

LONDON BOROUGH OF CAMDEN	WARDS: Regents Park
REPORT TITLE Redevelopment of Regents Park Estate North: Cartmel, Coniston and Langdale, Harrington Street, NW1 3SE; Stanhope Parade, Stanhope Street, NW1 3RD; and Regents Park Children's Centre, Augustus St, NW1 3TJ (SC/2025/65)	
REPORT OF Cabinet Member for Planning and a Sustainable Camden	
FOR SUBMISSION TO Housing Scrutiny Committee Cabinet	DATE 11 th November 2025 12 th November 2025
STRATEGIC CONTEXT <i>We Make Camden</i> is our joint vision for the Borough, developed in partnership with our community. The Community Investment Programme (CIP) is one of our most significant and ambitious levers for tackling the inequality brought about by the current housing crisis and improving lives in our Borough. The CIP contributes to the aspirations set out by our communities through <i>We Make Camden</i> by building homes that are safe, genuinely affordable, the right size, and accessible, making significant steps towards achieving the <i>We Make Camden</i> ambition that everyone in Camden should have a place they call home. There is a complex and evolving picture in the Euston area, with a renewed Government focus on the delivery of additional housing and growth presenting a unique and unparalleled opportunity for Camden's CIP. The Labour government has demonstrated its support to deliver homes and drive economic growth here by setting up a Euston Housing Delivery Group, with a focus on facilitating the delivery of 1000s of new homes in the Euston area, including much needed affordable housing.	
SUMMARY OF REPORT In 2023, after years of campaigning, a Settlement Agreement (SA) was reached between Camden and HS2 Ltd to deliver on commitments made to residents living in Cartmel, Coniston and Langdale in Regent's Park Estate to enable them to move away from the noise, dust and construction impacts of HS2 works at Euston. As part of this Settlement Agreement it was agreed that Camden Council would undertake an Options Appraisal exercise to determine the best long-term future for the blocks, comparing a redevelopment option with alternatives. The Options Appraisal has now been concluded with the recommendation to pursue Option 4, the redevelopment of Coniston, Cartmel, Langdale, Stanhope Parade and the Children's Centre.	

In May 2025 a decision was made by the Executive Director Supporting Communities, following consultation with the Cabinet Member for Planning and a Sustainable Camden, to accept this recommendation as the Council's "preferred option" subject to further consultation and a subsequent report to Cabinet.

Cabinet is now asked to approve the proposal to pursue the Redevelopment Option, Option 4, and endorse the next steps to develop a full business case and Regeneration Strategy.

Local Government Act 1972 – Access to Information

No documents that require listing were used in the preparation of this report

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RECOMMENDATIONS

The Housing Scrutiny Committee is asked to consider the report and make any recommendations to Cabinet.

The Cabinet, having considered the results of the Options Appraisal set out at Appendix 2 and the results of the Equalities Impact Assessment at Appendix 6, and having due regard to the obligations set out in section 149 of the Equality Act 2010, is asked to:

1. Approve the recommendations in the Options Appraisal report at Appendix 2 and confirm that Option 4 – full redevelopment of the Cartmel, Coniston and Langdale blocks, Stanhope Parade and the Children's Centre – is approved as the Council's preferred option ("preferred option").
2. Delegate authority to the Executive Director Investment, Place and Opportunity to undertake all operational actions necessary to progress and develop the preferred option, to include:
 - developing the detailed Regeneration Strategy (including through undertaking wider consultation with local residents and incorporating a delivery route that secures the best outcomes for the Council) for subsequent consideration by Cabinet
 - taking a formal decision to submit a hybrid planning application, and
 - progressing implementation of the Possession Strategy set out in Appendix 4, this to include use of Compulsory Purchase powers where appropriate (subject to compliance with all statutory requirements and formal decision making as required under the Constitution)

3. Approve an initial budget of £720k to facilitate the actions referred to in Recommendation 2 (this to be funded in full by a contribution from the Euston Housing Delivery Group) and delegate authority to the Executive Director Investment, Place and Opportunity following consultation with the Borough Solicitor, the Borough Section 151 Officer, and the Cabinet Member for Planning and a Sustainable Camden, acting in place of the Cabinet Member for New Homes and Community Investment, to approve any subsequent budget changes sufficient to bring a full business case and Regeneration Strategy back to Cabinet.
4. Approve the draft Re-housing Strategy, Local Lettings Plan, and Possession Strategy in the form as set out in section 4 and Appendices 3 & 4.
5. Note that the details of the scheme including Regeneration Strategy setting out the detailed business plan and delivery route will return to Cabinet for final consideration.



