

# Bacton Low Rise redevelopment Phase 2

## 6. Contact details

For more information please email  
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Please contact us if you would like  
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## Summer 2023 Resident Update

### 1. Change of delivery strategy for the scheme

Camden received Cabinet approval in September 2022 to change the delivery strategy on Bacton Phase 2, from that of direct delivery by the Council to that of a development agreement with an experienced development partner.

The scheme already has planning permission to build 247 mixed tenure homes (including 61 social rent affordable, 10 intermediate rent affordable, and 176 private sale). The entire Bacton Low Rise Estate redevelopment (Phases 1 and 2 combined) is required to deliver approximately 41% affordable housing based on floorspace, and this level of affordable housing will be maintained as a minimum. The outdoor spaces will also be improved through the regeneration, be greener and feel safer for residents of the new homes and the general public.

For more information on this Cabinet decision, please read the Cabinet report: <https://www.camden.gov.uk/bacton-low-rise>

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## 2. Appointing a new development partner to build the scheme

Since the Cabinet decision, the Council has been managing a competitive dialogue procurement competition to appoint a development partner. The new partner is expected to finance, complete the design and build the scheme, working collaboratively in partnership with the Council and the local community.

## 3. Indicative timeline

Project milestone	Target date
Development partner contract award	Autumn 2023
Planning application submission (planning strategy to be confirmed in 2023)	2024
Construction starts	2025
Construction completes	2028

This indicative timeline is subject to change.

## 4. Design and planning

The scheme is currently in RIBA Stage 2 / 3 of development. Once appointed, the development partner will complete the design in consultation with local residents, and make sure the scheme is deliverable. Some elements of the current planning permission need updating and improving to meet current policy and legislative standards, such as the scheme's energy strategy and fire safety strategy.

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Any proposed changes to the current planning permission, such as changes to height or density, would be subject to design development, public consultation and Planning.

## 5. Resident engagement and consultation

The Council is committed to engaging regularly and consulting with the local community on the delivery of the scheme.

Our approach will be built on providing opportunities for residents to engage and opportunities for the development partner to support the community's aspirations.

Resident engagement and consultation activity	Target date
Local outreach sessions (to provide facts on the project, update on progress and raise awareness), including drop-ins at the Gospel Oak regeneration hub	Summer 2023
'Meet the developer' event for residents	Winter 2023
Resident consultation on the developer's design proposals	Early 2024
Construction Working Group for residents set up	2024