

LONDON BOROUGH OF CAMDEN	WARDS: All
REPORT TITLE Annual Report of the Cabinet Member for New Homes and Community Investment 2023/24	
REPORT OF Cabinet Member for New Homes and Community Investment	
FOR SUBMISSION TO Culture and Environment Scrutiny Committee	DATE 24 February 2025
SUMMARY OF REPORT The Cabinet Member for New Homes and Community Investment provides the Culture and Environment Scrutiny Committee with her annual report for discussion. Local Government Act 1972 – Access to Information No documents that require listing have been used in the preparation of this report. Contact Officer: Clarissa Torres Cabinet Officer London Borough of Camden 5 Pancras Square London N1C 4AG 02079744132 clarissa.torres@camden.gov.uk	
RECOMMENDATIONS The Committee is asked to note and comment on the contents of the report.	

Signed:



Councillor Nasrine Djemai

Cabinet Member for New Homes and Community Investment

Date: 12 February 2025

1. Introduction

- 1.1 As a proud Camden resident born and raised in this vibrant and diverse borough, it is an incredible privilege to take on the role of Cabinet Member for New Homes and Community Investment. Having lived, worked, and built lasting connections here, I deeply understand both the potential and the challenges our community faces. This is my home, and I'm fully committed to ensuring that Camden remains a place where everyone can thrive.
- 1.2 As someone who know what it's like to have grown up in our old council homes and experienced the same conditions of overcrowding that many of our families face, I know all too well how transformative it is to move into our new homes delivered by our Community Investment Programme. There are not enough words to describe the restoration of dignity and the revived sense of purpose our new homes deliver.
- 1.3 Since assuming this role in August 2024, I've been focused on several key areas that reflect both my personal connection to the borough and the collective aspirations of our residents. As we look ahead, our mission is clear: to provide quality, affordable housing and to foster community investment that not only meets the needs of today, but also builds a sustainable and inclusive future for generations to come. I want future generations of Camden to be proud of the homes and communities they will inherit and go on to shape.
- 1.4 Looking forward, the challenges before us are significant but not insurmountable. We know that affordable housing remains in high demand across Camden, and it's our responsibility to find innovative solutions that address these needs. At the same time, we must ensure that new developments respect the unique character of our neighbourhoods and promote inclusivity, sustainability, and long-term community well-being. Together with residents and local partners, I am committed to delivering positive change that creates new homes, revitalises existing ones, and strengthens Camden's sense of community, whilst ensuring quality is always at the forefront of what we are delivering.
- 1.5 As we move into 2025, our ambition is to deliver tangible progress on these priorities, ensuring that our communities are well-connected, well-housed, and supported in ways that empower residents to shape their own futures. Let's continue building Camden as a place where our residents and communities come first.

2. Community Investment Programme

- 2.1 The Council's Community Investment Programme (CIP) began in 2010, and over the past 14 years, it has evolved significantly to ensure that Camden's community needs are at the forefront of its objectives, adapting as these needs change. In 2024, CIP completed three residential and two non-residential schemes, delivering 169 homes, a state-of-the-art community

facility, and the Council's first workspace. Overall, the programme has delivered over 1,750 homes, 70% of which have been affordable. The schemes completed this year include:

- **Tybalds Phase 1a** – This phase included the delivery of 10 social-rented homes in the underbuilds of three blocks on the estate, utilising space previously used for storage. Four of these homes have been secured by existing residents from the estate, thanks to the Local Lettings Plan, for those who needed to move due to overcrowding, downsizing, mobility issues, or wheelchair accessibility requirements.
- **Agar Grove Phase 1c** – The third phase of the Agar Grove estate redevelopment delivered 125 homes, 55% of which are affordable, along with a retail space. The Council successfully secured additional grant funding from the Government, allowing the conversion of some private sale homes into affordable homes, increasing the number of affordable housing units on the estate.
- **Central Somers Town Phase 2** – The second phase of the masterplan delivered 34 social-rented homes, which will be owned and managed by Camden Living Housing Association, the Council's new Registered Provider set up to alleviate the growing pressures on the affordable housing market.
- **Highgate Newtown Community Centre** – This project delivered a new state-of-the-art community centre, providing valuable services for local residents. The centre concludes the Highgate Newtown scheme, which also saw the delivery of 36 genuinely affordable homes in late 2023.
- **Liddell Place Workspace** – This scheme delivered the Council's first workspace facility at Liddell Place. A lease has been signed, and following fit-out, the council-owned asset will begin generating income. The workspace completes the two-phase Liddell Road redevelopment, which also saw the expansion of Kingsgate Primary School and the delivery of over 100 homes by a developer.