Signed:

Director of Development

Date: 29th Oct 2025

1. CONTEXT AND BACKGROUND

- 1.1. Since 2011, the Council has worked to mitigate the impacts of the High Speed Rail Two (HS2) line at Euston and secure positive outcomes for the community, focusing on inclusive growth and new housing. In 2015 HS2 Ltd Compulsorily purchased the three Council blocks Eskdale, Ainsdale and Silverdale and demolished them in order to provide expansion space for the station (See Appendix 1).
- 1.2. On the 15th April 2020 the Government gave HS2 Ltd. 'notice to proceed' to let the main construction works contract to build the tunnels and tracks next to Regent's Park Estate (RPE). Once construction started, the Council and residents' concerns were realised with significant ongoing disruption to the local population.
- 1.3. Coniston, Cartmel and Langdale (CCL) blocks are adjacent to the blocks that were demolished, on the boundary with the HS2 site. By 2022 it was apparent that the lives of residents living in these blocks were being severely affected by the noise and disruption to the extent that the homes were deemed to be 'virtually uninhabitable'.
- 1.4. In January 2023 the Cabinet agreed to enter into a Settlement Agreement with HS2 Ltd whereby the Council would offer residents the opportunity to move to suitable alternative accommodation on a voluntary basis, either transferring tenants or buying back leasehold property, and HS2 Ltd would fund the Council to do so.
- 1.5. As part of this Settlement Agreement, it was agreed that Camden Council would undertake an Options Appraisal to determine the best long-term future for the blocks, comparing a redevelopment option with alternatives.
- 1.6. At the same time, it was appropriate to consider Stanhope Parade and the Children's Centre as part of the Options Appraisal exercise, given their inclusion in the 2023 Euston Area Plan Review and potential to bring forward much needed housing.
- 1.7. Since the 2023 Settlement Agreement was entered into there has been an intense period of activity to facilitate moves for tenants and agree purchases with leaseholders. Of the original 116 secure tenants, currently only 13 remain. Of the original 37 leaseholders only 10 resident leaseholders remain and 10 further properties are owned by investor leaseholders.

Planning context

- 1.8. The Euston Area Plan (EAP) 2015 and the subsequent EAP 2023 Review sets out the Council's aspirations for the wider Euston Area in terms of the placemaking required to integrate the changes to the station to facilitate HS2 and to capitalise on the benefits the new station could bring for local residents, including the provision of more affordable housing.
- 1.9. The CCL blocks were identified in the adopted 2015 EAP as suitable for redevelopment or retrofit, subject to consultation. They remain identified as

suitable following the EAP 2023 review.

- 1.10. As part of the EAP 2023 review Stanhope Parade and the Children's Centre sites have also been identified as having potential for redevelopment, therefore these sites have been considered alongside the CCL sites as part of the Options Appraisal. Tenants here are predominantly commercial and community use, with six flats above shops, and the buildings are low rise.

2. PROPOSAL AND REASONS

- 2.1. The proposal is to confirm Option 4 from the Options Appraisal as the Council's "preferred option" to secure regeneration of the site. This preferred option is the full redevelopment of the Cartmel, Coniston and Langdale blocks, Stanhope Parade and the Children's Centre sites.
- 2.2. The preferred option is recommended as it will deliver the most beneficial outcomes across a whole range of criteria, including maximizing the delivery of high-quality replacement and additional affordable homes, and potential to deliver objectives set out in the Euston Area Plan.
- 2.3. Should Option 4 be confirmed as the preferred option, Cabinet is also asked to authorise the Executive Director to undertake the key operational actions to progress the preferred option. More detail is given about these in Section 5. The key actions to be undertaken at this next stage will include a design process and planning submission, confirmation of the proposed delivery route and work to progress the possession and rehousing strategies.
- 2.4. Cabinet is also asked to agree approve 'in principle' the use of Compulsory Purchase powers, as set out in section 5 of this report. This is to prepare the ground for the potential use of those powers, subject to all statutory requirements, should vacant possession not be secured by negotiation.
- 2.5. The Regeneration Strategy and fully developed Business Case will be presented at a future Cabinet meeting for a decision to proceed with any further steps including the procurement of a suitable contractor or development partner, depending on the delivery route chosen.

