionally, substantial investment in life sciences has led to a development pipeline of over 175,000 square metres of knowledge economy space.
- 7.2 Camden's Evening and Night-Time Economy holds national and international significance, contributing not only to destination places like Camden Town and the West End but also to individual venues and cultural assets, weaving a rich historical narrative around live music and musical production.
- 7.3 *We Make Camden* recognizes the strength of our economy and aspires for inclusive and sustainable growth. An inclusive economy acknowledges that wealth is generated by the businesses, citizens, and institutions shaping the borough's social fabric. The goal is to ensure that everyone benefits from the wealth they help create, fostering access to quality work, business growth opportunities, community facilities, or direct financial benefits.
- 7.4 Despite our borough's strong economy and high employment rates, challenges persist. Many face barriers to accessing the labour market or find themselves in low-paid, unstable, precarious work. Economic inactivity rates are historically high due to factors such as student numbers, but a growing segment is inactive due to caring responsibilities or health issues. Employment rates for people from Black, Asian, and other ethnic minority backgrounds, as well as disabled individuals, are lower. Additionally, 34% of households live on an income less than 60% of the UK median, with a child poverty rate of 43%, exceeding the London rate of 37%. One in four Camden children claims free school meals, and of those in poverty, 75% are from working families.

### Strategies for Inclusive Growth

- 7.5 This year witnessed the development of three crucial strategic initiatives aimed at fostering and guiding inclusive growth in Camden: Knowledge Quarter Strategy (KQ2050), the Evening and Night-Time Strategy, and our Affordable Workspace Strategy.
- a) Knowledge Quarter Strategy (KQ2050)
- 7.6 In May 2023, in collaboration with Islington Council and the Knowledge Quarter Partnership, we published KQ2050 – a strategy fostering good growth and investment in the Knowledge Quarter area. The strategy aims to guide businesses, investors, developers, and institutions in collaborating with Camden Council and its partners to achieve inclusive economic growth

within a one-mile radius of Kings Cross, encompassing Somers Town and Bloomsbury.

- 7.7 KQ2050 recognises the need to balance supporting economic growth and innovation with securing solutions to the social and environmental impacts of development. It is the framework for collaboration and action towards our shared vision while achieving this balance. We have initiated engagement with partners and investors to address the strategy's calls to action and plan to collaborate more extensively with the Knowledge Quarter Partnership to integrate delivery into their work with members.

b) Evening and Night-Time Strategy

- 7.8 The Council is dedicated to preserving a vibrant evening and night-time economy, recognising it as one of the elements that make Camden special. In doing so, we must balance the needs of residents, visitors, and businesses who appreciate and enjoy these activities, with those who may be negatively impacted. Our overarching goal in developing an Evening and Night-Time Strategy for Camden is to articulate a long-term vision with supporting principles and actions. This involves addressing pre-pandemic trends, such as the reduction in venues in Camden supporting diversity and inclusion, defining the evening offer beyond alcohol-led activities, promoting cultural production, and dealing with cost-of-living and cost-of-doing-business pressures. Concurrently, Camden is renewing its Statement of Licensing Policy. Together, the Licensing Policy and the strategy will ensure a vibrant evening and night-time experience for everyone.
- 7.9 In February and March 2023, we concluded an extensive period of engagement with key stakeholders by hosting a Citizens' Assembly over three consecutive weekends. The assembly provided in-depth feedback on a draft vision, focusing on establishing a strong sense of language, tone, and positioning the vision as representative of Camden, not just the Council's voice. Together, we agreed on eight themes containing supporting principles and calls to action.
- 7.10 The eight themes, along with the supporting principles and calls to action, provided a strong steer from the citizens' assembly, incorporating many clear ideas to develop into actions for a strategy. The recommendations emphasised the need for collaborative working and increased community empowerment in managing public spaces, cultural events, and licensing and economy. They also addressed how diverse stakeholder needs could be balanced, with calls to action supporting residents, businesses, workers, and visitors to Camden's evening and night-time economy. These recommendations were debated as part of a Full Council meeting in November of this year, and the strategy is on track for approval by Cabinet in February 2024.