Delivering More Affordable Homes

- 2.2 Since the CIP's inception, over 1,750 homes have been delivered, 70% of which are affordable, demonstrating the impact of a Council-led housebuilding programme. Camden's delivery record must be understood in the context of the wider housing market in London. For example, in 2023/24, the number of affordable homes funded by the Greater London Authority (GLA) decreased by 91% compared to the previous year, from 25,658 to 2,358 across all tenure types.
- 2.3 This reduction has been driven largely by high construction costs and a generally subdued housing market. Despite these challenges, the Council

has pressed ahead, taking bold steps such as converting the tenure of some schemes to increase the supply of affordable housing. For instance, in Agar Grove and Highgate Newtown, the Council has foregone capital receipts on some private-sale homes, converting them into affordable housing to accommodate refugee families and those in need of temporary accommodation.

- 2.4 We are currently working to bring several large schemes through planning in 2025 to continue delivering on the full CIP ambition, as well as supporting the wider national target of delivering 1.5 million homes over the next four years. There are currently four CIP projects under construction, which, when completed, will deliver 332 homes, 239 of which will be genuinely affordable. Significant progress has also been made in designing and developing some of the largest CIP schemes that are yet to commence. For example, in Bacton, a development agreement was signed last year, enabling us to collaborate with the developer and secure a substantial amount of GLA grant funding to support the delivery of affordable housing. The project is expected to submit a planning application by summer 2025, with construction slated to begin in 2026. On Camley Street, the team has also managed to bring a developer on board through a development agreement, and work is ongoing to submit a planning application later in 2025.
- 2.5 The CIP programme has already delivered over a third of its target and has identified sites for the remainder, subject to planning and funding. These projects will range from small infill sites to large estate regeneration schemes, such as at Wendling and West Kentish Town. We are also exploring new opportunities for additional affordable housing and working closely with the Government's Housing Delivery Group to align the needs of our communities with national policy, particularly following the disruption caused by HS2 construction activities.

Progress on Delivering the Administration's Manifesto Commitments

- 2.6 The programme has made significant progress on the administration's manifesto commitments despite the uncertain economic climate and subdued housing market.
- 2.7 Our Community Investment Programme will build 400 new social rent and living rent homes in the next four years, starting work on 200 more

Since April 2022, 368 affordable homes across various tenures have been completed, including 100 social-rented homes, 133 homes for temporary accommodation, 97 homes for refugees, and 38 homes as part of an extra care specialist scheme. During this period, construction has also begun on a further 332 homes, 239 of which are genuinely affordable, including the start of construction on Camden and Chester Road hostels, a key manifesto commitment. The homes under construction are expected to complete in January 2026 (139 homes), April 2026 (10 homes), September 2026 (89 homes), and late 2027 (94 homes).

2.8 Focus on delivering genuinely affordable homes and resisting unaffordable shared ownership – prioritising family-sized social rent homes and living rent homes for key workers

To ensure the affordability of the homes we deliver, no CIP scheme currently being built or planned includes shared ownership homes. Instead, we are focusing on genuinely affordable tenures. As a result, CIP has delivered over 66% affordable homes in the last year, and 70% throughout the programme.

