

LONDON BOROUGH OF CAMDEN	WARDS: All
REPORT TITLE Cabinet Member for New Homes and Community Investment: Annual Report 2024/25	
REPORT OF Cabinet Member for New Homes and Community Investment	
FOR SUBMISSION TO Culture and Environment Scrutiny Committee	DATE 23 February 2026
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. A video presentation will also be shown in addition to the written report. 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: 11 February 2026

1. Introduction

- 1.1 As a proud Camden resident, born and raised in this borough, it remains a privilege to serve as Cabinet Member for New Homes and Community Investment. Camden has shaped who I am, and my personal experience of growing up in council housing continues to inform my approach to this role. It brings both responsibility and purpose: responsibility to deliver for residents, and purpose in ensuring that the homes and communities we invest in today stand the test of time for future generations.
- 1.2 This year has been one of consolidation and strategic focus. Building on the foundations set since I took on this role, we have prioritised delivering high-quality, genuinely affordable homes, while strengthening our approach to community investment so that development delivers wider social, economic and environmental value. Having experienced overcrowded housing myself, I remain acutely aware that housing is not simply about bricks and mortar, but about dignity, stability, and opportunity. That understanding continues to underpin our work through the Community Investment Programme.
- 1.3 Our strategic priorities are clear. We are focused on accelerating the delivery of new council homes, improving the quality and safety of existing homes, and ensuring that investment in housing goes hand in hand with investment in communities. This includes supporting inclusive growth, improving local infrastructure, embedding sustainability and climate resilience, and working in partnership with residents so that development reflects the needs and character of Camden's neighbourhoods.
- 1.4 We continue to operate in a challenging context. Demand for affordable housing remains exceptionally high, construction costs and financial pressures persist, and expectations around quality, safety and environmental performance are rightly increasing. These challenges require us to be ambitious, innovative, and disciplined in how we use our resources. They also reinforce the importance of resident engagement, strong governance, and a long-term approach to development that prioritises quality over short-term gains.
- 1.5 Looking ahead to 2026-27, our ambition is to build on this progress by driving delivery at pace while maintaining the highest standards. We will continue to unlock new housing opportunities, invest in our existing estates, and ensure that community investment supports thriving, connected, and resilient neighbourhoods. Above all, our focus remains on creating homes and communities that future generations of Camden residents can be proud of. This report sets out how we are rising to that challenge, and the steps we are taking to deliver lasting, positive change for Camden.

2. Community Investment Programme

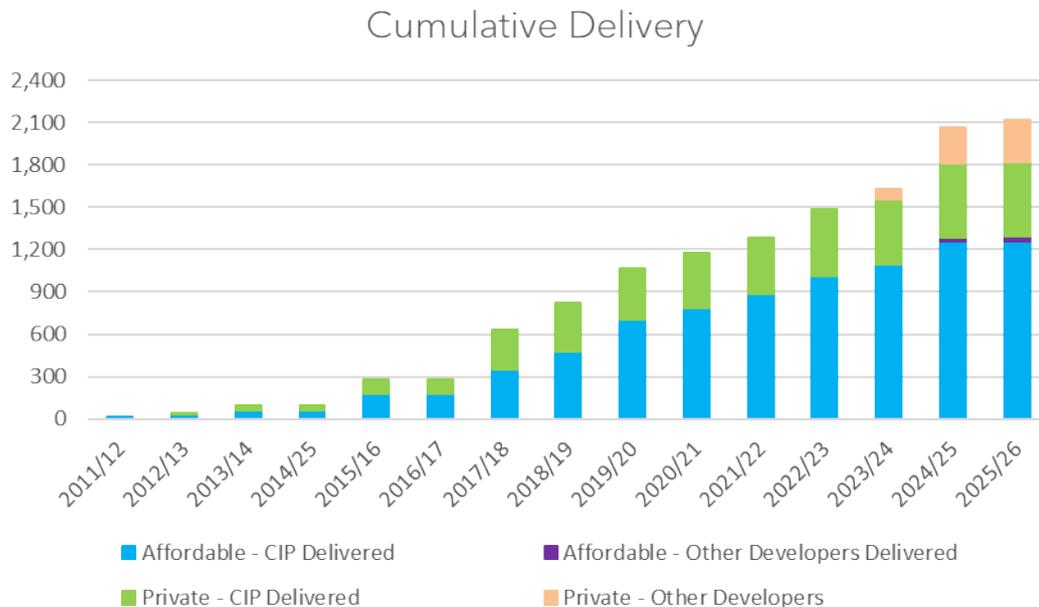
- 2.1 The Council's Community Investment Programme (CIP) began in 2010 and, over the past 15 years, has evolved significantly to ensure that the needs of Camden's communities are placed at the forefront of its objectives, adapting

as those needs change. In 2022, Cabinet agreed to extend the programme's scale and ambition, setting a target to deliver 4,850 homes, including 1,800 social rented homes. To date, the programme has delivered over 1,750 homes and directly unlocked a further 336 homes built by other developers, with 60% of all these homes being affordable tenures.

