



FREQUENTLY ASKED QUESTIONS: LEASEHOLDERS

WEST KENTISH TOWN ESTATE REDEVELOPMENT

The following questions were raised by residents since the July 2022 Cabinet approval. The full report and slides can be viewed here: www.Camden.gov.uk/wkt

PHASING / TIMESCALES

The scheme was to be delivered in 4-5 phases, why has this now increased to 8?

The Council, like most public sector organisations, is under a significant amount of financial pressure. There is a limit to the amount the Council can borrow and can spend each year. Stretching out the programme means we decrease any financial pressure on the Council in any one year.

How long will the entire scheme take?

16 years, by our current estimates.

How confident are you with these new timelines?

The proposals have been developed with input and scrutiny by numerous colleagues and consultants. However, we are living in uncertain financial times and can't predict the political or economic changes in the coming years and the impact this may have on public sector spending. As part of the proposals, a risk assessment has been undertaken and mitigations to any obstacles will be explored if timelines may be impacted. Any revisions to timelines will be communicated to residents.

Could the scheme be stopped?

The Council has made a commitment to this scheme. No one knows what might happen in the wider economy in the years to come. The Council cannot bankrupt itself, but will look at other ways to continue to build new homes and find solutions should any issues arise that could risk blocking or delaying progress.

Is the phasing order known?

Yes – but it may change, all information is indicative based on information currently available.

What will happen to residents during construction of new blocks directly next to them?

A Construction Management Plan (CMP) will form part of the Planning Application. The CMP addresses site set-up, access routes to and around the construction sites, traffic management, health and safety measures, working hours / days, sets out strict noise and dust control / monitoring requirements and any additional measures that might need to be implemented where necessary to address disruption caused by construction, as much as possible. We will provide respite spaces during the day



and identify any particularly vulnerable residents. All construction activities will take place within hoarding set up to ensure residents and members of the public are kept safe. The Council will endeavour to keep construction activities as far from habitable rooms, but some disruption due to construction is inevitable.

Will we get a copy of all phasing and plans?

These will be available online on the WKTE website, and hard copies at 104a Queen's Crescent.

SCHEME

The plans appear to show proposed new blocks segregated between private sale and affordable homes.

For operational / housing management purposes including service charge calculations, private for sale units will be maintained and managed by a separate contract, so while there will be blocks that comprise both private and social homes, the lobby areas / cores and some of the internal communal spaces will remain separate.

How was the decision made to locate different tenures in various locations?

The development of the masterplan is partly reliant on the phasing strategy. For example, first phase sites were selected on parts of the estate that would require the minimum number of residents to be rehoused prior to starting demolition work on that phase – we must build in the locations that are cleared and provide the properties of the required tenure.

Certain factors were considered when assessing the location of the different tenures, for example the suitability of a significant number of family homes near the railway, proximity to the main amenity space in the centre of the estate, proximity to shops and services on Queen's Crescent and advice from the Sales and Marketing team. Unfortunately, we cannot guarantee that every resident will be moved to the same part of the estate they currently live.

Will internal finishes across all phases be the same?

While the building design and flat layouts may differ between blocks, all buildings will be finished to good quality standards and be energy efficient. We have organised visits to Maitland Park Estate, and other CIP schemes so residents can see the standard and sizes that Camden build.

Will all the flats have electric hobs?

Yes, there will be no gas cookers in the new development. We will 'gift' electric hobs and ovens, which will be installed in the new homes for all residents who move into a new home on the estate.

Will we have underfloor heating?

Decisions on the energy and heating strategy are currently being developed and will be agreed in the detailed design stage.



Will there be individual water meters?

Yes, all new build properties have water meters installed.

Will there be roof gardens?

No. There are items that need to be located on the roofs, including solar / PV panels and mechanical equipment.

Will there be car parking?

Residents of the estate who had a garage / parking space in the current estate or street parking permit would be allowed to apply for resident permits for on-street parking. Blue badge holders will also be given appropriate permits for on-street parking. For all other new residents, this is a car-free development.

What is happening with Hawkridge House? (the tall building next to the games pitch)

The building is owned by UCL (University College London), they need to decide what they are going to do with the building which had been used as student accommodation.

Will there be commercial units under our blocks?