2.9 Build two new hostels for homeless families at Camden Road and Chester Road (Highgate Ward)

The demand for temporary accommodation has increased due to the reduced availability of affordable housing. In response, we are building new Camden and Chester Road hostels, and lobbying the GLA and Government to secure additional funding. Works began in November 2024, with completion expected by autumn 2026.

2.10 Extend and expand our programme to buy back homes lost through Right to Buy, with a target to reach a total of 200 new homes for residents

Our temporary accommodation purchase programme has been highly successful, with 209 homes purchased that were lost through Right to Buy and converted for temporary accommodation. Although we have exceeded the original target, we continue to explore options to expand this programme due to ongoing housing needs, and we are engaging with the GLA and Government for additional grants.

2.11 Deliver brand new affordable homes at Camley Street, as well as many new local jobs

The Camley Street project reached a key milestone in 2024 with a development agreement signed with a developer. This agreement will deliver 350 homes, 50% of which will be genuinely affordable, alongside 200,000sq ft of Knowledge Quarter-led commercial space, expected to create 1,000 jobs in the light industrial, life sciences, technology, and digital sectors. A planning application is expected in 2025, with construction of affordable housing set to begin in 2026.

2.12 Deliver on the overwhelming mandate residents gave us through two successful residents' approval ballots on Wendling and West Kentish Town estates – building new and larger replacement council homes that residents urgently need

Work on our estate regeneration projects is progressing despite the challenging economic climate. On West Kentish Town, the team is working to secure additional funding to ensure the scheme remains affordable for Camden. Work is also underway at Wendling and St. Stephen Close estates, with a Business Case and Regeneration Strategy expected to be presented to Cabinet in spring 2025.

- 2.13 Deliver our first Community Land Trust scheme at 31 Daleham Gardens, exploring further opportunities to support community building, co-ops, and self-build on small sites not taken forward by Camden

We have partnered with the NW3 Community Land Trust to redevelop 31 Daleham Gardens. The Trust, run by local people, aims to deliver homes that meet local housing needs and are affordable for local residents. Over the past year, the lease agreement was exchanged, and planning permission has been granted. A Section 106 agreement is currently being drafted, with the final version to be published soon.

- 2.14 Launch the first phase of new affordable homes on small sites, including Godwin and Crowndale, as well as across Camden, with estate improvement budgets included

Construction on Godwin and Crowndale commenced in March 2024, with completion expected in early 2026. The project will deliver 10 much-needed 4-bedroom social-rented townhouses. Other projects within the Small Sites programme are also progressing well, with design and engagement work ongoing for Castle Road, Bernard Shaw Foster Court, Highgate Road, and Raglan Street estates. All four are expected to submit planning applications in spring/summer 2025, with construction due to begin in 2026.

- 2.15 To increase flexibility, in 2023, the Council set up a Camden Living Group of Companies, with the original Camden Living Ltd. now sitting alongside a new Registered Provider company Camden Living Housing Association. As part of the Council's "housing family", the Group's objectives are aligned with the Council's, focusing on being an exemplary landlord for its tenants. Its constitution has been designed to help the Council increase both the number and speed of affordable housing delivery, with Camden Living given a target of acquiring up to 1,000 homes. It offers CIP an additional option for delivering its schemes, especially because new affordable homes sold to Camden Living can be built by CIP without any pressure on the housing revenue account. All funding for Camden Living comes from grants, including GLA grant or from the General Fund.

3. New Homes Delivered Through the Planning System

- 3.1 The Government's Housing Delivery Test measures local authorities' performance over a three-year period. The latest results show that, from 2021/22 to 2023/24, 1,539 homes were delivered in Camden against a target of 2,927. Although more homes were completed in 2023/24 than since 2019/20, this still falls significantly short of the target set by the London Plan.
- 3.2 In response, the Council has prepared a Housing Delivery Test Action Plan, which outlines the delivery challenges and the actions being taken to address them. Private developers are facing several challenges, including rising development and financing costs, which are affecting viability, a

slowdown in sales, and delays and costs associated with meeting new building safety requirements. Registered providers are also focusing on the upkeep of existing stock rather than new builds. Additionally, competing land uses, such as life science developments in the Knowledge Quarter, student housing to support local universities, and hotels, often generate higher returns.