- 2.2 Over the last 12 months, the Community Investment Programme (CIP) has continued to progress projects at various stages, working towards the full ambition approved by Cabinet. The programme currently has four projects under construction across five sites, which will deliver 332 homes, 239 of which will be genuinely affordable. The projects include Abbey Phase 3, where 139 homes are being built, 46 of which will be for social rent; Godwin and Crowndale, where 10 family-sized social rented homes are being built; Agar Grove Phase 2a, where 94 social rented homes are being built; and the Camden and Chester Road Hostels, where 89 temporary accommodation homes are being delivered.
- 2.3 Alongside ongoing construction, teams have continued to develop the future pipeline, with significant milestones reached on several projects, including two of the largest schemes: the West Kentish Town Estate redevelopment and Camley Street. West Kentish Town submitted a planning application in June 2025, which was approved by Planning Committee in December 2025. Camley Street submitted a planning application in September 2025 and was approved by Planning Committee in January 2026. In addition, two New Homes for Small Sites schemes at Highgate Road and Raglan Street have also submitted planning applications, with determination of all four applications expected in early 2026.
- 2.4 Over the past year, the Council has also been able to celebrate several recent successes of the CIP. In May, the Council hosted a ceremony to mark the opening of the Highgate Newtown Community Centre. The event celebrated the formal completion of the Highgate Newtown scheme, which involved the redevelopment of a site previously occupied by a series of buildings constructed in the 1950s as a Territorial Army centre, all of which were in a poor state of repair. The completed scheme now provides 36 affordable homes alongside a brand-new community centre.
- 2.5 In November, the Council celebrated the opening of the Liddell Place workspace following the completion of fit-out works by the operator. Liddell Place completes the masterplan initiated in 2016 with the expansion of Kingsgate Primary School, which also included the delivery of over 100 homes by a development partner. The workspace provides 20% affordable space and generates vital income for the Council to reinvest into Camden's communities.
- 2.6 In December, a topping-out ceremony was held for Agar 2a. The concrete frame of the new Oliver Heaviside block was completed ahead of schedule in September 2025, and works have continued to deliver new social rented homes to rehouse Lulworth Tower residents through a single decant into their new homes.

Delivering More Affordable Homes

- 2.7 Following the expansion of the programme's ambition, delivery has continued at pace. To date, 1,785 homes have been completed directly through CIP, with a further 336 homes delivered by development partners on sites brought forward through CIP-led development agreements. Affordable homes account for 60% of total completions to date, reflecting the programme's continued focus on meeting housing need in the borough.



- 2.8 With over 2,100 homes delivered to date and 332 homes currently under construction, the programme will have achieved 50% of its ambition once the projects currently on site are completed. There are a further 1,500 homes already approved by Cabinet in the pipeline at various stages of development, including over 800 at West Kentish Town and 401 at Camley Street, both of which had planning applications approved this year.
- 2.9 In addition, there are several other large schemes in the pipeline, including the recently approved Regents Park North project and Bacton Phase 2, which together will deliver almost 1,000 homes. However, not all schemes are large estate regeneration projects. The programme is also continuing to deliver smaller-scale schemes that provide net additional affordable homes alongside estate improvements.
- 2.10 Examples include Tybalds Phase 2, which is expected to start construction of 44 homes in summer 2026, and the New Homes for Small Sites Programme, where two sites have submitted planning applications with a view to commencing construction once these are determined and procurement has been completed.

- 2.11 The table below provides a summary of the current status of the CIP programme. Some projects are at very early stages of development, and delivery figures and tenure mixes are therefore likely to change as the schemes progress and viability is fully assessed.

Housing Tenure	Completed	On Site	Approved Pipeline	Completed, On Site and Approved	Future Pipeline	Total
Social Rent	678	150	721	1,549	482	2,031
Specialist Accommodation	190	89	6	285	-	285
New build Temporary Accommodation	101	-	-	101	-	101
Temporary Accommodation Acquisitions and Refurb	218	-	-	218	-	218
Intermediate (Camden Living and Shared Ownership)	75	-	115	190	-	190
Private Sale	523	93	730	1,346	946	2,292
Total	1,785	332	1,572	3,689	1,428	5,117

Progress on Delivering the Administration's Manifesto Commitments

- 2.12 The programme has continued to make progress on the administration's manifesto commitments, despite the uncertain economic climate and challenging market conditions affecting housing delivery.
- 2.13 Our Community Investment Programme will build 400 new social rent and living rent homes in the next four years, starting work on 200 more

CIP remains on track to deliver 400 new social rent and living rent homes over the coming years, alongside the start of construction on a further 200 homes. While there were no new housing starts or completions during the 2025 calendar year (the most recent completion was December 2024), this reflects the phasing of the programme rather than a slowdown in delivery.