3. OPTIONS APPRAISAL

- 3.1. The following options were considered using industry standard methodology, as advised by independent external advisors, with significant input from the Council's Property, Finance and Asset teams:
 - Option 1 - Maintain/Do minimum
 - Option 2 - Refurbishment
 - Option 3 - Redevelopment of CCL alone
 - **Option 4 (Recommended)** - Redevelopment including Stanhope Parade and Children's Centre sites
- 3.2. The Options Appraisal assessed these options against the following criteria and weighting based on advice from the consultant team:
 - Affordability to the Council – relative financial impact of the options

- Additionality – potential to produce additional affordable homes
- Housing Quality – considering space standards achievable, energy efficiency, accessibility, private outdoor space, aspect
- Impact on existing residents – covering the need to decant and resident feedback
- Euston Area Plan objectives – considering connectivity, east west routes, open space, potential to coordinate with the wider Euston masterplan
- Sustainability – energy efficiency, environmental impact, whole life carbon

3.3. **Option 4 – Recommended Option** – the analysis concluded that Option 4, the redevelopment of the CCL blocks, including Stanhope Parade and Children's Centre Sites, was the highest scoring option.

This option scored highly in terms of the ability to deliver in line with the EAP aims, quality of the new homes and ability to bring in cross subsidy through sales. It offers the maximum potential for more additional affordable homes and for greater affordability to the Council, plus it delivers a new Children's Centre.

Importantly this option scored highly for its potential to fulfil the Euston Area Plan objectives such as east-west routes and coordination with the wider Euston masterplan. This option scored the highest in terms of Net Present Value and Cost Benefit Ratio and could have a minimal borrowing requirement if a partnership approach is taken such as a Development Agreement or if further capital funding can be leveraged through central government via the Euston Housing Delivery Group.

Further details of the analysis of all the options and full report are set out at Appendix 2.

4. NEXT STEPS TO DEVELOP THE REGENERATION STRATEGY

4.1. Should Cabinet agree to the recommendations set out in this report, a Regeneration Strategy will be developed, including a full business case for approval at a subsequent Cabinet meeting. To achieve this the following key steps will be undertaken.

Establish the optimal Delivery Route

4.2. Direct delivery allows the Council to retain control over projects and means that the Council receives all income generated by schemes to reinvest back into the borough, however it also means that the Council retains many of the risks, and in particular the financial risks. Direct delivery also comes at a cost and requires more borrowing. Higher borrowing means higher interest payments, which puts pressure on revenue budgets and therefore on HRA and other council services.

4.3. Should Cabinet agree to proceed with redevelopment as the preferred option, a vital next step will be to establish the best delivery route for a phased redevelopment project, comparing direct delivery by the Council with other partnership arrangements. Each route will be considered in terms of affordability

to the Council, level of control, risk and commercial factors such as funding requirements and market appetite.

- 4.4. The Council will be seeking a delivery route that allows replacement council homes to come forward alongside additional homes, in a timely way, to minimize the cost to the Housing Revenue Account of on-going voids and to give certainty as soon as possible to residents and neighbours.
- 4.5. There will also be full consideration of the unique opportunities that this location provides to deliver on the wider aspirations of the Euston Area Plan, with the potential to work closely with strategic partners on the delivery route and ensure that the emerging masterplan for the Euston Area, and the aims of the Euston Housing Delivery Group delivers the maximum potential benefits for local people.

Design work and planning submission

- 4.6. The proposal for this stage is that the council promotes a 'hybrid' planning approach. An outline planning application will be prepared for residential development across the whole site to establish a suitable masterplan and the capacity of the site. At the same time, to ensure that new housing can be delivered for residents as soon as possible, it is proposed that a detailed planning submission is prepared for the first phase.
- 4.7. In undertaking this design work the council can ensure that the Business Case and Regeneration Strategy is based on robust assumptions around capacity, planning, building safety and sustainability requirements. It will also allow for full engagement with local residents.
- 4.8. The potential scope to re-use some of the existing concrete frames or structures (commonly known as 'deep retrofit') will also be explored where feasible, however this is likely to encounter similar challenges as the refurbishment option in terms of the size and number of new homes delivered, east-west connections and potential limitations on the grant income available.
- 4.9. Whilst the recommendation to Cabinet is to proceed with a hybrid planning application as this is deemed to be the most expedient way to secure vacant possession and deliver new homes as quickly as possible, the overall business case, including a final planning strategy will be brought back to Cabinet in 2026 for final approval to proceed.