- 3.3 To address these issues, the Council has adopted planning frameworks for the growth areas of Kentish Town, West Hampstead, Camley Street, and Camden Goods Yard, which contain sites with the potential to deliver around 5,500 new homes. These frameworks, developed through engagement with local residents, also identify the infrastructure needs to achieve sustainable communities, including the creation of new public green spaces and the provision of new community facilities. The Council has signalled its willingness to use its statutory powers, such as compulsory purchase and overriding easements or other rights, where necessary to deliver publicly beneficial developments.
- 3.4 In Kentish Town, the Council has approved a Regeneration Strategy for the Regis Road Growth Area. This strategy involves using Council land as a catalyst for comprehensive development, which, alongside employment uses, could provide around 1,000 new homes, 1,500 new jobs, and new green spaces. The Council is also due to adopt new planning guidance for the Regis Road area in February as an addendum to the Kentish Town Planning Framework. Furthermore, the Council is exploring the use of its statutory powers to enable development and ensure the required infrastructure is delivered. More details are provided in the Area Regeneration section of this report.
- 3.5 In West Hampstead, the Council adopted the West End to Finchley Road planning framework in September 2021. Since then, 1,800 homes have been approved for the O2 site, with site preparation works underway for Phase 1, which will deliver 600 homes, including 198 affordable homes. In addition to the new homes, this development will include a health centre, a community centre, and 16,552 sqm (4 acres) of parks and squares on a site currently dominated by car parking.
- 3.6 The application was submitted by Landsec U&I, but not all the land within the application boundary is owned or controlled by them. As a result, they have requested that the Council consider using its powers related to compulsory purchase and land appropriation. The potential need for these powers is referenced in the adopted Supplementary Planning Document (SPD), and a report to Cabinet will consider their use to ensure the timely delivery of this important scheme, which will provide much-needed homes, affordable housing, and open space.
- 3.7 The Canalside to Camley Street planning framework has guided the development of sites along Camley Street and Royal College Street. This includes the Oriel, St Pancras Campus, and Tribeca sites, which are currently under construction. The latter two commercial developments will

provide 47 affordable homes, new public spaces, and affordable workspace. St Pancras Campus will also become the new home for the Museum of Youth Culture, set to open later this year.

- 3.8 At Camden Goods Yard, the first phases of the redevelopment of the Morrisons site are under construction. This phase will provide a new Morrisons supermarket, 218 homes for sale, and 60 homes for intermediate rent. The Council is working with St George and the GLA to progress future phases, which could deliver another 366 homes, including 140 affordable homes. Last year, permission was granted for a student housing scheme at 100 Chalk Farm Road, which will include 30 affordable homes. A planning application is also imminent for Juniper Crescent, which will deliver an additional 290 homes, including 100 affordable ones.
- 3.9 A key tool in the Council's approach is the Local Plan's innovative housing uplift policy, which applies a cascade approach to the delivery of new housing where new commercial space is proposed within the Central Activities Zones or the borough's town centres. This policy continues to deliver significant amounts of new housing, particularly affordable housing, either on-site or nearby, and generates substantial funding for the Council's Community Investment Programme.
- 3.10 Over the past year, £23 million has been secured from the British Library Extension for new affordable homes in Somers Town. British Land has also committed £27 million for affordable homes on the Tybald's Estate in their planning application for Euston Tower, which will be considered by the Planning Committee in March. Last year, 19 affordable homes were approved for the Selkirk House site, and construction was completed or is underway on numerous sites, including Stephenson House, Castlewood House, Acorn House, Tottenham Mews, Vine Hill, and 100 Grays Inn Road, which will deliver nearly 100 affordable homes south of the Euston Road, across Kings Cross, Holborn, and Fitzrovia. Camden remains the only borough to operate such a policy. Additionally, around 200 affordable homes were completed at Kings Cross over the past year.
- 3.11 Camden is committed to ensuring that new homes are of the highest quality, with support from the independent Design Review Panel. This is evident in the exceptional quality of new homes being delivered across the borough on major sites.

