

# **WRITTEN QUESTIONS FROM COUNCILLORS 4<sup>TH</sup> JULY 2022**

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**Written questions from Councillors Pages 3 - 16**

**(Note that this document now contains the responses from Cabinet Members to the written questions from Councillors)**

**Dated: 4<sup>th</sup> July 2022**

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## **LONDON BOROUGH OF CAMDEN**

### **COUNCIL MEETING – MONDAY 4<sup>TH</sup> JULY 2022**

#### **RESPONSES TO WRITTEN QUESTIONS FROM COUNCILLORS**

##### **QUESTION 1**

**TO THE: CABINET MEMBER FOR A SUSTAINABLE CAMDEN**

**BY: COUNCILLOR AWALE OLAD**

Could the Cabinet Member provide an update on what steps the Council has taken to make urgent changes in the Holborn area to improve safety for cyclists and pedestrians? What is the funding situation facing Transport for London and how is this impacting on the situation?

##### **REPLY**

After the tragic deaths of Dr Marta Krawiec and Shatha Ali whilst cycling in the Holborn area over the past year the Council made changes in the area to improve cyclist and pedestrian safety. These have included installing a centre island to deter vehicles from illegally turning left into the path of those cycling at the junction of Southampton Row and Theobalds Road, and changes around Red Lion Square, Red Lion Street and Dane Street to reduce traffic flows on local streets. These follow safety changes made at junctions in the area such as at High Holborn and Kingsway, and Vernon Place and Southampton Row. Further changes at Southampton Row-Theobalds Road will be completed in July 2022: dedicated cycle signals to reduce the risk of collisions, a new cycle lane northbound, improved pedestrian crossings and footways, and extended bus lanes.

Making changes to London's Strategic Road Network requires ongoing consultation with Transport for London (TfL) and the services they deliver through the area. Working with TfL, schemes are scheduled for delivery in early 2023, following consultation, for improving pedestrian and cycle safety: on Proctor Street, High Holborn; and at the junction of Theobalds Road and Gray's Inn Road.

The funding situation with TfL and Central Government is highly uncertain and very short term, and these conditions are affecting long-term investment plans. In this context, the Council has worked to secure funding from TfL and its own budgets for these important improvements in Holborn, which includes funds from the local business improvement district, the Central District Alliance.

Unfortunately, the Council's bid for Liveable Neighbourhoods funding in 2015 was rejected because of the purported impact on bus journey. In 2019, TfL awarded £9.5m of its funds to Camden for Holborn. This has since been cancelled and we continue to press the Government to instate a longer-term funding deal for TfL, to

Camden and TfL to be able to make the longer-term, large-scale changes needed to comprehensively address the issues in the Holborn area.

## **QUESTION 2**

**TO THE: CABINET MEMBER FOR A SUSTAINABLE CAMDEN**

**BY: COUNCILLOR NANCY JIRIRA**

From January 2022, Camden Council has taken two alternative approaches to meeting the same objective: to reduce environmental offences and change behaviour, leading to clean streets. First, the Council contracted with the company Kingdom to add waste and littering enforcement capability. The contract equated to six full time officers over seven days a week. The contract is self-funded by enforcement fines. Secondly, in West Hampstead ward, an additional full-time Educational & Enforcement officer was hired, funded by Community Infrastructure Levy (CIL) monies.

What has the comparative impact been between the two approaches and which, if either, is an effective and cost-effective model for achieving the sought objectives?

In particular, for each approach:

- a) What activities have the officers undertaken in each ward? How many communications with residents & businesses? How many warning letters issued? How many fines issued? How many fines paid?
- b) What impact has the project had in terms of its objective to change behaviour?
- c) What assessment has been done as to whether the area's streets are cleaner as a result?

## **REPLY**

Education and enforcement helps maintain clean streets by ensuring that residents and businesses know how to store and dispose of waste and litter, whilst also enforcing against those who dump waste and spoil Camden's environment. The Council uses a range of approaches to deliver education and enforcement, which includes a 1-year trial of borough-wide Fixed Penalty Notice (FPN) enforcement services with Kingdom Services Group, working alongside local officers delivering projects and working with the community to improve the local environment.