Possession and Re-housing Strategies

Decant for secure tenants

- 4.10. A voluntary Re-housing Offer and Local Lettings Policy for CCL secure tenants was agreed by Cabinet as part of the January 2023 Cabinet decision.
- 4.11. Should Cabinet approve the proposal to pursue Option 4, a new Re-housing Offer and Local Lettings Plan will be required. It will apply to all remaining secure tenants in Coniston, Cartmel, Langdale and the three at Stanhope Parade and will reflect the additional households included and the mandatory nature of moves given the council's intent to redevelop. Cabinet is asked to give its approval to the draft updated Re-housing Offer and Local Lettings Policy for tenants, in the form set out at Appendix 3.

- 4.12. Under this offer all affected secure tenants will continue to be offered suitable alternative accommodation to fit their housing need and they will be prioritized for homes in the local area. They will be entitled to home loss payment of £8,100 plus all costs of removals.
- 4.13. It is proposed that remaining secure tenants will have a right to return to social rented accommodation on the site once this has been delivered, although the phasing plan and programme is not yet developed. Therefore, when the 16 tenants move to suitable alternative accommodation, either off-site or elsewhere on the estate in existing stock, this could be temporary or permanent if they prefer. It should be noted that it could be upwards of 4 years before new affordable homes are available to occupy on site.

Leaseholders and Commercial tenants

- 4.14. The Council will ensure that there is a fair deal for all leaseholders and commercial tenants required to move, in line with its Regeneration Policy 2014 and as set out in the draft Possession Strategy, which Cabinet is asked to approve in the form set out at Appendix 4.
- 4.15. There are 10 resident leaseholders in the blocks affected. The Council will offer Shared Equity solutions to ensure that resident leaseholders have affordable options to purchase an alternative property in the area either within the new development or off-site. Details are set out in Appendix 4.
- 4.16. Within the curtilage of Stanhope Parade and the Children's Centre sites there are 8 commercial premises. All have been informed that the council is exploring redevelopment and, should Cabinet approve this report, all will be contacted to open discussions on acquiring interests where appropriate.
- 4.17. The council is committed to keeping commercial tenants regularly informed of progress so that they can make informed decisions about their businesses.
- 4.18. The overall phasing of the redevelopment will be considered as part of the next stage. One of the key aims will be to ensure continuity of service for the Children's Centre where possible, and we will work with service providers and users throughout the design and construction phases to make sure that their needs can be accommodated.

Use of Compulsory Purchase Powers

- 4.19. The Council will actively engage in discussions with all third-party interests to purchase property by agreement. However, Cabinet is asked to approve 'in principle' the use of compulsory purchase powers to ensure that the project can be delivered. This will allow officers to lay the groundwork necessary to support a future recommendation to make a compulsory purchase order for any remaining interests (should that be considered appropriate having regard to statutory requirements) should reasonable attempts to purchase by agreement prove unsuccessful.
- 4.20. The project brings significant benefits in terms of additional affordable homes, improved quality of homes and opening up attractive routes from the estate through to the redeveloped Euston Station area. Compulsory Purchase powers

will be sought as a last resort but there is a strong case for their use as redevelopment will bring improvements to the economic, social and environmental well-being of the community.

- 4.21. Further details and background to the use of Compulsory Purchase powers can be found in Ministry of Housing Communities and Local Government guidance at: <https://www.gov.uk/government/publications/compulsory-purchase-process-guidance-in-Tier-2>, section 1

5. WHAT ARE THE KEY IMPACTS / RISKS? HOW WILL THEY BE ADDRESSED?

- 5.1. The key risks and mitigation actions are set out in Appendix 7.