4. Area Regeneration

- 4.1 The Area Regeneration team plays a pivotal role in bringing the *We Make Camden* Vision to life. The team delivers place-based regeneration projects that drive positive social, economic, and environmental change in Camden's neighbourhoods. This is achieved through collaboration with citizens, organisations, and across council services, building resilient and inclusive partnerships, proactively seeking opportunities, and finding creative solutions

to unlock benefits for Camden's residents and communities. It has been an exceptionally active year for area regeneration in the borough.

Regis Road Regeneration

- 4.2 The Regis Road Growth Area is one of the borough's largest remaining development areas, offering significant potential for new homes, affordable housing, employment space, and social infrastructure.
- 4.3 In 2023, the council entered into a land sale agreement with developer-investors Yoo Capital for the sites currently occupied by the Holmes Road Depot and Regis Road Recycling Centre, with the aim of catalysing wider regeneration. Since then, significant progress has been made.
- 4.4 Yoo Capital has been developing its vision for the Camden Film Quarter and has conducted a series of engagement events with the local community. In collaboration with Camden's Place and Design Service, the vision has been translated into a draft Regis Road Area Guidance, adding further detail to the objectives and principles of the Kentish Town Planning Framework. Public consultation on the draft guidance was completed at the end of 2024. A final guidance document will be subject to a decision by the Cabinet Member for Planning and a Sustainable Camden in early 2025, with a view to adopting it as Supplementary Planning Guidance to support the Planning Framework.
- 4.5 Yoo Capital has been acquiring additional land beyond the Camden sites through agreements with neighbouring landowners. They are working closely with Joseph Homes, who have also assembled sites, resulting in a significant land interest in the Growth Area. Yoo Capital and Joseph Homes are working towards submitting planning applications in 2025. Discussions are ongoing with other key landowners, including the Metropolitan Police, Network Rail, and UPS. Agreements have also been made with the London Screen Academy and the National Film and Television School to provide on-site education and training facilities linked to the film quarter.
- 4.6 The re-provision of the 25 residential homes at 76 and 78 Holmes Road is a critical component of the project. A third round of one-on-one engagement with residents has been carried out to understand their circumstances, preferences, and housing needs. Informed by this engagement, a housing strategy for the Regis Road regeneration is being developed, with relevant decisions and further resident engagement expected in 2025. The future re-provision of the Council services currently located at the Holmes Road Depot and Car Pound/Reuse & Recycling Centre sites is also key to the project delivery, and work continues with the services involved and with Yoo Capital to support and progress this.
- 4.7 In April 2024, decisions were made regarding the strategy for the potential use of powers to support the regeneration of the Regis Road Growth Area. A combined Land Appropriation and Compulsory Purchase strategy is under development, with further decision-making expected in 2025.

- 4.8 Yoo Capital's current programme, which may be subject to change, estimates that the first phase of the development could be completed in 2028.