Only the blocks along the Queen's Crescent frontage have non-residential spaces on the ground floor which could be used for commercial or retail purposes. The occupiers or uses of these spaces have yet to be finalised.

Will there be a TRA or community hall?

Not at this point. There is a huge cost and question about who manages the space. There are lots of spaces in the local area and many of the halls that exist are underused. We have written into the conditions of use for the new Community Space at Maitland Park, the opportunity to let WKTE residents enjoy the same benefits as those from Maitland Park

Why did the Council knock down Bacton and not rebuild? Could that happen at WKTE?

A report has now been approved by Council's Cabinet with a solution. Bacton has nothing to do with this site, each project is dealt with on its own merit. At Cabinet in July 2022, the Council committed to redeveloping WKTE. At WKTE we will be building homes in phases. Before demolition and preparing the site for construction, detailed planning consent for that portion of the site must be obtained. Furthermore, the required funding must be secured in order to appoint a contractor to carry out the works for that phase.

Will my Council Tax Increase?

The amount of Council Tax you pay is based on the value of the home. Camden does not set the amount for this and has no control of the prices set as they are defined through a national grading system set by the Valuation Office.



Will I be able to buy a new property on the newly developed Estate?

Resident leaseholders get the choice of either buying a new property on the estate on the shared equity scheme or selling your home back to the council and leaving the estate. Shared equity means you will own a share of the new property, with the council owning the remaining share. To purchase an equity share in a new home on the estate you will have to put both the market value of your existing home *plus* the additional Home Loss Payment (10% of your property value) into your equity share of a new property.

You will be able to apply to purchase a share of a new build home on the new estate with the same number of bedrooms as you currently own. If you would like to purchase a larger or smaller home you are able to do so subject to availability and your financial situation.

The Council is committed to supporting all current resident leaseholders of the Estate to access a new home on the redeveloped estate if they would like one. When the time comes, we will have individual conversations with you to identify the best offer for you and your family.

If I take up a shared equity home, will I have to pay a rent?

No. You will not need to pay rent on the equity share retained by the Council. However, you will have to pay 100% of the service charges. If you have a mortgage and have trouble renewing this, then the Council will explore alternative affordable options with you to enable you to continue living on the estate.

If I move away from my estate, will I be able to move back again?

Yes. If you choose to move away from the estate during the development you will be able to consider buying a new home, once available, on the open market. This would not be part of the shared equity offer.

If you agree with the Council to buy a shared equity home on the Estate but the Council asks you to move away temporarily to facilitate the redevelopment of the estate, then the Council will agree with you the arrangements of how this will be done and how you will be compensated for the disruption.

What happens to my current mortgage?

We recommend discussing this with an independent financial advisor or mortgage provider in the first instance to understand what you can afford and any implications. It is likely that you will have options including moving / porting your current mortgage to the new home or getting a new mortgage.

Will I be compensated for having to move my home?

Yes, but this differs for resident and non-resident leaseholders.

On top of the market value of your home, you will be compensated with an additional Home Loss Payment of 10% of the agreed value of your existing home (if you live in your home), or 7.5% of the agreed value of your existing home (if you are a non-resident leaseholder).



In addition to a statutory Home Loss Payment, resident leaseholders are entitled to claim for any reasonable costs associated with your move including:

- legal, surveyor and mortgage fees associated with the cost of selling your home
- removal expenses
- legal fees associated with the cost of buying a new home within 12 months of selling your existing home
- stamp duty arising from the costs of buying a new home
- surveyors and survey fees associated with buying a new home
- costs of special adaptations to a new home to make it suitable for your health needs (this may need to be confirmed through a health assessment)

NB: These costs will need to be pre-agreed with the Council.

Will service charge for leaseholders rise?

Service charges will be recalculated according to the revised costs in the new blocks and estate, and will incorporate maintenance of new facilities, such as lifts.

What are the options for early Leaseholder buy back? Can you elaborate on the offer?

Whilst Cabinet approved a budget for developing the scheme and progressing the initial phases including buyback of impacted leaseholders, the Council is required to prioritise funding for the buybacks associated with the initial phases. We have been exploring various options with other parts of the Council, and will continue to do so, but have not been able to reach any agreement as yet.

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