c) Affordable Workspace Strategy

- 7.11 In October 2023, we published an Affordable Workspace Strategy for Camden. This strategy informs our approach to asset management and



provides additional guidance in support of our planning policy. It helps meet the *We Make Camden* commitment to ensure that residents, small businesses, and social enterprises have access to affordable workspaces, enabling them to realise their enterprise potential and grow business ventures that benefit their communities.

- 7.12 The strategy has significantly influenced changes to our affordable workspace policies as we began to refresh the Local Plan. This includes the introduction of a new policy for payments in lieu of the provision of affordable workspace on-site. When these payments are triggered appropriately, it can release funding to support workspace projects elsewhere in the borough where a funding gap exists. Other changes to planning policy include greater clarity in the hierarchy of our priorities and the initiation of work to develop an affordable workspace provider list.
- 7.13 Through development management, Camden secured significant affordable workspace contributions via S106 agreements. This includes 1,000 sqm at a 50% discount for 10 years as part of the British Library Extension. Additionally, the Council collaborated with Impact Hub, the Knowledge Quarter Partnership, and British Land to establish the new Impact Hub co-working facility at 1 Triton Square in Euston. Concurrently, the Council, through Area Regeneration and Neighbourhoods workstreams, has been actively involved in developing community affordable workspace projects at the Hillgrove Estate in Swiss Cottage and at 2 Prince of Wales Road in Kentish Town.
- 7.14 Camden has also collaborated with LABS, one of the prominent workspace providers in the borough, to obtain eight free 6-month memberships for LABS' workspaces in Camden Town. Through the LIFT project, three Camden entrepreneurs have also secured free space in other boroughs. In 2024, we will explore ways to recognise and communicate the Council's efforts in securing affordable workspace, whether through development or our own assets.

### **Working with our Business Networks**

- 7.15 We continue to work closely with our Business Improvement Districts (BIDs) as part of their day-to-day activities and as part of wider projects or collaborative pieces of work. We have supported the BIDs' engagement with multiple Council services on several key areas including Highways, Transport Strategy, Regeneration, Urban Design, Greenspace, Community Safety, and Planning. Examples of collaborative projects include:
- Camden Town Unlimited's (CTU) Camden Highline initiative
  - CTU's operation of affordable workspace at Camden Goods Yard, their work on Camden High Street South and improvement works
  - Euston Town BID's public realm project in Drummond Street and Chalton Street
  - Central District Alliance's (CDA) Public Realm work within Holborn and Princes' Circus

- Supporting CDA's ActionFunder for local charities, their UnBiased project (focused on women in the workplace), and their annual festive lights initiative
- Collaborating with CDA on our Cultural Strategy, our Evening and Night-Time Economy (ENTE) Strategy, and on developing a peer support offer for small and medium-sized enterprises (SMEs)
- Working with Fitzrovia Partnership on their Street Cleaning Operation, and their Public Realm work around Warren Street, Goodge Street, and Charlotte Street.
- Supporting Fitzrovia Partnership on their work around Streateries and Sustainability with the Camden Climate Alliance

7.16 This year, the Place Board, where we convene business networks and landowners sharing responsibility for place stewardship, collaborated with us to shape our approach to the three inclusive economy strategies, the Local Plan review, the Good Life Camden Framework, and the Camden Climate Change Alliance.

### **Business Engagement and Support**

7.17 The publication of *We Make Camden* and its outlined missions and challenges has heightened our attention to supporting citizens in starting and expanding businesses, fostering community wealth, and addressing disparities in accessing business support and funding. Additionally, it underscores our commitment to cultivating the right ecosystem for the flourishing of our knowledge economy. Further details on our business support goals and actions can be found in the three strategies for inclusive growth.

