

# New Homes for Small Sites Newsletter

## Bernard Shaw and Foster Court Estate - December 2023

Welcome to your Bernard Shaw and Foster Court 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 for secure tenants, 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 final stages of the process of choosing a design team to work with us, residents, and neighbours.

We anticipate the design team will be appointed in winter 2023/24. 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 Bernard Shaw and Foster Court 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.

Bernard Shaw and Foster Court Estate has been chosen as one of these sites. If planning permission is successful, this project could deliver approximately 7-15 new homes for Social Rent and 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 [www.camdensmallsites-bsfc.co.uk](http://www.camdensmallsites-bsfc.co.uk)

We want to carry on talking to residents and neighbours once a design team is on board, and hear your thoughts on what the proposed homes



So far, your feedback has identified four key themes for improvements:



Securing 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, estate and existing trees

## 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 Bernard Shaw and Foster Court Estate, please keep an eye out for our survey arriving in the post early in the new year.

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

### Indicative timeline\*

Since we last wrote to you there have been some changes to our indicative timeline. Please



\*Indicative timeline 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](http://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](http://camden.gov.uk/housing-repairs)

### Contact us



**Billie Dainton - Development Manager**

☎ 020 7974 8792

✉ [NewHomesSmallSites@camden.gov.uk](mailto:NewHomesSmallSites@camden.gov.uk)



Visit our project website at:

[www.camdensmallsites-bsfc.co.uk](http://www.camdensmallsites-bsfc.co.uk)

#### Translation? *tradução?*

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**020 7974 8792**

[NewHomesSmallSites@camden.gov.uk](mailto:NewHomesSmallSites@camden.gov.uk)

#### Large print?

For any other alternative formats or if you have any questions, please get in touch: