

What happens next?

Over the next few months the Council will be carrying out the recruitment of a firm of architects to finalise the design master plan for the regeneration of the estate. Open Communities is planning to work with a group of residents to get involved in the selection of the new architects. Any resident who wishes to get involved in this piece of work please call the Open Communities Freephone number.



MAIDEN LANE ESTATE

Independent Tenants Advisor Newsletter

February 2010 Edition 3



ESTATE REGENERATION MOVES FORWARD.

On the 9th December 2009 the Council approved a report that agreed a way forward for the regeneration of the Maiden Lane estate. The Council report outlined the contributions from the residents and included the views of those residents who have taken part in the consultation over the past 6 months.

In our previous edition we told you that work had recently restarted, so that residents living on the Maiden Lanes estate can be consulted about the Council's plans to regenerate the area.

Throughout the summer Open Communities, and the appointed architects Levitt Bernstein, have both held workshops on the estate which have been open to all residents to attend. The workshops looked at the different ways to regenerate the estate and the design options for potential new build on the estate. The workshops attracted several dozen residents to participate in shaping the proposals.

On Saturday 24th October the Council ran an exhibition at the Community Centre, supported by Open Communities and Levitt-Bernstein with the aim to consult residents about the regeneration options. Approximately 40 residents attended the day.

One of the outcomes of the day was that most residents welcomed regeneration and wanted to see the Council agree a more ambitious plan.

To make sure that all residents had the opportunity to shape the regeneration plan during November staff from Open Communities called on all tenants to complete a test of opinion form. From the estate a total of 93 households offered their views about the Council plans. Including those residents who took part in the workshops and exhibition a total of 147 households (32% of households) offered views over the consultation period.

Of the 147 who took part in the survey 124 (84% of respondents) residents thought that the estate should be regenerated and 83 (56% of respondents) residents agreed that some areas of the estate should be demolished with new housing provided.

These positive views from residents will allow the Council to continue to discuss the regeneration options with the community over the next nine months to agree the final plans.



Independent Tenants Advisor

Open Communities offer a freephone advice and information line:

0800 073 1051

It's open from 9am to 5pm Monday to Friday.

You can also email them: enquiries@opencommunities.org

You can also arrange a confidential home visit from one of the members of staff from the ITA team. Please contact us using the freephone number.

Your Open Communities team is:



Tom Hopkins
director



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Open Communities is an independent, accredited, national training and advisory service for housing communities.

FREQUENTLY ASKED QUESTIONS

In every edition of the ITA newsletter there will be a section on frequently asked questions. Our thanks are extended to the United Maidens Mothers Group, based on the estate, who compiled the list of questions and obtained the answers from the Council.

How will Camden Council ensure that it avoids the same design mistakes made in the original construction of the estate in any new homes that are built at Maiden Lane?

Partly through making sure that development options are produced through discussions with the people who live on the estate. This has been carried out by running the workshops and exhibition. There have also been changes to building standards since the estate was originally built.

Will our Community Centre benefit from the development of this estate?

Improved community facilities will need to be discussed as part of the regeneration process; this could include improvements to the community centre.

Will Tenants receive a rent rebate for the CCTV system which has never worked?

Rent charged to tenants does not currently cover the CCTV system. As tenants are not currently being charged for the system there will be no rebates.

Will Tenants get any compensation for the loss of gas, heating and hot water during the period of December 2006 – March 2007?

Nothing has been agreed on this and we have asked the Council to investigate and report back with a full response as soon as possible.

Will there be a limit to the height of any new buildings?

Yes, any new development would be subject to planning requirements. Planning requirements are in place to protect the environment and give residents and neighbours the option to comment or object to any new development.

Will there be employment for local people should there be development?

The Council will aim to encourage any contractor to provide training and employment opportunities for local people. This has already been developed in relation to the mainstream capital programme. There may also be long term employment opportunities for local people if any new development contains new commercial or community facilities.

Will Tenants still have an Estate Office after any improvement works?

There are no plans to close the Estate Office

We have heard that the Council will be spending money on fitting new windows on the estate. Isn't this a waste of money if some of the blocks are to be demolished?

Camden's contractor Apollo are carrying out a programme of window repairs in Maiden Lane, Elm Friars Walk, Broadfield Lane, St. Pauls Crescent and Allensbury Place. These repairs or replacements are only taking place for those windows that are in the worst condition. These are predominantly ones at higher level (i.e. not ground floor) and which are the most exposed to the elements, and are identified as in a dangerous condition.

Will the Council offer local residents first priority to move into any new housing built on the estate?

This is now being seriously considered by the Council, and a Local Lettings Policy will be developed in consultation with residents.



Rumours! Rumours! Rumours!

Please don't be alarmed. The Council has NOT made any final decisions at this stage about the exact nature of the regeneration proposals or any redevelopment plans. The Council will now work with residents to agree the detail of the regeneration proposal which will be agreed in the summer 2010.

If you receive any information which indicates that final decisions have already been made by the Council or if you are in any doubt about the regeneration proposal please contact Open Communities on FREEPHONE 0800 073 1051.