7.18 As we have entered a period whereby businesses are contending with hostile economic conditions through the cost-of-living crisis, we recognise the importance of shaping resources which help businesses navigate challenges like rising inflation, higher energy bills, and lower staff retention rates. There is therefore an increased role for the Council to play in directing and influencing how business support is prioritised and delivered across the borough. This also involves promoting and directing businesses to support available at sub-regional and regional levels, facilitated by the Mayor of London's funded programmes, including those supported by the UK Shared Prosperity Fund (UKSPF).

7.19 In 2023, partnerships with *Black Pound Day* and *Black Owned London* have enabled us to understand the acute needs of our black-owned businesses and will help us build a targeted, culturally-competent support offer. This will be built around the data captured through Black Pound Day's business survey and Black Owned London's engagement with businesses through their podcast series.

7.20 The first round of the Future Camden Fund has disbursed £165,000 in funding and supported 11 Camden-based organisations to deliver social value across health and wellbeing, education, arts and culture, youth support, and sustainability over the last year. We funded businesses that

delivered a range of projects including enterprise education for people aged 50+ and mindfulness-based activities to Camden's disadvantaged communities. Since receiving funding, one of the recipients from round one, a social enterprise focused on raising awareness on recovery through film, has been able to hire a production assistant and create a new website.

- 7.21 We launched the second round of the Future Camden Fund on 2<sup>nd</sup> October 2023, offering affordable loans and Match Trading (grants matched to revenue or outcomes). We have approximately £350,000 in funding available and will be focusing on underrepresented entrepreneurs, particularly the intersection of women and people from Black, Asian, or other ethnic communities.
- 7.22 We have adopted a rolling deadline to allow organisations to have time to hear about the fund and put forward their best application and the fund will stay open until the money has run out. In November, the first three organisations were approved in round 2 and grants totalling £75,000 have been offered to businesses that met our goals. Each of the businesses' projects meet one or more of our Inclusive Economy outcomes such as providing education and training for local people and supporting citizens' health and wellbeing.
- 7.23 The Leading Inclusive Futures through Technology (LIFT) programme (a four-borough project to help residents and businesses take advantage of opportunities in high-growth digital, creative, and science sectors), made good progress in 2023 to address performance issues and secure good employment and enterprise outcomes for Camden residents. Highlights include 14 Camden residents securing jobs in the knowledge economy, 9 securing apprenticeships, and 4 securing internships. Since the start of the LIFT programme in 2021, 19 Camden businesses have received a minimum of 12 hours support in programmes covering start-up skills, funding readiness, and accelerators for growth.
- 7.24 The LIFT programme and partnership has developed further in 2023, with the borough consortium extending to 7, developing an Inclusion in the Health and Life Sciences prospectus and securing a share of £1.46 million funding from UKSPF to deliver a programme of business support that will develop the capacity for local, social SMEs, and social enterprises to develop ideas that help address local health equity issues.
- 7.25 We will further bolster our approach to business support by commissioning a new business survey in 2024, seeking to gain an understanding of the current climate for businesses. The survey will focus on the cost-of-living crisis, post-pandemic resilience, and any needs around sustainable business practices, as well as feedback on how businesses engage with the Council.
- 7.26 We have established the following core principles to guide and develop our business support offer in 2024, which builds on our work to support local businesses over the past 12 months. These are focused on:
- Increasing the supply of our affordable workspaces

- Address existing challenges for 'Everyday Business' and SMEs
- Supporting our innovative Knowledge Quarter and growth sectors
- Good employer practice for businesses
- Supporting under-represented and diverse businesses