6. CONSULTATION/ENGAGEMENT

- 6.1. Before agreeing to the Settlement Agreement the Council had undertaken an independent survey of CCL residents to check that they wanted the Council to facilitate moves away from the site. The result was that 70% were in favour, with 23% 'don't know' and 7% against.
- 6.2. Over the past 2 years there has been intensive consultation with residents and stakeholders in the wider area. The EAP consultation has taken place, including the potential redevelopment of all of the sites being considered. The "Community Conversation" consultation has engaged local residents in a discussion around the need for more high-quality housing in the area.
- 6.3. Detail on the responses is set out in Appendix 5. Although there is support for more genuinely affordable housing, concern was expressed by residents that enough green spaces and trees would be retained to mitigate the additional tall buildings, that there was continued provision of high-quality buildings to deliver children's services and that parking and access to other services such as GP surgeries was taken into account. Residents also wanted some resolution to the ongoing profound uncertainty in the area, which has intensified since the original EAP in 2015.
- 6.4. During the Options Appraisal remaining residents and owners from CCL blocks were invited to one-to-one meetings in October 2024 to discuss potential options for the future of their blocks. There was a high response rate of 73%.
- 6.5. The most recent consultation took place in June and July 2025. It included both the CCL residents and owners, residents and service users in the Stanhope Parade and Children's Centre site, plus residents in blocks that were adjacent to the sites. The consultation events aimed to raise awareness with those most affected to understand their concerns and communicate potential opportunities.
- 6.6. The GLA have confirmed that this redevelopment is exempt from its ballot requirements due to the unique circumstances, however the Council still intends to follow the Mayor of London's best practice guidance on consulting residents on these redevelopment proposals as they progress.
- 6.7. A summary of the consultation undertaken to date, including a detailed report from the most recent consultation is set out in Appendix 5

- 6.8. An Equalities Impact Assessment has also been undertaken with the results set out at Appendix 6.

7. LEGAL IMPLICATIONS

- 7.1. Decision makers must take into account in coming to any decision the Council's equality duties. In summary these legal obligations require the Council, when exercising its functions, to have 'due regard' to the need to 1. Eliminate discrimination, harassment and victimisation and other conduct prohibited under the Act; 2 to advance equality of opportunity between people who share a relevant protected characteristic and those who do not; 3. Foster good relations between people who share a relevant protected characteristic and those who do not (which involves tackling prejudice and promoting understanding). Under the Duty the relevant protected characteristics are: Age, Disability, Gender reassignment, Pregnancy and maternity, Race, Religion, Sex, Sexual orientation. In respect of the first aim only i.e. reducing discrimination, etc the protected characteristic of marriage and civil partnership is also relevant.
- 7.2. Members need to carefully consider the results of any consultation undertaken in relation to the decision and take it into account within their overall consideration of the recommendations. In particular it is important that officers have taken the results into account when formulating their recommendations and, for example, considered any alternative proposals that may have been suggested. Members should also content themselves that it was a reasonable, proportionate and effective exercise which meets the basic requirements of good consultation being that it was clear, had enough time allowed to ensure adequate participation and that the results have and will be fully taken into account.
- 7.3. Further legal comments have been incorporated throughout the report.

8. RESOURCE IMPLICATIONS

- 8.1. The options appraisal exercise considered in this report was prepared by consultants, Carter Jonas. Full redevelopment of the wider site is recommended and is the most financially viable of the four options considered. The workings underpinning the options appraisal are considered reasonable for a scheme at this stage of development. Treasury Green Book assumptions have been used and are appropriate for comparing options on a fair and equal basis.
- 8.2. It is anticipated that a full business case will be brought to Cabinet in 2026 and affordability of the Regents Park North scheme will be assessed at that time. As outlined in the July Medium Term Financial Strategy Cabinet report, the economic outlook for the Council continues to be challenging and the capacity for new borrowing within the Housing Revenue Account is limited. Opportunities for external funding of scheme delivery will be explored fully.
- 8.3. An initial budget of £720,000 will be established upon receipt of funding from Euston Housing Delivery Group.

9. ENVIRONMENTAL IMPLICATIONS

- 9.1. The environmental implications of each of the options were considered under the sustainability criteria as part of the Options Appraisal. See Appendix 2 for more detail. Further work to understand the environmental implications of the redevelopment will take place as part of the design and planning workstream and will be reported as part of the business case at the next stage.

10. TIMETABLE FOR IMPLEMENTATION

Work programme, assuming Direct Delivery	
Initial design work to RIBA stage 2*	Jan - May 26
Initial estate consultation	Feb 26
Business Case review & decision on delivery route	June 26
Pre app consultation with residents	July 26
Prepare Planning Submission	July - Dec 26
Estimated date of next Cabinet Approval	Nov 26
Planning Submission target date	Dec 26

*This refers to the Royal Institute of British Architects Plan of Works Stage 2 – Concept Design

11. APPENDICES

Appendix 1 - Site Plans

Appendix 2 - Option Appraisal Analysis & Report

Appendix 3 - Rehousing Strategy & Local Lettings Plan

Appendix 4 - Possession Strategy

Appendix 5 - Consultation Summary & Report

Appendix 6 - Equalities Impact Assessment

Appendix 7 - Key Risks & Proposed Mitigations

REPORT ENDS