Kingdom undertake Fixed Penalty Notices (FPNs) enforcement for a range of local authorities, including Harrow, Ealing, Barnet and Sutton, targeting fly tipping and littering hot spots as well as street trading offences borough wide throughout the day and night.

The CIL-funded post is a project-based officer dedicated to the West Hampstead Ward aimed at improving the area's local environmental quality through a broad range of actions and projects, which also includes enforcement and issuing of FPNs.

Additional actions include refreshing time banded waste/recycling collections, building local relationships, building forecourt improvements, exploring alternative waste storage solutions, installing heritage litter bins and designing out fly tip hotspots.

Kingdom officers and Camden officers successfully work alongside each other in the West Hampstead ward to improve local environmental quality.

This enforcement approach, combined with increased education and enforcement activity and local improvement projects, has shown real improvements with reported fly tips in West Hampstead decreasing between 2021 and 2022.

Additional activities undertaken by the CIL officer in West Hampstead to change behaviour and improve the local environment include:

- 314 resident educational letters
- 125 educational business letters
- Time banding enforcement - Educating residents and businesses on West Hampstead time banding areas; liaising with businesses and waste providers on collection times
- 16 business fronts cleared of graffiti
- Working with 11 charity shops to address the leaving of unwanted goods outside their premises and encouraging fly-tips. Advice, guidance and posters placed in charity shops in ward
- 18 new waste contracts set up with businesses in the vicinity (data from January to April)

Comparison of Fixed Penalty Notices (FPNs) March-May 2022 in West Hampstead Ward

	Kingdom	CIL officer
FPNs issued March	37	14
FPNs issued April	32	10
FPNs issued May	31	7
Notices issues March – June	N/A	40

### QUESTION 3

**TO THE: CABINET MEMBER FOR A SUSTAINABLE CAMDEN**

**BY: COUNCILLOR STEPHEN STARK**

Can the Council confirm how many new trees have been planted over the last year and can they provide a breakdown by ward?

### REPLY

The Green Spaces Service has planted a total of 539 trees during the latest planting season (2021-22). In addition to these 'standard' trees (height of 3-4.5m), there are

also trees planted through development schemes and by volunteers, including by Camden Forest, in the borough.

Previous years planting can be accessed from [www.camden.gov.uk/trees](http://www.camden.gov.uk/trees)

Our agreed tree planting approach is set out in the [Tree Planting Strategy](#). The breakdown of trees by ward is below.

<b>Ward</b>	<b>2021-22</b>
Belsize	16
Bloomsbury	14
Camden Square	21
Camden Town	3
Fortune Green	55
Frognal	14
Gospel Oak	21
Hampstead Town	14
Haverstock	17
Highgate	36
Holborn and Covent Garden	43
Kentish Town North	4
Kentish Town South	27
Kilburn	96
King Cross	49
Primrose Hill	11
Regents Park	8
South Hampstead	25
St. Pancras and Somers Town	11
West Hampstead	54

Total	539
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#### **QUESTION 4**

**TO THE: CABINET MEMBER FOR A SUSTAINABLE CAMDEN**

**BY: COUNCILLOR RISHI MADLANI**

Could the Cabinet Member comment on TfL's proposed removal of the one remaining cycle lane on Euston Road? What are the road safety implications of this decision?

#### **REPLY**

With around 1,500 daily cycle journeys on Euston Road's eastbound lane, there is clearly a real demand for protected cycle lanes in this area – and a consequent need to keep people safe. It is difficult to see how the removal of the eastbound cycle lane on Euston Road aligns with City Hall's "Vision Zero" ambitions (for no road traffic deaths or serious injuries on London's streets by 2041) and desire to increase safe cycling levels in the capital.

