

Title: Progress report on the Regeneration Strategy for Regis Road.

Information/Discussion Report – Information

Recommendations: The DMC is asked to note the report.

Report Summary: This report provides a summary update on the re-provision of the Holmes Road Depot as part of the Regeneration Strategy for Regis Road.

1. Background

1.1 The future of the Holmes Road Depot was discussed as part of a debate on Local Labour at each of the September round of DMC meetings. The DMCs requested a report on the future of the Holmes Road Depot, which is provided below.

2. Background: Regeneration Strategy for Regis Road

2.1 In 2017, the Regis Road industrial area was designated a Growth Area in the Camden Local Plan (2017), creating a significant opportunity to deliver higher density employment provision as part of a comprehensive redevelopment scheme that will also deliver substantial increase in homes and jobs, as well as reconnecting local communities.

2.2 Subsequently, the Kentish Town Planning Framework was adopted in 2020, providing guidance based on adopted policy in the Camden Local Plan, Kentish Town Neighbourhood Plan and Dartmouth Park Neighbourhood Plan; it expands on the Regis Road opportunity to create a richly layered, characterful place as an exemplar mixed-use redevelopment with high quality homes that supports a diverse local community.

2.3 Attempts at the regeneration of the Regis Road area did not succeed due to the complexity of multiple land ownerships. A Regeneration Strategy for Regis Road was therefore agreed by Camden's Cabinet on 16th November 2022. The strategy proposed to use the Council's land assets at Holmes Road Depot and on Regis Road as a catalyst to start the regeneration. Following a decision by the Cabinet Member for New Homes, Jobs and Community Investment in March 2023 the Council entered into a conditional land sale agreement (CLSA) with Yoo Capital to dispose of the two Council sites. This is conditional on Yoo Capital achieving planning permission and seamlessly re-providing the Council's existing Holmes Road and Regis Road facilities, including the 25 homes attached to the Depot, with no break in service.

3. Regis Road masterplan vision

- 3.1 Yoo Capital (YC) has prepared a masterplan vision for the Growth Area which will support comprehensive regeneration of the Regis Road Growth Area. YC hosted three rounds of public engagement in 2023/24 on the development of the masterplan with public drop-in sessions held in the Greenwood Centre on Hampstead Road and online engagement via their commonplace website. Their masterplan vision is for the Camden Film Quarter, an employment-led initiative anchored by new film studios, workspace for the creative industries and film/screen related educational facilities. There will also be new homes, 50% of which will be affordable on land in Yoo Capital ownership, open spaces, new routes and connections and social infrastructure to support the local community.
- 3.2 YC report that the vision was well received in the local community and the feedback was generally very encouraging. Details of the masterplan vision are available on their website at www.camdenfilmquarter.com. Following updates to respond to the public feedback, reflect the Yoo Capital submitted their masterplan vision to Camden Planning in September. The planning service is currently developing a draft Camden Planning Guidance (CPG), in response to the submitted Regis Road Masterplan Vision. This CPG will undergo a statutory public consultation. It will incorporate insights from Yoo Capital's Masterplan Vision and reflect changes in the local planning context since 2020. The CPG will establish a vision and strategy that reinforces and elaborate on the principles in the Kentish Town Planning Framework
- 3.3 The CPG consultation is scheduled to run for six weeks from early November. The CPG consultation will be open to anyone interested in the area and will be widely promoted in Camden, with a particular focus on reaching neighbouring communities to the scope of the Kentish Town Planning Framework. It will be communicated to the community through various channels and will include exhibition and drop-in sessions. Notifications of the consultation details and events will be circulated to the DMCs in advance.
- 3.4 Once feedback from the public has been reviewed and considered the Council will decide in early 2025 whether to adopt the masterplan as an addendum to the Kentish Town Planning Framework, which would be a material consideration in determining future planning applications with the Regis Road Growth Area.

4. Re-provision of Camden Facilities

- 4.1 The conditional land sale agreement requires Yoo Capital to seamlessly re-provide the Council's existing Holmes Road and Regis Road facilities, including the 25 homes attached to the Depot. Yoo Capital's presumption is that the services and households would move once, from existing to new premises in the immediate area.
- 4.2 In recent months, YC has concentrated on preparing the masterplan and considering strategic options for the re-provision as part of the Camden Film Quarter development. Camden's area regeneration team is supporting Yoo Capital in developing these options, working with relevant services (including the housing repairs service) to ensure that the specifications for replacement facilities meet both current and future needs.
- 4.3 The Council has a large in-house repairs team and it is important that the new facilities meet its current and foreseeable needs – as a result the repairs service is directly involved, along with other service areas – on the size and layout of the space that is re-provided. It is also the case that the layout of Holmes Road does not always

support efficient working and teams are spread out across different offices across the site. This work provides a significant opportunity to redesign how the service is located and support better working across teams.

- 4.4 The regeneration team has also gathered details of housing preferences and need from 1:1 meetings and conversations with the tenants and leaseholders in the 25 households at 76 and 78 Holmes Road. Residents' feedback on their overall preferences for new homes and future housing needs is guiding Yoo Capital's strategy for housing redevelopment. Work with affected residents and leaseholders is on-going and residents and leaseholders will be fully consulted on the rehousing offer.

5. Planning application and future communications

- 5.1 Yoo Capital still has a number of significant stages to progress through before any development could proceed, including working up the detail of their proposals in preparation for gaining planning permission, which will take some time. YC will soon commence detailed planning discussions with Camden's Planning Authority. As a vital part of this process, they will engage extensively with local communities, stakeholders, and residents to shape the development and the rehousing offer. Officers will ensure that Yoo Capital notifies the DMCs directly before their engagement events
- 5.2 In the event that Yoo Capital secure planning permission, the re-provision programme is unlikely to deliver replacement facilities before 2028/29, and so Holmes Road Depot is expected to operate as it is now until that time.
- 5.3 The Regis Road Regeneration Strategy website on the Camden website will provide regular updates on progress. Alternatively, DMCs and other stakeholders can stay informed by visiting the Regis Road Regeneration Strategy website on the Camden Website.

Report Ends