The next completions are expected in early 2026, as existing schemes reach the final stages of construction. Looking ahead, the next schemes scheduled to start on site are West Kentish Town Phase 1 and Tybalds Phase 2, both of which are expected to commence construction in Spring 2026. These schemes will mark the next phase of delivery and ensure continued progress towards the programme's long-term housing ambitions.

From 2022, the Community Investment Programme has delivered 424 genuinely affordable homes. In addition, construction has started on a further 183 affordable homes that will be completed by the end of 2026-27, including schemes at Agar Grove Phase 2a and the Camden and Chester Road Hostels.

- 2.14 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.

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

Demand for temporary accommodation continues to rise, driven by the ongoing shortage of affordable housing. In response, the Council is delivering two new purpose-built hostels for homeless families at Camden Road and Chester Road.

Since works commenced in November 2024, good progress has been made on site, with construction advancing in line with the agreed programme. Both schemes remain on track for completion in late 2026, at which point they will provide high-quality, sustainable temporary accommodation to help meet the borough's growing housing need. To celebrate reaching the halfway point of building two new hostels, a topping out ceremony was scheduled on 6 February 2026.

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

The Camley Street project reached a further key milestone in 2025 with the submission of a planning application in September. The application was approved by the Planning Committee at its meeting on 29 January 2026 (subject to S106 agreement being signed). The scheme will deliver 401 homes across two sites, 50% of which will be genuinely affordable.

In addition to new homes, the development will provide over 2,000 sqm of affordable creative maker space and more than 28,000 sqm of science and technology space, supporting employment growth and reinforcing the Knowledge Quarter offer. Construction of the affordable housing is expected to commence following the determination of the planning application.

2.17 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

A planning application for West Kentish Town was submitted in mid-2025, it was considered by the Planning Committee and approved in December 2025. The team has been working concurrently on the procurement strategy to enable a start on site as soon as possible, in order to support the delivery of much-needed housing.

At Wendling, work has focused on assessing the viability of the scheme and how to deliver it. Subject to the outcome of the viability assessment, a decision will be taken by Cabinet later this year.

2.18 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

The Council continues to progress its first Community Land Trust scheme at 31 Daleham Gardens in partnership with Community Land Trust NW3 (NW3 CLT). A Non-Key Executive Decision (NKED) approved the recommendations to proceed with the disposal of 31 Daleham Gardens to Community Land Trust NW3 CLT in September 2023, in line with the objectives and strategy set out in the Cabinet paper of September 2020. In return, the Council will receive a land payment from NW3 CLT.

NW3 CLT submitted a planning application in line with the terms set out in the NKED in Autumn 2023, and planning consent was granted in May 2025 following prolonged Section 106 negotiations with the Local Planning Authority. An Agreement for Lease was signed in October 2024, securing a 5% deposit on the land.

A review of the Agreement for Lease is currently being completed in light of NW3 CLT's lender requirements and issues encountered in relation to Network Rail's Basic Asset Protection Agreement (BAPA) costs. The lease is due to be updated by the end of the year, with completion and receipt of the land payment expected in Spring 2026.

2.19 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

CIP's New Homes for Small Sites programme (NHSS) is bringing forward five sites as part of the first phase of the programme. Significant progress has been made over the past 12 months, with two planning applications submitted for the Highgate Road and Raglan Street sites, and a further two expected in early 2026. Work on a fifth site has been paused, as the desktop utility plans provided by the utility company were found to be inaccurate, and the viability of the scheme is being reviewed before further decisions are made.

Camden Living Group of Companies

2.20 To increase flexibility, the Council established the Camden Living Group of Companies in 2023, with the original Camden Living Ltd. now operating alongside the new Registered Provider, Camden Living Housing Association (CLHA). As part of the Council's "housing family," the Group's objectives remain aligned with the Council's, focusing on being an exemplary landlord and supporting the delivery of affordable homes. Its constitution is 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.

- 2.21 In 2025, CLHA purchased its first homes in Central Somers Town and is planning to acquire the homes expected to be completed in Godwin and Crowndale in early 2026. Further homes are being planned by CIP, some of which are likely to be purchased by CLHA as part of the Council's wider delivery strategy to increase affordable housing in the borough. This arrangement provides CIP with an additional delivery route, enabling the construction of new affordable homes without impacting the Housing Revenue Account.

Awards for the CIP Schemes

- 2.22 Over the last year, CIP schemes have continued collecting awards, demonstrating the high-quality buildings the programme is delivering.