We have written to TfL, and the Deputy Mayor, expressing our views on this matter. Those letters follow on from our previous representations when TfL removed the westbound cycle lane on Euston Road, and our stance that, at the time, at the very least the eastbound lane should be retained.

It is therefore very disappointing to see this remaining safe cycle link being broken, not least given the lack of suitable, safe eastbound routes for cycles north of Euston Road. We acknowledge that TfL have provided £750,000 of funding to improve the Tavistock-Torrington cycle corridor to the south of Euston Road, but the lack of alternatives now available on or north of Euston Road remains highly problematic. TfL appears to be expecting people to cycle from Euston Road and divert down to Tavistock Place. As well as this being a long detour, one would also expect improvements at 'Euston Circus' (where Euston Road, Hampstead Road, and Tottenham Court Road meet), but at the present time I am aware of no such proposals from TfL.

We are also very concerned about the lack of safe cycling facilities in the medium term on Euston Road whilst HS2 construction takes place. Unfortunately Camden's current proposals for pedestrian safety improvements for Euston Road have been rejected by TfL. We want to work closely with TfL, HS2 and partners both on this and with regards to the longer-term vision for a Healthy Streets scheme on Euston Road.

We will be asking TfL to very closely review and monitor the road safety implications of this latest decision, and be transparent about the safety impacts of their decision.

## **QUESTION 5**

**TO THE: LEADER OF THE COUNCIL**

**BY: COUNCILLOR IZZY LENGA**

What assessments have been made on the impact of TfL's proposed bus changes in the Borough brought on by the uncertain financial settlement set at a national level? What steps are her and her cabinet taking to listen to residents' concerns?

## **REPLY**

As a Central London borough, good quality, reliable, and safe public transport is both a vital part of many of our residents' lives, and integral to the success of Camden's part in the capital's economy. We therefore share residents' concerns regarding the impacts of recent central government funding settlement arrangements on Transport for London, not least where resulting budget pressures put invaluable community bus services at risk.

Given our place in London, and the extent of our transport infrastructure, we of course work closely with TfL on a near day-to-day basis. On the specific issue of recent budget-related threats to local bus routes, Council Officers and the Cabinet Member for a Sustainable Camden, have met with their TfL counterparts on two separate occasions to discuss the situation. Our position, as set out in the Camden Transport Strategy, recognises that buses are the most accessible form of transport and are essential for ensuring independent mobility for older people and those with a disability, and for serving those who work in the night-time economy, when many parts of the tube and rail networks are unavailable. Buses are also the most affordable form of public transport, as has long been the case, which with the current cost-of-living crisis putting more and more households under increased financial pressure, is now a more important factor than ever before.

We are concerned that these government-funding-related-proposals will likely require more interchanging which will disproportionately impact on these same communities and groups who rely on buses most.

And we share the aims of local campaigners working to save at risk bus routes, not least those serving wards with higher levels of deprivation and limited alternative public transport provision.

Officers are currently formulating a consultation response which will take account of all of the above and we welcome residents' views which can be included to help ensure we capture the full extent of local concerns. Local residents and stakeholder representations can be submitted through Ward Members or directly to Officers via [safetravel@camden.gov.uk](mailto:safetravel@camden.gov.uk). Please note that we will need to submit our final response to TfL by mid-July '22, so if you'd like to contribute please do so as soon as possible.



## QUESTION 6

**TO THE: CABINET MEMBER FOR FINANCE AND COST OF LIVING**

**BY: COUNCILLOR LOTIS BAUTISTA**

Can the Cabinet Member give an update on the distribution of energy rebate payments under the Government scheme and the Council's discretionary scheme?

### REPLY

Camden has been working hard to issue the Government's energy rebate scheme payments. In total the Council has awarded 49,082 payments, totalling over £7.36m in funding for residents. This is broken down as follows:

#### **Main scheme** (bands A-D)

24,412 households have been auto-paid because they paid by direct debit

15,124 households in receipt of Council Tax Support have received vouchers that they can exchange for cash at a post office – 81% of these vouchers have been claimed.