One Kilburn

- 4.9 One Kilburn is a grassroots community partnership with the mission of nurturing a sense of community and belonging in Kilburn. The initiative achieves this by engaging in conversations, collaborating with local residents, and supporting community-led activities. The project began in 2022 as a 'Community Improvement District Pilot,' enabled by Camden, Brent, and the Greater London Authority (GLA), and driven by internal partnership efforts between the Area Regeneration and Participation Teams.
- 4.10 Since its inception, One Kilburn has grown into an organic and dynamic collective, now comprising over 300 members and at least 50 active collaborators across various sub-groups, including Communications, Spaces and Places, and Transport. The regular e-newsletter reaches over 600 members.
- 4.11 The One Kilburn Community Fund, co-produced and designed by local people, has been supported by the Area Regeneration Team and UK Shared Prosperity Fund (UKSPF) grant funding, focusing on building citizen capacity. An open call for projects was made, and a diverse local community panel reviewed the proposals, with 11 deliverable projects shortlisted for a public vote. Over 1,200 votes were cast, leading to five winning projects: Kilburn in Motion (a local film project celebrating Kilburn's people and heritage), Kilburn Oasis (which held its car-free day and community event on 20th September), Young Photographers (a photography course for young people at South Hampstead and Kilburn), Healing Choir, and Sociable Seats (focusing on social connection and creativity for those aged 55+). A screening of the Kilburn in Motion film, celebration event, and exhibition of all the projects is planned for March 2025.
- 4.12 The meanwhile-use activation of the Kilburn Grange Park Playhut gained momentum in 2024, with a programme of community activity, after-school clubs, and a community café. This project continues to bring life, footfall, and a sense of safety and inclusion to the park, while providing a base for local community activities.
- 4.13 In collaboration with the Spaces and Places Sub-Group of One Kilburn, Platform Places conducted an assessment of land ownership along Kilburn High Road, focusing on opportunities where premises were vacant. It is hoped that this work will be progressed in 2025, alongside plans for a neighbourhood hub at 107 Kingsgate.
- 4.14 The strength of the One Kilburn network has facilitated successful collaborations with internal services. Working with One Kilburn, the Council's Arts and Culture service delivered the Light up Kilburn festival in February 2024. Additionally, the Council's Library service partnered with One Kilburn

to secure £499,999 in funding from Arts Council England for the Library Improvement Fund this year.

Camden Town

- 4.15 Camden High Street is at the heart of Camden, serving as both a shopping and transport hub for locals and a world-famous destination for tourists. At peak times, as many as 40,000 people visit Camden High Street, leading to overcrowding. High levels of motor vehicle traffic often result in conflicts with pedestrians spilling onto the pavement, worsen air quality, and negatively affect the visitor experience.
- 4.16 To create a safer, healthier, and more enjoyable environment, preparations are underway for a pedestrianisation trial of part of Camden High Street for up to 18 months, alongside improvements, including streateries on Jamestown Road. Public consultation was carried out in summer 2024, and over 1,800 responses were received, with 71% of respondents in favour of pedestrianisation.
- 4.17 Since then, preparations for the trial have been progressing, involving a cross-cutting approach with various council services, local partners, and the local business and resident community. Parallel to the pedestrianisation trial, work is underway to develop a vision for the wider Camden Town centre, led by Place & Design. The programme spans several portfolios, with the intention to couple the trial with a programme of cultural activities to activate and test the use of the reclaimed road space.
- 4.18 A decision by the Cabinet Member for Planning and a Sustainable Camden on whether to proceed with the trial is expected in early 2025. If approved, the trial is expected to launch in spring 2025.

Neighbourhood and Vacant Spaces

- 4.19 This year, two programmes — Neighbourhood Hubs and the Estates Vacant Spaces Programme (linked to the Estates Mission) — have been brought together under one umbrella. Both programmes focus on activating council-owned assets to create spaces for local social action, supported by social enterprises and Voluntary and Community Sector (VCS) workspace. Co-creation with the local community is integral to both programmes, with collaboration, participation, innovation, and shared power as key aims.
- 4.20 The Council's first Neighbourhood Space will be located at 2 Prince of Wales Road. The project has funding in place from a combination of City of London and Levelling Up grants, along with Camden Capital. While progress was delayed by two incidents of squatting, work has been made on soft market testing and expanding the scope of works, including bringing more of the internal space into use and future-proofing the roof. New architects, IF-DO, have been brought on board. A temporary use as artists' studios is expected to open in March 2025, with space for a civic action lab and co-creation

process soon to begin. The vacant building at 107 Kingsgate has been earmarked as the second neighbourhood hub.