7.27 The following activities are planned to further develop our business support offer in 2024:

- Promote the available support to Camden businesses provided by a range of organisations in receipt of UKSPF
- Business webpages and newsletter redesign
- Develop a business support communications strategy to promote the available offers
- Collaborate with key Council services who engage with businesses to explore the concept of a singular Camden Business Account
- Utilise UKSPF funding to commission a grassroots business start-up support project, such as we have previously delivered through the Rebel Business School
- Develop our partnership with London and Partners under their Grow London Local scheme, in order to raise awareness of Camden-based business support provision and provide them with the appropriate assistance
- Explore an SME support offer in collaboration with Central District Alliance BID

## 8. COMMUNITY INVESTMENT PROGRAMME (CIP)

8.1 Having navigated the unparalleled challenges posed by the COVID-19 pandemic, followed by a period of unprecedented inflationary cost pressures, the past year has been marked by ongoing instability. This has been further exacerbated by the lack of clarity from central government on key issues, such as building safety.

8.2 Despite a 'perfect storm' of wider economic factors and the failure of national policy to address the housing crisis, we remain bold and ambitious, aiming to deliver more affordable housing in the borough quickly to better support the needs of Camden's communities.

8.3 Notwithstanding the difficult economic environment, we have risen to the challenge and taken the courageous step of increasing the number of homes that will be delivered by CIP to 4,850; thereby increasing the total investment over the life of the programme to £2.3 billion. This ambition is underpinned by a clear set of principles to guide development in the coming years. These include:

- Bold, ambitious, and rigorous - We make the best use of public resources and the most of our assets and resources.
- Transparency and openness - We work in the open and with residents and communities before, during, and after the development of schemes.

- Participation and capacity building - We build with the resident voice and communities alongside us as partners shaping schemes. Our projects provide people with skills for the future including jobs and apprenticeships.
- Increasing the number of good homes in our borough as quickly as possible - We want to build more homes and better homes; and move families out of overcrowded, poorly designed properties into homes and places that are healthy, safe, and affordable.
- Equality and housing justice - We tackle housing inequality and the health and wellbeing impact of living in poor quality housing as an issue of social justice.
- Tackling the climate emergency - Our homes are sustainable, and we will build for a net zero future.
- Affordability now and for the future - Our homes are affordable for those who live in them, and energy bills are reduced so that families' incomes are protected.

8.4 In 2023, we entered into contracts and commenced construction on 376 new homes, of which 194 are genuinely affordable homes for Camden residents and 89 are new affordable temporary homes for families in need. Thanks to Camden's proven track record of housing delivery in recent years and our in-house teams working closely with partners at the GLA, CIP has secured £56 million of investment for the people of Camden.

8.5 Key CIP projects completed in the last year include:

- Maitland Park - Delivery includes 51 social rented homes and 68 homes for private sale. All the social rent homes have been let, and the majority are now occupied. Additionally, the project has provided a new community hall, offering two local TRAs (Maitland Park and West Kentish Town Estate) free access to meeting space for up to eight hours per week. The redevelopment also includes new gym equipment, table tennis facilities, and other environmental improvements.
- Highgate Newtown Community Centre (HNCC) - Delivery includes 36 new homes, all of which are affordable housing. This is accompanied by a new state-of-the-art community facility featuring a sports hall, a community café, and flexible meeting rooms, along with various council-run services for young people and families. We have taken possession of part of the site, allowing refugee families to move into their new homes and transition from the temporary bridging hotels they have been living in. The completion of the entire scheme is expected in early 2024.

8.6 Construction of Agar Grove 1c continues, with expected completion in early 2024. The affordable workspace project in Liddell Road is also progressing well and it is expected to complete in early 2024. Liddell Road is an example

of CIP's mixed delivery approach, partnering with a developer to deliver Phase 1 of the project (Kingsgate Primary School), to release funds for delivery of affordable homes elsewhere. The expected income from this workspace will be used to fund council services.