4,437 applications have been paid with a further 258 currently being processed.

Anyone who is eligible for the main scheme but has not cashed in their Post Office Voucher or made an application by 1 August 2022 will have the £150 credited to their Council Tax Account.

#### **Discretionary scheme** (those in bands E-H receiving Council Tax Support and anyone in bands A-H in hardship can apply)

5023 households in receipt of Council Tax Support have received vouchers that they can exchange for cash at a post office – 84% of these vouchers have been claimed.

Anyone who has not cashed in their Post Office voucher within 3 months will have the money credited to their Council Tax Account.

89 applications have been processed with 246 applications being processed. The deadline for applications for the discretionary scheme is 1 October 2022.

Both schemes are being communicated to residents and in particular, households that are eligible for the main scheme but have not yet applied will receive targeted communications reminding them how to apply. This can either be online or, if they cannot go online or do not have someone who can make an application on their behalf, help to claim is available via Contact Camden.

There is a range of other support available for residents struggling with the cost of living. The Council will be launching its own cost of living crisis scheme later this summer, there is a wealth of free and subsidised activities taking place over the summer holidays for children and additional payments will be going to parents of

children and pensioners in the next month. The Council is also creating a new online advice and information hub on the cost of living crisis – this will be shortly be available at [www.camden.gov.uk/costoflivingsupport](http://www.camden.gov.uk/costoflivingsupport)

## **QUESTION 7**

**TO THE: CABINET MEMBER FOR SAFER COMMUNITIES**

**BY: COUNCILLOR JAMES SLATER**

What steps is Camden Council taking now and, in the future, to ensure that community safety is still a priority, especially as we have seen cuts to both police officer numbers and police stations?

## **REPLY**

Community safety remains a key priority for the Council administration. The pledge to ensure that “everyone is safe at home and safe in our communities” is highlighted as one of the key challenges outlined within ‘We Make Camden’ and reflects the Council’s ongoing commitment to tackle crime and anti-social behaviour.

The Council continues to work collaboratively with partner organisations and local communities to develop and deliver a wide range of community safety related initiatives - from improving the level of safety for young people (via the Camden Youth Safety Taskforce), to ensuring that the lived experience of women continues to influence the development and implementation of strategies and policy initiatives designed to tackle violence against women and girls.

The Camden Community Safety Partnership continues to play an important role in commissioning activity designed to deliver reductions in crime and anti-social behaviour. The Community Safety Partnership priorities for 2022-23 include:

- Women’s safety
- Youth Safety
- Violence Reduction
- Illegal Drugs
- Hate Crime
- Anti-Social Behaviour

The Camden Drugs Action Plan commissioned via the Community Safety Partnership serves as an important example of the Council’s ongoing approach towards tackling illegal drugs markets; whilst providing support for the most vulnerable residents and those at risk of exploitation.

Tackling violence against women and girls also remains as a key Council priority. The Council has sought to influence the national debate on women's safety in response to the tragic murders of at least 52 women killed by men in the UK over 2022 so far.

The Camden Safety Net service continues to provide vital support for victims of gender-based violence and the Community Safety Partnership is currently finalising proposals to deliver a specific action plan designed to improve the safety of women and girls across the public realm environment.

The Council will also continue to lobby central government to change the statutory definition of misogyny, and will also establish a strategic oversight group to further co-ordinate women's safety related strategy and policy initiatives.

Camden Council has over recent years sought to highlight resident concerns regarding the reduced level of capacity within the Metropolitan Police. The Council has continued to lobby in order to highlight the importance of retaining the neighbourhood policing model which places a strong emphasis on the retention of Dedicated Ward Officers (DWOs). The Council has therefore welcomed the recent introduction of the two newly established Police town centre teams based in Camden Town & Euston which have increased local police capacity by approximately 50 police officers.