- 4.21 The Estates Vacant Spaces project has focused on a pilot at the Hilgrove Estate. Engagement and activation activities took place in late 2023, alongside local VCS partner The Winch, to test activities led by residents in the space, supporting the Estate's Mission aims. This proved highly successful in gaining residents' buy-in to the project and its future governance. As part of this, a feasibility study was conducted. Architects have been appointed to develop the design, and a co-design phase with residents is underway. An expression of interest will be issued in spring 2025 for the Eagle Street carpark as a commercial use, as a partner project to Hilgrove.
- 4.22 An additional 10 vacant space sites will be progressed following these two pilots. A prospectus for these sites will also be released in spring 2025 to soft-market test the sites and inform strategy and phasing. This includes one site being considered for a food hub pilot as part of the Food Mission.

Gospel Oak and Haverstock Community Vision Delivery

- 4.23 The Area Regeneration Team continues to support the delivery of the Gospel Oak and Haverstock Community Vision. This area is undergoing significant change, much of which is being driven by the Community Investment Programme (covered in a separate section).
- 4.24 Area regeneration is supporting the CIP programme and other council services to enable a coordinated approach to community infrastructure at a neighbourhood level. This year, key work has focused on supporting the consideration of options for the future of the Heath Centre at the Wendling Estate, including coordination with strategic health partners and a broader view of health provision across the neighbourhood, such as the Integrated Neighbourhood Team.

5. Markets and Street Trading

- 5.1 This year, Camden's 8 street markets, 48 isolated trading positions, temporary isolated trading positions, ice cream trading pitches, and shop forecourts/private land trading generated an income of approximately £1.4 million. Building on this, further activities to support markets across the borough were delivered, including: our Young Traders Market campaign; the Future Neighbourhoods programme; Love Your Local Market; and successful funding for market infrastructure and the licensing of electric ice cream trading bays. Our markets also supported events and tested alternative trading arrangements to enable new uses of our trading areas, such as the Camden Bloc Party and Pride Queer Artists.
- 5.2 In November 2024, the Licensing Committee approved updated street trading terms and conditions. These changes are designed to support

Camden's strategic aims and help street traders adapt more quickly to changes in the public realm and shopper requirements. The updates aim to promote good work and ensure safe, sustainable places by encouraging:

- The reuse and circular economy principles (circulating products by maintaining, reusing, and refurbishing them, rather than producing new items and discarding old ones);
- Increased recycling, and improved waste management, storage, and disposal practices;
- The use of environmentally friendly alternatives where available, such as sustainable packaging and bags;
- Measures to reduce smoke and air pollution created by food traders;
- The use of electricity;
- The use of Council storage facilities to reduce the need for vehicle use by providing local storage solutions.

5.3 Other changes and additions include improvements to the terms and conditions relating to:

- Controlled advertising;
- Expected trader behaviour and maintaining customer confidence;
- Food safety, hygiene, maintenance of electrical and gas equipment, and insurance cover;
- Licence succession;
- The management of market stalls and the local area;
- The use and maintenance of Council-owned kiosks and equipment.

5.4 The new terms and conditions also include clearer wording, simpler commodity lists, and alignment with other legislation, such as the rules on counterfeit and restricted goods.

5.5 Over the summer, we hosted local heats of the Young Traders Market campaign at Leather Lane and Chalton Street markets, aiming to find the UK's best young market trader of 2024. This event supports young traders entering the market industry. Sixteen young Camden entrepreneurs, aged between 16 and 30, competed in our local heats, leading to the grand final in Stratford-upon-Avon, Warwickshire. Councillors joined the judging panel, and 11 Camden traders advanced to the semi-finals at Broadway Market, Hackney, which was attended by the Deputy Mayor for London, Jules Pipe. Through this scheme, our Markets team aims to create opportunities for young people, encourage new traders to join our markets, and support them in finding locations that best fit their commodities. In 2025, we will expand the Young Traders Market campaign to more of our markets.