- 8.7 2023 has marked the commencement of four new projects: Tybalds Estate Phase 1, Central Somers Town Phase 2, Abbey Area Masterplan Phase 3, and Agar Grove Phase 2a. Additionally, we have entered into a contract for the redevelopment of Camden and Chester Road hostels, along with the construction of ten new 4-bedroom social rent homes at Godwin and Crowndale. These projects are scheduled to begin works in 2024 and collectively aim to deliver 287 homes and 89 self-contained units for temporary accommodation.
- 8.8 Despite facing numerous challenges, CIP has forged ahead this year, progressing schemes that many others have stalled. A Development Agreement will be employed to deliver part of Camley Street and the entirety of Bacton Phase 2. By tailoring our procurement and contracting approach to individual projects and sites, we successfully attracted competitive bids from contractors and development partners. This approach ensures that we can continue to deliver a significant number of genuinely affordable homes while maintaining the affordability of CIP.
- 8.9 In February 2023, Camden's Cabinet approved the commencement of the New Homes for Small Sites programme, aimed at developing five small sites directly managed by the council. This decision was based on insights gathered from our 'Local Conversations' engagement initiative covering 10 pre-selected sites. We also conducted a 'Call for Ideas' online and at in-person events, engaging with residents across Camden to determine suitable locations for new homes. The upcoming schemes will incorporate resident-led improvements and deliver additional community benefits through a set of social value commitments integrated into the development proposals. The primary goal is to construct 100% affordable housing on the council-delivered sites in the first phase.
- 8.10 Due to the lack of national investment for over a decade, CIP has been designed as a self-funding programme, relying on sales of private homes to cross-subsidise the delivery of affordable housing. To date, CIP has completed and delivered 462 private sale homes across the programme. Currently, we are actively marketing the last 10 completed apartments for sale, ready to move into, at Maitland Park. Additionally, we are preparing to release a further 55 new homes for sale in the next mixed-tenure phase of Agar Grove (Phase 1c), ahead of practical (build) completion in late March 2024. Of these homes, we have already sold 54 (80%) at Maitland Park, with sales rates remaining ahead of target.
- 8.11 One notable highlight from the successful sales strategy for Maitland Park is that over 40% of total buyers in this scheme already live and work in the borough, highlighting the benefits of our local sales approach. Among the first buyers, several key workers have secured a foothold on the housing ladder, expressing a desire to have a stake in their local community. They

appreciate the scheme's desirable location, surrounded by green spaces and within easy reach of central London, making it an attractive option for those who grew up in the area.

- 8.12 In addition to this, we have (subject to contract) successfully sold the last remaining shared ownership property at Holly Lodge, ensuring the optimal utilisation of our shared ownership homes to address housing needs and affordability. Currently, we have one spacious two-bedroom apartment within the Holly Lodge Estate, Highgate, available for sale.

## **9. MARKETS AND STREET TRADING**

- 9.1 We have continued to develop our draft Markets strategy, which will progress in 2024 to be adopted by the Council. This strategy will help prioritise our investments and support the successful increase in trading activity across our markets. This year, Camden's nine street markets and nearly 20 street trading sites generated an income of around £1.2 million. Building on this, daily activities to support markets across the borough were expanded through initiatives such as our Young Traders Market campaign, reusable Raze bags project, Future Neighbourhoods programme, and successful funding for market infrastructure and electric ice cream trading bays.
- 9.2 Over the summer, in Leather Lane and Inverness Street markets, we hosted local heats of the Young Traders Market campaign, aiming to find the UK's best young market trader of 2023. This event supports young traders entering the markets industry. Fifteen young Camden entrepreneurs aged between 16 and 30 competed in our local heats, leading to the grand final in Stratford-upon-Avon, Warwickshire. Councillors joined the judging panel, and 11 Camden traders advanced to the semi-finals on Broadway Market, Hackney. Through this scheme, our Markets team aims to create opportunities for young people, encourage new traders to join our markets, and support them in finding locations that best fit their commodities. We also assist with gazebo setups and review our offer for new traders, with a focus on resident-focused young traders in local events.
- 9.3 Packaging is a significant concern in retail, and this year we collaborated with Raze to offer market shoppers free eco-friendly reusable bags as part of an initiative to reduce single-use plastics. This effort aligns with the national ban on certain single-use plastics from 1<sup>st</sup> October 2023. Raze bags, known for their strength, water resistance, and carbon neutrality, are currently provided to market traders and customers at no cost. Each bag features a unique QR code, allowing users to scan it on the Raze app to earn 'Raze coins' for discounts on popular brands. The project launched on 6<sup>th</sup> October at Inverness Street Market, marking the beginning of a pioneering initiative for traders, shoppers, and local businesses.
- 9.4 The Future Neighbourhoods programme in Somers Town aims to help residents, local businesses, and organisations understand how climate change is affecting us, so we can work together on activities that benefit the