Highgate Newtown Community Centre

- 2.23 Throughout 2025, the scheme was recognised at four regional and national awards ceremonies, including:
- Overall Winner at the 2025 New London Architecture (NLA) Awards on 20 November, where it was recognised for its contribution to community life.
 - Best Housing Development £20m+ at the Inside Housing Awards for demonstrating what can be achieved when community voices guide design.
 - Best Community and Faith Project at the 2025 AJ Architects Journal Awards.
 - Spotlitged as a Regional Finalist at the 2026 Civic Trust Awards and 2026 Selwyn Goldsmith Universal Design Awards.
- 2.24 The judges at the NLA Awards commented that the centre “gives us a huge amount of hope for the future. Small in scale – huge in impact, it’s a generous, beautiful, charming and wonderful project” and “Highgate Newtown Community Centre shows what’s possible when London redesigns its neighbourhoods around the changing needs of its people.”
- 2.25 The scheme has transformed the old community centre in Dartmouth Park near Highgate into 36 new affordable homes and a new state-of-the-art community centre that includes a flexible-use sports hall, café area, and a lounge which hosts a hairdresser, laundrette, and cookery school. Winning this award is a testament to the collaboration enabled by CIP, allowing the Council to work together with partners and communities to create spaces that provide residents with the foundations to thrive.

Agar Grove Phase 1b

- 2.26 In February, the Chartered Institution of Building Services Engineers (CIBSE) Building Performance Awards named Agar Grove Phase 1b the Residential Project of the Year. This recognised the passive-first approach to design, prioritising minimal heat loss and energy use. Post-occupancy surveys confirmed the scheme's success: 94% of residents reported that the conditions in their homes during winter were very satisfactory or satisfactory, and 58% said the temperature in summer was very satisfactory or satisfactory.

Agar Grove Phase 1c

- 2.27 Throughout 2025, Agar Grove Phase 1c won several awards, including Outstanding Residential Design and Development of the Year 2025 (0–150 units) at the Property Week Resi Awards, and Sustainable Project of the Year and Sustainable Development of the Year at the British Homes Awards 2025. These awards recognised the scheme's transformative regeneration impact, sustainability, and design excellence. Judges noted that, as the UK's largest Passivhaus development, the Agar Grove estate redevelopment sets a clear precedent for inclusive, energy-efficient, and future-focused urban living.
- 2.28 The judging panel praised Agar Grove as a strong, area-improving scheme that sets "a benchmark for sustainable, socially attuned housing that prioritises long-term comfort, performance, and affordability."

Maitland Park Estate

- 2.29 In May 2025, the Maitland Park Estate redevelopment won the 2025 Royal Institute of British Architects (RIBA) London Award in recognition of its sustainable and community-centric design, as well as being the first Camden Council project to achieve Home Quality Mark accreditation. The judges praised the community-focused approach to delivering much-needed, environmentally responsible homes that positively impact the lives of residents and neighbours. For example, the estate has provided homes to residents previously living in overcrowded, poorly insulated homes in the nearby West Kentish Town Estate.
- 2.30 One resident said: "I'm so grateful that Camden has provided new homes for families who have been living in overcrowded conditions for a very long time. My family and I love the modern design, ample space, and peaceful ambience in our new home. This is a new beginning for us all. Thanks to all those who made this possible."

Camden Design Awards

- 2.31 Held every three years, the Camden Design Awards spotlight the highest quality designs that enrich the lives of those who live and work in Camden. All projects are assessed by a judging panel including independent experts,

designers, and architects. In the 2025 edition, held in October, over 30 projects were shortlisted across all areas of the built environment, from housing to community and education buildings, new or improved public spaces, and retrofitting of historic buildings. Four CIP projects won a Major Project category award: Highgate Newtown Community Centre (RCKa), Maitland Park Estate Regeneration (Cullinan Studio), Central Somers Town (Adam Khan Architects), and Edith Neville Primary School (Hayhurst & Co).

Camden Council

- 2.32 The awards not only recognised projects; the British Homes Awards 2025 also named Camden Council as Homebuilder of the Year at a ceremony held in November. Judges noted that “It is clear that Camden Council as client has led a strong design team to deliver a development with high aspirations in design quality and environmental performance.”
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3 Camden Housing Delivery Taskforce

- 3.1 The Council has convened the Camden Housing Delivery Taskforce, co-chaired by Dame Karen Buck, a former Labour parliamentarian, and me, Camden’s Cabinet Member for New Homes and Community Investment. Its members include housing and policy experts such as Bek Seely (Chair, Euston Housing Delivery Group), Amarjit Bains (Programme Director for Homelessness, Places for People), Ben Rogers (Distinguished Policy Fellow, LSE), Rob Beacroft (Director, Lateral), and Milli-Rose (Founder, CrossWord Lyric). The Taskforce is supported by Camden Council officers, with additional attendance from Cabinet Members and external experts as required.
- 3.2 The Taskforce’s purpose is to support Camden in tackling the housing crisis by guiding the Council’s housing strategy, challenging current approaches, and making evidence-based recommendations to maximise the impact of housing interventions. It is considering all aspects of housing, including new homes, the private rented sector, existing stock, affordability, and broader social and economic factors, with the aim of accelerating and sustaining improvements for Camden’s residents. The Taskforce’s recommendations will be reported to the Council’s Cabinet in February 2026.

