







# New Homes for Small Sites

## Churchill Road and Spencer Rise Estate

**Since September 2022 we have been asking residents about building new homes on a small site on your estate.**

We reached 56% of households (22 out of 39 households) in your estate via these activities:

-  Letter drop and hard copy feedback sent out
-  Door knocking
-  Flyers
-  Pop-up event
-  Online project information and feedback form
-  E-mail and phone contact

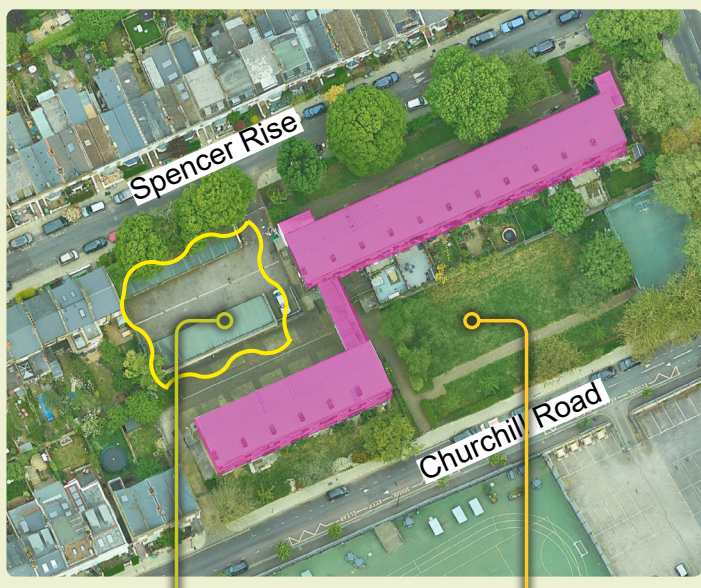


Pop-up event at the estate in October 2022

### What is the New Homes for Small Sites programme?

Camden are committed to building as many genuinely affordable homes as possible prioritising council homes, to help those in housing need. We know that residents know their communities best and that's why we have been asking residents for their views on building new homes in your local area.

### We found out:



Some residents said that this area could be explored further

Many suggested that this green space should be improved

### You told us you did want:

- Improved maintenance of existing homes in the short term
- Designs that are sensitive in scale and size to existing homes

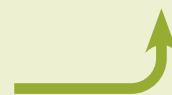
### You told us you did not want:

- Disruption during any construction works
- Overcrowding from too many new homes
- Loss of green space or trees

### No decisions have been made yet, but if we were to move forward with any changes to this estate we would listen to residents and:

- Address the petition that was received
- Focus on a revised smaller area
- Work with you to develop a design that addresses your concerns
- Adhere to all overlooking and rights of light requirements
- Have a clear timeline for when we can give more clarity on what a design might look like
- Engage with more residents and neighbours about the idea
- Engage with garage leaseholders
- Discuss mitigating construction impacts early on

**Turn page to find out more**



## What else did we hear?

- We also heard that you wanted to see improvements to the outdoor space and the safety in the communal areas on your estate being addressed and we are working with the wider Camden Housing teams to look at ways we can support this.



Photos showing the green space on Churchill Road and Spencer Rise estate

## Next steps:

Camden Council's Cabinet is meeting in Spring 2023 to review the information we have collected.

After this we will come back to you with:

**Confirmation on whether your estate is being taken forward in the New Homes for Small Sites programme**

**Timeline for when we would talk to you further about New Homes for Small Sites**

**A review of the suggested site on your estate**

## If we did build a small number of homes you told us that the benefits could be:

- Increase in affordable housing in the borough
- Improvements to outdoor spaces
- Improved play provision

## Get in touch to find out more:

We are continuing to keep all residents on the estate updated on the project and welcome their feedback on the contact information below:



**Phoning us: 020 7974 8792**



**E-mailing us: [NewHomesSmallSites@camden.gov.uk](mailto:NewHomesSmallSites@camden.gov.uk)**