environment, our pockets, and our quality of life. Chalton Street market is an important part of the Somers Town community and the Future Neighbourhoods programme. Throughout the year, the market has hosted events and attracted traders focused on Reuse and Upcycling, regularly holding Community Markets. On a monthly basis, it welcomes 'Reduce the Juice' – the University of London's sustainability engagement programme aimed at promoting sustainable consumption and reducing carbon emissions. This year's successful funding bid to trial a 'market storage and stall provision' service will see a project next year that employs operatives to deliver, set up, and take down stalls, aimed at increasing the range and number of traders on the market.

- 9.5 The Camden Markets Team continues to work closely with the Queen's Crescent public realm programme, which will deliver a new and improved trading environment for the market. This initiative has also secured local garage space for market storage to meet the needs of local traders. Rhyl Kitchen at Rhyl Primary School further supports local food start-ups with storage and food preparation facilities. Traders can book a regular slot in the kitchen and can rent fridge and freezer space by the shelf.
- 9.6 This year also witnessed the implementation of a Department for Environment, Food, and Rural Affairs (DEFRA) Air Quality Fund project aimed at addressing emissions from ice cream vans. Five ice cream trading sites were equipped with electric bollard connections, enabling licensed trading sites to engage in emission-free trading and, consequently, addressing both illegal ice cream trading and a source of local air pollution. The success of these sites, including those in Camden Town, Primrose Hill, and Russell Square, will pave the way for future projects to provide electric power to street trading sites, thereby reducing their impact on the local environment.

## **10. EUSTON AND HS2**

- 10.1 In March 2023, the government announced a 'pause' in works at Euston in response to escalating costs, shifting the completion date for the project from the early 2030s to the 2040s. More recently, in October 2023, the Prime Minister confirmed that HS2 would come to Euston and also announced the redistribution of the £6.5 billion in public funding for Euston to the rest of the country. This includes plans for a smaller station with six platforms and the potential establishment of a Development Corporation at Euston. The withdrawal of public funding introduces additional uncertainty for the communities around Euston, which have already lost homes, schools, and businesses to HS2. Camden Council is clear that promises to the community should not be sacrificed in the pursuit of securing private finance.
- 10.2 In response to the pause, the Council met and engaged with residents and businesses from May to July, hearing directly how the pause was impacting their lives and livelihoods. The Council has produced a report that sets out the results of this work.