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.

- 4.2 It has been an active year for area regeneration, with projects progressing across the borough.

Regis Road

- 4.3 The Regis Road Growth Area is one of the borough's largest remaining development areas. Over the last year, significant progress has been made towards the delivery of the Council's Regeneration Strategy for Kentish Town Regis Road.
- 4.4 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.
- 4.5 Yoo Capital submitted a planning application for the Camden Film Quarter in November 2025. The application includes plans for film production studios, education facilities, 485 new homes (50% of which are affordable), replacement residential homes and the recycling centre, business and service uses, and a variety of other uses, along with supporting infrastructure. A decision on the planning application is expected in Spring 2026.
- 4.6 Yoo Capital's current programme, which may be subject to change, estimates that the replacement recycling centre may be operational by late 2027, with the first phase of new housing, the main film studios, and the London Screen Academy delivered in 2031, and final completion of Phase 2 in 2033.
- 4.7 Joseph Homes are progressing development proposals for the part of the Growth Area within their control, taking into account the adjacent film quarter plans. Joseph Homes shared new public engagement material in November/December 2025, with a planning application expected to follow later in 2026.
- 4.8 The re-provision of the Reuse & Recycling Centre (RRC) and the 25 homes from 76 and 78 Holmes Road is an important early component of the project. Yoo Capital's planning application proposes their re-provision at the nearby Met Police site, also on Holmes Road. The Council and Yoo Capital have maintained ongoing engagement with residents. In Spring 2025, the Housing Strategy relating to these homes was agreed, including Camden's commitments to the residents of 76 & 78 Holmes Road, a local lettings plan, and an approach to managing vacant properties. This was followed by further one-to-one engagement between Camden's rehousing team and the resident households. Once Initial Demolition Notices have been served, the rehousing team will meet with residents again to carry out housing needs

assessments and discuss future housing options. Yoo Capital will also engage further with residents on the design proposals later in 2026.

- 4.9 Yoo Capital has also engaged the North London Waste Authority in preparing the RRC design, to ensure that it re-provides the existing recycling service while co-locating compatibly with the new homes and neighbouring properties.
- 4.10 To further support the delivery of regeneration, work is underway on infrastructure design. The focus is on enabling improved pedestrian and cycle connectivity to support the new mixed-use neighbourhood. This work will lead to a planning application supporting the emerging land assembly and appropriation strategy.
- 4.11 Work is also underway with Network Rail on the feasibility of a future pedestrian and cycle bridge across the mainline railway. This is a key component of the 'Heath Line,' set out in the Kentish Town Planning Framework, connecting Hampstead Heath, through the Murphy's site, across the railway into the new neighbourhood at Regis Road, and through to Kentish Town High Street.
- 4.12 The re-provision of Council services currently located at the Holmes Road Depot and Car Pound/Reuse & Recycling Centre sites is also key to project delivery. Work continues with the services involved and Yoo Capital to support and progress this. In September 2025, staff working in these services were provided with an update on the plans.

Neighbourhood Spaces

- 4.13 The Council's Neighbourhood Spaces programme focuses 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, with collaboration, participation, innovation, and shared power as key aims.
- 4.14 The Council's first neighbourhood space at 2 Prince of Wales Road has been progressing, supported by City of London and Levelling Up grant funding, matched with Camden funding. In March 2025, the meanwhile-use activation of the space opened, hosting artists' studios and the 'Civic Action Lab,' which has provided space for local groups to convene and test ideas for the future of the building and neighbourhood.
- 4.15 In parallel, plans for the full refurbishment of the building have advanced. A planning application was submitted in summer 2025 for works to create the neighbourhood space, including affordable workspace, community event space, and the Civic Action Lab.
- 4.16 With the scope of works having increased, further decisions are required to support the transformation of the space. These will come to Camden's

Cabinet in February 2026, with construction works to follow. The new neighbourhood space is expected to be operational in 2027.

- 4.17 The second neighbourhood space had been planned for 107 Kingsgate. Initial funding was unlocked this year to commence the project. Architects were appointed and have been working on plans for a first phase of refurbishment, collaborating closely with local stakeholders through the One Kilburn Spaces and Places Group. Design and feasibility work has demonstrated that additional funding will be needed to bring the first phase to life. Options are being explored to progress the neighbourhood space.
- 4.18 The Vacant Spaces on Estates programme is closely linked to the Council's Estates Mission. The pilot project at Dobson Close Garages on the Hillgrove Estate has made good progress: plans were developed with local people and organisations, and planning permission was approved in December 2025. The next step is to secure funding to progress the project to construction.
- 4.19 The other pilot site is Eagle Street Car Park. An expression of interest for commercial use was issued earlier in the year, intending to provide cross-subsidy for the Dobson Close community-focused use. The search for a suitable commercial tenant is ongoing.
- 4.20 A further nine potential vacant space sites have also been considered. A prospectus of the sites was soft market-tested earlier in the year. Results are being analysed, with decisions on next steps expected in 2026.

