

New Homes for Small Sites Raglan Street Estate

Newsletter - December 2023

Welcome to your Raglan Street Estate Newsletter for the New Homes for Small Sites programme. Firstly, we want to thank you for your patience in waiting for an update on this project. We know it has been a few months since our last update, so we are excited to be able to share the latest news on the project with you.

In this edition of the newsletter we are providing an update on the design programme, our upcoming housing needs survey, and a look ahead at the consultation and engagement activities coming up in the new year.

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Finding a design team

Last month our New Homes for Small Sites team visited your estate along with people who have applied to work on the new proposed homes with us.

These visits were part of our work to appoint a team to lead on designing the proposals for new homes on the estate.

We are now in the process of choosing a design team to work with us, residents, and neighbours.

We anticipate the design team will be appointed early in the new year. Once confirmed, we will arrange a "Meet the Design Team" drop-in event which you will be invited to come along to and share your views.

Keep an eye out for our next newsletter for more information.

About the project

For those who are new to the project, this newsletter provides information about Camden Council's New Homes for Small Sites proposals for Raglan Street Estate.

In February 2023, Camden's Cabinet approved the New Homes for Small Sites programme, which looks to deliver new affordable Council homes on small pockets of land around the borough.

At Raglan Street Estate, the Council's team is proposing to build new homes on the garages behind Monmouth House. If planning permission is successful, this project could deliver up to 18 new homes for Social Rent of Camden Living Intermediate Rent for local people.

At the moment a design team is yet to be appointed, and there are no designs for the site. To find out more about our previous engagement on the estate, visit our website at camdensmallsites-raglan.co.uk

There are no designs yet, but work will begin on these in the new year.

We will keep talking to residents and neighbours once a design team is on board, to hear your thoughts on what the proposed homes could look like.



We will be focusing on homes in this location - the area behind Monmouth House.

So far, your feedback has identified four key priorities for residents:



Providing storage and facilities for residents



Making the estate more safe and secure for residents



Improving play space and green space on the estate



Creating a design that's sensitive to the street and estate

Housing needs survey

To help a new design team understand homes in the local area before they start, we will be speaking with secure tenants on the estate to get an accurate picture of local housing need. If you're a secure tenant on Raglan Street Estate, please keep an eye out for our survey coming in the post in the next few weeks.

If you or someone you know is currently in housing need, please visit our website at www.camden.gov.uk/apply-council-housing or call us on 020 7974 4444 for assistance.

Timeline*

Since we last wrote to you there have been some changes to our indicative timeline. Please see below for the latest information.



*Timeline provides estimated dates and may be subject to change

Repairs

Our repairs team work hard to keep your council homes safe, warm and in good repair all year round.

You should report any damp and mould in your council homes straight away.

If your repair is an emergency please call 020 7974 4444 option 3 then 1

Report a repair online by logging in or signing up at: camden.gov.uk/camdenaccount
• Click on 'Housing' then 'Request a repair'

Contact via SMS or WhatsApp

You can now report non-emergency repairs by texting **07360 277909** in your preferred language. Text us any time, and we will reply from **8am to 6pm Monday to Friday excluding Bank Holidays**.

Contact using live chat

If you have a question or need advice about a housing repair, you can talk to us instantly and upload pictures of your repair. You can get straight through to a real person to ask your question or book your repair, available from **Monday to Friday, 8am to 6pm**.

Visit camden.gov.uk/housing-repairs

Contact us



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✉ NewHomesSmallSites@camden.gov.uk



Visit our project website at:

www.camdensmallsites-raglan.co.uk

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Any other alternative formats or if you have any questions get in touch:

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