- 10.3 Residents have conveyed that the uncertainty resulting from the delay is overwhelming. Their trust in HS2 and the government has been shattered, and the pause is giving rise to new impacts, including construction limbo and increased anti-social behaviour and crime. We align with the community's views and encourage decision-makers to consider all recommendations when planning the next steps at Euston.
- 10.4 Camden has been clear that we can't be left with a partially abandoned building site, with huge areas fenced off, creating a barrier between our communities and resulting in a general stagnation that leads to lost opportunities. The Council is working with Euston Partnership organisations to facilitate the delivery of temporary/meanwhile uses on sites not being used during the pause. So far, a new temporary open space has been delivered on Hampstead Road, and community organisations are lined up to take space in the Annex building of the Maria Fidelis school site. There is also potential for commercial operators to utilise two further parts of the site, subject to the construction programme and commercial negotiations. Camden is clear that there must be a benefit to the local communities from any meanwhile uses.
- 10.5 Restarting the design process for HS2 provides a fresh opportunity to deliver a fully integrated terminus for both HS2 and Network Rail trains, allowing maximum space for the development of new homes, open spaces, and jobs for our communities. We will also continue to press the government to commit to plans for transporting construction spoil and waste by rail instead of road, aiming to protect the health of our residents, especially considering the smaller station size.
- 10.6 The 'pause' also provides an opportunity to reset community engagement. Camden Council is prepared to take the lead in the development of Euston to benefit our community and the country. This entails not just having seats at the table but the power to lead, enabling us, along with our key partners in London and the local Euston community, to turn our vision for Euston and the life-changing opportunities it will provide into a reality. Camden's communities should be placed front and centre in discussions regarding the resumption of works, with the government and HS2 communicating their plans openly and transparently.
- 10.7 The Council has commissioned an Economic Impact Assessment and strategic narrative to demonstrate the economic importance of getting the redevelopment of Euston right.
- 10.8 Despite the 'pause' in construction, the impacts of HS2 continue to be felt by thousands of Camden residents, especially those residing in the Cartmel, Coniston, and Langdale housing blocks in the Regent's Park Estate. In January 2023, the Cabinet approved a £29.2 million funding settlement with HS2 Ltd. that enables Camden to provide tailored rehousing support and compensation to tenants and leaseholders in these blocks. To date, we have assisted 63% of residents in moving. As the blocks empty, Camden is collaborating with the charity Bow Arts to establish meanwhile uses in the vacant flats, allowing community groups, artists, and makers to utilise the

empty spaces affordably. Camden will also collaborate with residents on long-term plans that deliver social value to the area.

- 10.9 The Euston Partnership Board, set up in response to the 2020 review of HS2 by Oakervee, continues to meet and is likely to be utilised in the interim while the Government decides on the future form of delivery organisation / development corporation for Euston. This is attended by Councillor Georgia Gould, Leader of the Council; and Jenny Rowlands, Camden's Chief Executive. I continue to chair the Community Review Panel which includes representatives from resident groups, the voluntary sector, and community and business organisations. This is a valuable mechanism for the Board to hear community views on key agenda items they are discussing, and we will be considering how this could evolve in any new governance structures to ensure the community are part of the decision-making process.
- 10.10 Camden continues to utilise the Euston Social Value Charter to hold partnership organisations to account on delivering for the local communities. The Charter comprises eleven key objectives, outlining various outcomes that demonstrate a commitment to supporting Social Value improvements for Euston. These objectives have been informed by conversations with the local community and stakeholders and will consolidate the commitments made by Partnership Organisations in one place. The Charter was developed collaboratively and will be adopted by The Euston Partnership members.
- 10.11 This work dovetails with the Euston Good Life project, where the Council is partnering with University College London's Institute for Global Prosperity to conduct research into the lived experience and wellbeing of the communities around Euston. The first phase involved Citizen Scientists collecting information on the current issues in the area and defining what wellbeing means to local people. This data has been used to develop a household survey which will collect information from 10,000 households later this year and subsequently every three years, aiming to understand changes in wellbeing over time. This data will be drawn upon to monitor the delivery of the Social Value Charter objectives and outcomes.
- 10.12 In Camden, we have been consistent in our ambition for the design of the station. We also continue to press for the station to work harder to integrate with the surrounding character and context of the neighbourhoods, avoiding the replication of existing issues the station has in terms of its relationship with its surroundings. The pause and development-led approach provide the opportunity for a fundamental rethink on how the stations are delivered, prioritising Euston as a place.
- 10.13 The Council is continuing its review of the Euston Area Plan (EAP) to reflect changes since its adoption in 2015. The review was informed by feedback from the Residents Advisory Group, business and community groups, and public consultation which closed in mid-February 2023. Feedback consistently highlighted people's priorities, emphasising the delivery of new and replacement open space and the need to improve community safety. It is also clear that the delivery of affordable housing, tangible opportunities,