One Kilburn

- 4.21 One Kilburn is a grassroots community partnership with the mission of nurturing a sense of community and belonging in Kilburn. The initiative engages local residents and supports community-led activities. The project began in 2022 as a 'Community Improvement District Pilot,' enabled by Camden, Brent, and the Greater London Authority (GLA), driven by internal partnership efforts between the Area Regeneration and Participation Teams.
- 4.22 Since its inception, One Kilburn has grown into an organic collective, now comprising over 300 members and at least 50 active collaborators across sub-groups, including Communications, Spaces and Places, and Transport. The regular e-newsletter reaches over 600 members.
- 4.23 It has been a busy year for One Kilburn, with work on the 107 Kingsgate Neighbourhood Space (covered under Neighbourhood Spaces) a priority among members.
- 4.24 In March 2025, a community event was held at the Kiln Theatre to celebrate achievements of the One Kilburn Community Fund, co-designed by members and supporting local projects selected by public vote. The well-attended event included an exhibition, speakers, and a screening of the Kilburn in Motion film, chronicling Kilburn's history, architecture, and people.

Local Community Infrastructure Levy funding has been secured for Round II of the One Kilburn Community Fund, which is due to commence in 2026.

- 4.25 One Kilburn's Coordination Sub-Group produced and consulted on *Voices of Kilburn: Shaping our Shared Future*, a green paper on the prospects and future of One Kilburn, including exploring potential organisational structures to help achieve its goals.
- 4.26 In November 2025, the Kilburn Music Mile Festival took place, with free music events across neighbourhood venues. The festival included the first concert at the State Gaumont Theatre, on the Brent side of Kilburn High Road, since 1978, featuring the Royal Philharmonic Orchestra. The event was led by the local organisation Kilburn State of Mind, based at Camden's Playhut in Kilburn Grange Park.
- 4.27 The Kilburn Neighbourhood Plan, developed by the Kilburn Neighbourhood Forum, successfully passed its local referendum in December 2025. The plan now carries 'substantial weight' in planning decisions, with formal adoption expected in 2026.
- 4.28 Council support for One Kilburn from an Area Regeneration perspective will continue in 2026.

Camden Town

- 4.29 Camden's Area Regeneration Team has had a strong focus on Camden Town this year. A pedestrianisation trial for part of Camden High Street (from the junction of Parkway, Camden Road, and Kentish Town Road to the junction with Hawley Crescent and Jamestown Road) launched on 3 May 2025. The trial will run for up to 18 months, aiming to create a safer, healthier, and more enjoyable high street.
- 4.30 The project crosses over with the portfolios of the Cabinet Member for Planning and a Sustainable Camden and the Cabinet Member for Jobs, Young People, and Culture. The reclaimed road space has hosted the Autumn and Winter elements of the Camden High Street Live cultural programme, testing free events and activations aimed at the local community and celebrating local culture. Temporary seating and lighting were recently installed in collaboration with the London Festival of Architecture, working with Edgy Collective x LINDA. Streateries were also introduced on Jamestown Road.
- 4.31 A live Commonplace engagement page is running throughout the trial, allowing people to leave feedback. Data is continuously monitored and evaluated to inform decisions on the future of the High Street beyond the trial in 2026.
- 4.32 The pedestrianisation is part of work on the Camden Town Vision, within the Cabinet Member for Planning and a Sustainable Camden's portfolio. This

work will set out a broader vision for the future of Camden Town, with public consultation on a draft vision expected in Summer 2026.

High Street Rental Auctions

- 4.33 At the end of 2024, central government introduced legislation for High Street Rental Auctions (HSRA). This gives local authorities new powers to revitalise high streets and tackle vacancy, enabling Councils to run auctions for properties vacant for over 12 months in a 24-month period, offering 1-5 year leases. It is a criminal offence for landlords not to respond.
- 4.34 Camden has signed up as an ‘Early Adopter,’ working with the Ministry of Housing, Communities & Local Government (MHCLG) to pioneer the process and help shape guidance. Although high street vacancy in Camden is relatively low compared with other areas, the legislation provides an opportunity to test the process and bring vacant spaces back into use.
- 4.35 Preparatory research and analysis are underway to develop proposals for a High Street Rental Auctions Pilot, which requires designating an area for the legislation to apply. Camden is also engaging with other London local authorities to enable knowledge sharing.