The Council will also continue to deliver targeted community safety walkabouts and community engagement events to identify and respond directly to concerns raised by local communities. The engagement activity will bring together a range of Council services and neighbourhood police teams to respond to local concerns. The intelligence led approach to the community engagement activity is designed to ensure a specific focus on crime and anti-social behaviour hotspots across the borough including Housing Estates. This activity is also supported by further investment into the Housing Estate CCTV camera network, as the Council fully recognises the important role that high quality CCTV cameras/services can play in both the detection and prevention of crime and anti-social behaviour.

The safety of all our young people is of paramount importance. Camden's [Youth Safety Taskforce](#) was established in 2018, in response to increased concerns around the safety of young people, following a number of serious incidents. The Taskforce focuses on embedding a public health approach to youth safety, intervening early to ensure that young people at most risk are provided with the support they need, as well as ensuring that work is done to disrupt and enforce criminal exploitation of young people.

A strong partnership led by the Youth Safety Steering Group is made up of senior representatives from the police, public health, children's services, voluntary and community sector (VCS) groups, and schools.

The powerful multimedia films and art work, created by young people as part of this year's Youth Safety Fortnight- which runs from 27<sup>th</sup> June to 10<sup>th</sup> July- attest to the power of providing young people with the opportunity to share their own experiences and shape the agenda. [The winning entry](#) from Fitzrovia Youth in Action, speaks

powerfully to the everyday misogyny experienced by young women and girls in Camden. At an operational level, Camden's Youth Justice Service works with young people and families to address factors that lead to criminal behaviour and to reduce re-offending and the number of young people sentenced to custody. The team has pioneered the development of young people as Peer Advocates who help support the development of engagement and innovation within our youth justice service.

## **QUESTION 8**

**TO THE: CABINET MEMBER FOR BEST START FOR CHILDREN AND FAMILIES**

**BY: COUNCILLOR REBECCA FILER**

What is Camden doing to better support families struggling with the increasing cost of childcare, especially with the view that this is holding women back economically since it is all too often women who do not return to work when they might want to as to they can't afford it?

## **REPLY**

Free Entitlement Early Education places are provided in the Council's 6 nurseries, private, voluntary & independent (PVI) settings and by Childminders. For 2 year olds this is 15 hours per week (term-time) for those eligible according to criteria set by Government. Part-time places for 3 & 4 year olds are universal. In Camden, the enhanced offer for 3 & 4 year olds provides full-time (30 hrs per week) for children using the same criteria for eligible 2 year olds. The enhanced offer ensures families on low income i.e. claiming benefits and those with additional needs including SEND, Looked After Children, have access to full-time early education and supports disadvantaged families to find work, increase their hours or access training.

Childcare provision for children before they are aged 2 is limited to privately funded hours, the cost of which, for many families, is often prohibitive. Most childcare providers also require a deposit, administration fees and in-advance payments up-front.

Considerable representations have been made by Camden to national policy makers for financial assistance for parents returning to work after a period of maternity leave or joining the labour market for the first time. Camden's Inclusive Economy Team are also exploring the feasibility of a proposal for a childcare deposit scheme, in which the Council would pay a deposit for a childcare place directly to the provider, therefore securing the place for a parent taking up paid work. The provider would keep the deposit for as long as the child attends and would then return the deposit once the child leaves the provision.

Good Work Camden has embedded advisors in Children's Centres providing a range of support including:

- Tailoring apprenticeships specifically for parents with children, including part-time hours, term time only and flexible working
- Supporting parents to negotiate contracts with employers that fit the 'family friendly' approach
- Supporting parents with children to arrange childcare around work including how to access the free 2-year-old places
- Referring parents into the Children Centre's Welfare Rights Team for support around welfare, better off calculations and accessing in work benefits
- Working as part of the wider Integrated Early Years' Service (Family Support, CAMHS, Early Intervention) to ensure the wellbeing of the parents that we support and to provide the best possible outcomes for the family as a whole

Good Work Camden is also encouraging employers to develop more flexible work opportunities which fit around residents needs such as parent and advocating inclusive recruitment practices.