and benefits to local residents and businesses is essential. Work on the update temporarily paused to allow for more information on the Government's ambition for the station to become clearer. The Prime Minister's announcement clarified the size of the station and the ambition for a development-led approach. As a result, the review is now restarting to set out the broad expectations for the station redevelopment and surrounding development. Updating the EAP is an important tool for the Council to guide new development above and around Euston Station, allowing us to reflect the Council's approach to the climate emergency, good work strategy, and the social value approach set out in the Euston Social Value Charter.

- 10.14 Officers have also been working closely with Central St Martins and the Regent's Park Community Champions to explore opportunities for meanwhile uses across the area through the 'T Factor' project – a European Union-funded initiative to test temporary uses in collaboration with communities in areas undergoing regeneration developments. This work allows the testing of uses and projects on a small scale to determine their potential for becoming permanent features in the area and to assess their impact on building community capacity.
- 10.15 The demolitions required to build HS2 has resulted in a reduction in available open space for Camden residents. Green space improvements in the Regent's Park Estate area are now mostly complete, with the new temporary public open space now open to the public. In addition to these improvements to existing open spaces, we are continuing to develop proposals for creating new green space in Somers Town through the 'Greening Phoenix Road' project. Additionally, as a planning authority, we are using the powers we have to influence the designs of Euston Station and the wider masterplan; to ensure that the amount of green space is maximised.
- 10.16 The Council continues to monitor the assurances we received from the Government to mitigate the worst elements of the scheme. Camden persists in lobbying government partners to consider Materials by Rail, which will significantly reduce the number of lorries on local roads. Additionally, we are actively seeking funding from HS2 Ltd. to address issues as they arise. Recently, we secured an agreement from HS2 to fund additional community safety patrols to the west of the station in response to concerns raised by residents.
- 10.17 The Council continues to work with Transport for London to develop Healthy Streets principles for Euston Road, Eversholt Street, and Hampstead Road, all of which are impacted by HS2. We have been collaborating with HS2 and its contractors to better align planned changes to the road layout at Hampstead Road with the emerging Healthy Streets principles and are exploring future opportunities for Eversholt Street in the short term.
- 10.18 We are also working to highlight the Council's long-term ambition to transform Euston Road, building on work undertaken by UCL's Bartlett and architectural practices to propose innovative ideas and blue-sky thinking.

## **11. SINGLE MEMBER DECISIONS**

- 31/03/2023 [Local Community Infrastructure Levy 2023-2026](#)
- 10/03/2023 [Implementation of the Regeneration Strategy for the Kentish Town Regis Road Growth Area](#)
- 19/12/2022 [Redington/Frognaal and Fitzjohns/Netherhall Conservation Area Appraisal and Management Plans Adoption](#)
- 04/11/2022 [Gospel Oak and Haverstock Community Vision](#)
- 26/10/2022 [Rehousing Scheme and Local Lettings Plan - Regent's Park Estate](#)
- 04/08/2022 [Dartmouth Park Neighbourhood Plan](#)
- 17/06/2022 [Confirmation of Article 4 Direction to Remove Class E Residential Permitted Development Rights](#)

## **12. FINANCE COMMENTS OF THE EXECUTIVE DIRECTOR CORPORATE SERVICES**

The Executive Director of Corporate Services has been consulted and has no additional comments to add.

## **13. LEGAL COMMENTS OF THE BOROUGH SOLICITOR**

Legal Comments are incorporated.

## **14. ENVIRONMENTAL IMPLICATIONS**

All of the programmes and work outlined in this report have positive environmental implications for Camden and are built from, or strongly aligned with, the Camden Climate Action Plan, Biodiversity Strategy, and Clean Air Action Plan.

**REPORT ENDS**