5 Markets and Street Trading

- 5.1 Camden’s markets are at the heart of communities. They are more than spaces to shop; they give residents access to diverse, affordable goods and create welcoming places for families, older people, and neighbours to spend time and interact. They are places where residents dwell and feel part of the community. They help reduce social isolation and strengthen the sense of belonging.
- 5.2 Street Trading licence holders have shown resilience in the face of challenges, from the Covid-19 pandemic, lockdown, the rise of online shopping, to the rising cost of living. The number of traders and income have now recovered to pre covid levels and are set to exceed that in 2025/26. In 2025 there are now around 570 licenced traders working across the markets (9), isolated pitches/kiosks (44), ice cream sites (6) or private forecourts/land in the borough (24). An overview of the markets can be seen in in table
- 5.3 Table 1 - Markets Overview 2025

Market	Key commodities	Days of operation	Number of pitches / Occupation rate % (Nov 25)	Ward
Leather Lane	International street food	Monday to Friday	102 / 69%	Holborn and Covent Garden

Queen's Crescent	Fruits and vegetables, clothes, kitchen and cleaning supplies, beddings	Thursday and Saturday Sunday to Wednesday and Friday in the new pedestrianised zone	75 / 14%	Gospel Oak
Inverness Street	Souvenirs, clothing, street food	Monday to Sunday	48 / 78%	Camden Town
Chalton Street	Household goods, kitchen and cleaning supplies, clothing, materials, fruits and vegetables	Wednesday to Friday	42 / 6%	St Pancras and Somers Town
Eton avenue	Street food, sweet, beverage, fruits and vegetables, meat, cheese	Tuesday to Saturday Farmer's Market on Wednesday	35 / 24%	Primrose
Earlham Street	Mix of makers' goods, street food, jewellery	Monday to Sunday	16 / 83%	Holborn and Covent Garden
Plender Street	Fruits and vegetables	Monday to Saturday	11 / 31%	St Pancras and Somers Town
Goodge Place	International street food	Monday to Friday	6 / 92%	Bloomsbury
Birchington Road	Fruits and vegetables	Monday to Saturday	2 / 100%	Kilburn

5.4 The service is forecast to generate £1.4m across all markets and miscellaneous sites, which is used to cover the costs of service delivery, primarily salaries and waste, recycling, and cleansing services. Income is also reinvested into the service to develop markets and deliver events. The greatest contributors to markets income are Leather Lane Market (40%) and kiosk sites (30%).

Initiatives Delivered in 2025/26 and Beyond

Young Traders Market

- 5.5 On 29 June 2025, we supported the annual Young Traders Market, a UK-wide competition supporting young entrepreneurs (ages 16–30) to trade on our markets and gain invaluable experience. 24 young traders participated on Earlham Street, alongside testing a different layout of the market and a stall delivery service. The event was a great success and well received by the traders, local businesses, and existing traders. We look forward to expanding our involvement in 2026/27.

Love Your Local Market

- 5.6 Only four traders participated this year, so we will promote it more to increase engagement in 2026.

New Markets

- 5.7 A new market started in December 2025 in Highgate at the disused bus stand near Pond Square. It has been successful so far, and lessons learned will inform the development of new sites in 2026.

Kiosk Sites

- 5.8 Work is underway to review undesignated sites and develop a kiosk business plan. The plan will provide a solid foundation for developing existing and new sites across the borough, attracting businesses, creating trading opportunities, and linking with public realm developments.

New Layouts

- 5.9 Inverness Street worked with the police and traders to change the layout to reduce antisocial behaviour, improve the streetscape and shopping experience, and increase footfall. Stalls were moved back adjacent to the wall, and traders were provided with Camden-branded gazebos to improve the look and feel. This has been a great success, attracting new traders, with the market reaching maximum capacity on some days and a waiting list.
- 5.10 Earlham Street tested a new layout during the Young Traders event. It was positively received, but long-term implementation would require additional planning and resources across services.

Events

- 5.11 Inverness Street Night Market on 19 February 2025 piloted a nighttime market to test future viability, benefits, and challenges.
- 5.12 Chalton Street Market held an event on 16 May 2025 to showcase green initiatives and the Future Neighbourhood Project to the Mayor of London.

- 5.13 Bloc Party on Inverness Street on 23 August 2025 used the market space for an event and tested moving traders to Camden High Street.
- 5.14 Queen's Crescent Winter Lights Market on 29 November 2025 brought together existing and new traders to celebrate completion of the works. The event included local groups, an NHS bus, work experience opportunities, entertainment, and family activities.

Inclusive Markets

- 5.15 Workshops with residents identified ways to make market trading more inclusive and accessible. Across events, we trialled a free stall set-up and take-down service to reduce barriers to trade.

Continuation of Pre-Allocated Pitches

- 5.16 Casual traders paying for a dedicated pitch for six months benefit from stability, knowing they will get the same trading location each time, while securing income for the Council.