5.6 This year, we have also developed further services to support traders and tackle some of the barriers to entry for street trading, with gazebo setups and a review of our offer for new traders, particularly those focused on local, resident-based young traders at local events.

- 5.7 The Future Neighbourhoods programme in Somers Town aims to help residents, local businesses, and organisations understand how climate change is affecting us, so we can work together on activities that benefit the environment, our wallets, and our quality of life. Chalton Street Market is an important part of both the Somers Town community and the Future Neighbourhoods programme. In November, the market hosted an event featuring traders focused on reuse and upcycling, with more events planned for 2025. We also trialled a 'market storage and stall provision' service to set up and take down stalls, aimed at increasing the range and number of traders on the market. This initiative will continue to support events and new traders in 2025. A review of the existing Traffic Management Orders is being developed to better understand the best trading opportunities for Chalton Street Market.
- 5.8 The Future Neighbourhoods programme also links into existing 'circular economy' projects through the development of an online platform and market stall for local residents to showcase and sell their upcycled products. This will further enable behaviour change, provide job opportunities, upskill the local community, and introduce circular approaches for eco-trading at Chalton Street Market.
- 5.9 The Camden Markets Team continues to work closely with the Queen's Crescent public realm programme, which will deliver a new and improved trading environment for the market. This initiative has also secured local garage space, which is being co-designed with traders and residents to provide storage, stall provision, and washing facilities to meet the needs of local traders. The Commercial Kitchen at Rhyl Primary School further supports local food start-ups with storage and food preparation facilities. Traders can book a regular slot in the kitchen and rent fridge and freezer space by the shelf.
- 5.10 2023 witnessed the implementation of a Department for Environment, Food, and Rural Affairs (DEFRA) Air Quality Fund project aimed at addressing emissions from ice cream vans. Five ice cream trading sites were equipped with electric bollard connections, enabling licensed trading sites to engage in emission-free trading and addressing both illegal ice cream trading and a source of local air pollution. The success of these sites, including those in Camden Town, Primrose Hill, and Russell Square, will pave the way for future projects to provide electric power to street trading sites, reducing their impact on the local environment.
- 5.11 Despite the licensing of some ice cream sites, unlicensed trading from ice cream vans across the borough continues to be a seasonal issue, impacting communities throughout Camden. A new role was created in July 2024 to investigate the enforcement approach to unlicensed ice cream trading alongside other environmental issues. The post has been effective in engaging with affected residents and issuing Fixed Penalty Notices (FPNs) for breaches, but unfortunately, it has not yet deterred the activity, which persists. Other enforcement options, such as Community Protection

Warnings (CPWs) and Community Protection Notices (CPNs), are progressing.

- 5.12 We have continued to develop our Markets strategy in 2024, which will progress in 2025 to be formally adopted by the Council. This strategy will help prioritise our investments, support the successful increase in trading activity across our markets, and integrate with public realm projects.

6. Finance Comments of the Executive Director Corporate Services

The Community Investment Programme (CIP) and many of the Area Regeneration schemes described in Sections 2 and 4 form part of the Council's Capital Programme. They are funded from a range of sources including grants, revenue contributions, and capital receipts. Capital receipts from homes for private sale are particularly important to the finances of the CIP, in both amount and timing. Often, borrowing is needed in the short to medium term to bridge the gap between when construction costs are incurred and capital receipts are received. Needless to say, the financing costs of this borrowing must remain affordable to the Council. This can be challenging as the revenue costs of debt repayment must be balanced against wider revenue pressures. Therefore, when taking decisions about capital schemes, the affordability of any financing costs must be considered alongside the rest of the Council's expenditure.

7. Legal Comments of the Borough Solicitor

Legal Services have been consulted and their comments incorporated.

8. Environmental Implications

All the programmes and work outlined in this report have positive environmental implications for Camden and are built from, or strongly aligned with, the Camden Climate Action Plan, Biodiversity Strategy, and Clean Air Action Plan.

REPORT ENDS