For school-age children, Good Work Camden has also developed partnerships with local schools such as Torriano, Brecknock, Rhyl, Kingsgate and Netley Primary Schools, delivering Jobs Fair, outreach and employability sessions. Camden Family Early Help service provides funding for holiday/before school/after school play spaces via the Play Providers Fund, overseen by Camden Commissioning Service. This is currently available to families open to early help services where it would support parents to return to, or sustain, employment, and mirrors the offer made available to children open to social work services.

## **QUESTION 9**

**TO THE: CABINET MEMBER FOR BEST START FOR CHILDREN AND FAMILIES**

**BY: COUNCILLOR SAGAL ABDI-WALI**

How can Camden ensure that the recently rated Outstanding Children's Services remains 'outstanding' and to ask what the action plan is to improve in the areas highlighted in the report?

## **REPLY**

The Inspection date was 25-29 April 2022. The judgement for overall effectiveness was Outstanding. Our refreshed community plan, We Make Camden (March 2022) makes explicit our ambition for every child in Camden to have the best start in life.

We have already started to implement an action plan which will be overseen by CMT as part of the routine safeguarding reporting cycle.

We will continue with Camden's approach to children's services and early help which is consciously maintaining investments in early prevention. This has played a key part in improving outcomes and managing need and demand on statutory services over several years.

We benefit from excellent partnerships, committed partners and high-quality services in the borough, with co-location and integrated working in key services. This is under a clear strategic umbrella that the Council has led on over the last several years. We will continue to nurture and develop these.

The Camden Model of Social Work is our well-developed practice model which provides an anchor point after the disruptions caused by the last 18 months to children and the workforce. This is complimented by our Resilient Families practice model for early help services who deliver the Resilient Families Programme. Both these approaches are the foundation stones that put relationships at the centre enabling and empowering families, to make positive change in their lives and will remain central to our work with children and families.

Regional and national engagement in policy development through our commitment to research and innovation has benefitted children and families in the borough. We will continue to support the sector and share our practice with other local authorities.

Participation and the voice of the child is sought and heard across the full spectrum of our services, we continue to engage children and families meaningfully in service design and development.

#### **QUESTION 10**

**TO THE: CABINET MEMBER FOR NEW HOMES, JOBS AND COMMUNITY INVESTMENT**

**BY: COUNCILLOR SIAN BERRY**

Noting that the Mayor of London has confirmed that 2021-26 GLA Affordable Homes Programme grants have been awarded for the demolition and replacement of 325 homes in Camden that have been exempted from restrictions on grants for demolished homes on the grounds they have been classed as 'obsolete,' could you tell me:

1. How many of the 325 'obsolete' home replacement grants were claimed by Camden Council (since the data above relates only to homes in the borough and could also be for other social landlords)?
2. For any of these homes (or groups of homes) owned by Camden Council:
  - a. Where each of these are or were located,
  - b. Which of these currently have tenants or leaseholders occupying them, and
  - c. What criteria were used to decide whether each of these were 'obsolete'?

3. Could you also supply to me copies of supporting evidence related to 'obsolete' status that was sent to the GLA to back up any relevant grant applications?

## REPLY

Camden secured £86.4m from the Mayor of London's Affordable Housing Programme 2021-26, making us one of the ten borough receiving the most funding. The funding will help us to deliver 569 socially rented homes for local residents over the next six years, building on the previous success of the Community Investment programme.

The funding includes an allocation for 325 replacement homes at Agar Grove, West Kentish Town and Wendling. At Agar Grove we are building some of the most energy efficient homes in the UK built to the Passivhaus standard, supporting the Mayor's target for London to be a zero-carbon city by 2030, and helping residents to cut their fuel bills by up to 70% and reduce carbon emissions. The project involves the phased regeneration of the estate and proposals for the estate were developed working closely with residents.