Regeneration and Reductions in Licence Fees

- 5.17 Works at Queen's Crescent to improve the public realm have impacted local traders. To offset this and encourage new traders, trading at Queen's Crescent is currently free of charge.
- 5.18 On Inverness Street, non-food traders are offered a regeneration fee to help diversify the market offering.

Training

- 5.19 Liberty Kitchen, operating in Leather Lane, has been upskilling ex-offenders from Pentonville Prison, teaching cooking skills and providing jobs on Leather Lane.

Development of Queen's Crescent Test and Learn

- 5.20 Following the completion of the public realm, the team will implement actions to increase footfall and trading. These include additional stalls, events, storage, testing trading for new days and hours, training, communications, and dedicated outreach in the local area.

Sustainability

- 5.21 Traders have been supported to comply with the single-use plastic ban and maximise recycling. Reuse, recycling, and switching to reusable containers and cutlery will further improve market sustainability, as highlighted in the Street Trading Strategy 2026–2031 (see Section 4).

Updated Terms and Conditions

- 5.22 Terms and conditions were last updated over ten years ago. Since then, the climate emergency, the Covid pandemic, and the cost-of-living crisis have changed circumstances. 2025 was considered the right time to update terms to help street traders adapt quickly to changes in the public realm and shopper expectations.
- 5.23 Updates were aligned with We Make Camden ambitions, the Clean Air Action Plan, and market development to maximise local benefits while mitigating impacts on communities. They support Camden's Climate Action through improved cleanliness, waste management, reduced gas use for cooking, lower air pollution, reduced noise, improved goods quality, healthier options, reduced traffic, and local storage provision.
- 5.24 Other changes relate to advertising, behaviour, safety, and licence succession, with clearer wording and alignment with legislation covering counterfeit and restricted goods.
- 5.25 Updated terms and conditions were approved at Licensing Committee in November 2024 and issued to traders as part of their licence renewal in April 2025.
- 5.26 Camden's emerging Street Trading Strategy will further support this work, linking into public realm projects to create safer, greener, cleaner, and more versatile spaces for communities.

Street Trading and Markets Strategy 2026–2031

- 5.27 The last adopted market strategy covered 2012–2015. A new strategy has been developed in 2025/26, based on research, engagement, and recent findings. The strategy sets out a plan to revitalise Camden's markets and street trading sites over the next five years, focusing on social, economic, environmental, and cultural aspects. Its vision is: "Camden's markets are vibrant and diverse, providing space for new businesses, good jobs, and supporting the arts, culture, and night-time sectors."
- 5.28 The four key objectives are:
- Markets are economically viable, provide self-employment, and stimulate economic growth
 - Markets are sustainable and contribute to the climate response, supporting the circular economy
 - Markets are vibrant, safe, inclusive, diverse, and social spaces
 - Markets are places for art and events
- 5.29 The draft strategy was publicly consulted for four weeks in September 2025. It was shared with residents, traders, partners, stakeholders, Business Improvement Districts, the Somers Town Neighbourhood Forum, the National Market Traders' Federation, and council departments. The draft

was available on Commonplace, in libraries, and via email. Officers also visited all markets to encourage participation and collected over 200 oral comments. Eighty-seven survey responses were received, with 248 comments.

- 5.30 The strategy was updated based on feedback and will go to Cabinet in February 2026 for adoption. Some actions are already being implemented, while others are being tested through a 'test and learn' approach (see Section 2.11).
- 5.31 An action plan and service review will support strategy delivery in 2026.

Environmental Enforcement (Ice Cream Trading, Emissions Reduction)

- 5.32 The Council receives numerous complaints about illegal itinerant ice cream van (ICV) trading, including noise and fumes from idling engines, financial impacts on legitimate local businesses, obstruction of pedestrian sightlines, road safety hazards, and public health concerns regarding food storage.
- 5.33 Illegal ice cream trading remains lucrative, and Fixed Penalty Notices (FPNs) and Penalty Charge Notices (PCNs), while regularly issued, have not provided an effective deterrent. Between July and September 2024, 70 FPNs were issued.
- 5.34 Community Protection Warnings (CPWs) and Notices (CPNs) may be issued to registered vehicle keepers where activity is persistent and causes a nuisance. Between July and September 2024, eight CPWs were issued; these have now expired (6-month validity), so the process will restart in 2026 if needed.
- 5.35 A joint operation with Holborn Police targeted unlicensed ICVs in Queen Square, Russell Square, Montague Place, and Great Russell Street, resulting in a vehicle seizure and charges for trading without a licence, driving without a licence, and no insurance. Four additional FPNs were issued in museum hotspots.
- 5.36 A public awareness campaign will be delivered in 2026, including the installation of signage at hotspots highlighting illegal trading zones and air quality concerns.

6 Finance Comments of the Director of Finance

The Director of Finance has been consulted and has no comments to add.

7 Legal Comments of the Borough Solicitor

Legal Services have been consulted and have confirmed they have no comments to add.

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