The work at Agar Grove estate is a great example of how good community consultation can improve a project and there has been consistently strong support for the project since its inception. A key driver for the project was replacing existing homes on the estate that were in poor condition, below current space standards and had no outdoor space accessible directly from the flats. The routes through the estate consisted of dead ends and convoluted footpaths with poor legibility that had led to issue with anti-social behaviour. The new estate will deliver high quality new homes for existing residents, increasing social rented floorspace on the estate by a third, and the project has been phased to allow tenants a single move directly into their new homes and preserve the existing tight knit community.

We are also building new Camden Living homes to be let at below market rents. We have completed the first two phases of the multi award-winning project including 72 new council homes, new play and sports equipment and semi-private courtyards for the new blocks, and feedback from residents is extremely positive. The third phase is currently under construction and the new funding allocation will help to deliver the fourth phase that will comprise nearly 100 new council rent homes.

We have been engaging residents of West Kentish Town Estate since 2015 and have developed proposals for the estate working with them. A team of Council officers worked to capture and address the breadth of local priorities and opinions. We are using a peer-to-peer approach, employing residents of the estate to help us tailor our approach in delivering community-led regeneration. Residents have told us that they desperately need new homes. We plan to replace the ageing 1960s blocks - damp, cramped properties - with over 800 larger, modern and energy efficient homes, each with the space needed for currently overcrowded families. In 2020 we held a resident ballot on the proposals to redevelop the estate. Residents were asked whether they were in favour of the full redevelopment of their estate and the construction of new homes. In total, 287 households representing a turnout of 85%

voted on the regeneration proposals for West Kentish Town. An overwhelming 93% of voters supported the regeneration proposals.

At Wendling and St Stephen's Close we have been working with residents to develop proposals for the estate using a similar approach as at West Kentish Town, employing local residents and building a community liaison team to provide support to residents and achieve a meaningful, community-led engagement approach. The Wendling and St Stephens Close Estate was built in the 1960s and the proposals will address long standing issues residents have raised, such as low energy efficiency, common defects with leaks, blockages and heating systems, overcrowding and a poor estate layout - which has failed to deter antisocial behaviour and disconnects the estate from the surrounding streets. The old homes will be replaced with between 650 and 750 spacious and modern new homes, including replacement of existing homes, each with the space needed for previously overcrowded families to grow and thrive. We held a resident ballot in 2021, in total 201 households representing a turnout of 72% voted and 75% voted in favour of the proposals.

The Mayor of London's 2021-26 Affordable Homes Programme included provision to fund replacement of 'obsolete' homes. The Greater London Authority (GLA) funding guidance provided the following broad definition: '*An obsolete home is defined as one where an affordable home is no longer considered by the landlord to be capable for letting for long term tenancies for reasons pertaining to condition, type or building standards, regulations or safety*'. Our interpretation of this condition that we confirmed with the GLA during the bidding process was as follows: *In considering which homes fit in with this definition Camden will take the following approach to what is considered an obsolete home. The Council considers a home to be obsolete in line with the GLA definition where Cabinet has agreed a strategy to replace the homes on the estate following discussions with residents. In the long term these homes will be replaced but where suitable they may continue to be occupied during the regeneration of the estate.* Funding for these schemes will help us to build high quality new council homes to replace poor quality homes with high investment needs based on discussions with residents, as well as new additional affordable homes.

The regeneration strategy for Agar Grove was approved by Cabinet on 4 December 2013, and an update to agree the delivery strategy for future phases is coming to Cabinet in July 2022. Cabinet agreed the regeneration approach for West Kentish Town and Wendling and St Stephen's Close in 2019 and following the successful ballots, reports will be brought to Cabinet to agree the detailed regeneration strategy and business case for West Kentish Town in July and for Wendling and St Stephen's Close in 2023. The homes to be replaced at Agar Grove are currently occupied by a mixture of tenants, one leaseholder and property guardians where tenants have chosen to move away from the estate during the regeneration process with the option to return to new housing. The existing homes on West Kentish Town and Wendling and St Stephen's Close are occupied by a mixture of tenants and leaseholders all of whom had the opportunity to vote in the recent resident ballots.

**ENDS**