

## **KENSINGTON AND CHELSEA PARTNERSHIP**

**Wednesday, July 15**

**REPORT BY MANPREET DILLON, MANAGING DIRECTOR, KENSINGTON  
HOUSING TRUST**

### **COMMUNITY REGENERATION STRATEGY**

This paper updates the Kensington and Chelsea Partnership (KCP) on development of Kensington Housing Trust's (KHT) Community Regeneration Strategy. It invites the KCP to comment on the strategy prior to its adoption by the KHT Board of Management.

**FOR DISCUSSION**

#### **1.0 BACKGROUND**

- 1.1 KHT is working in partnership with the Royal Borough of Kensington and Chelsea (RBKC) to redevelop the Wornington Green Estate, located to the north end of Portobello Road (W10). KHT intends to demolish and rebuild the Estate to provide new homes, retail and commercial opportunities, as well as improved community facilities.
- 1.2 Most of the consultation with residents and the wider community, to date, has focused on the physical changes to the area. KHT is now developing a Community Regeneration Strategy to support the physical regeneration of the Wornington Green Estate, which will detail how the massive investment in the area (in the region of £250m) can impact residents and the neighbouring community in terms of delivering wider social and economic benefits.
- 1.3 This paper (and the presentation to be made by KHT at the Steering Group meeting), provides the KCP with an overview of the draft Community Regeneration Strategy, and is seeking comment and feedback from the KCP as part of wider consultation on the document prior to its adoption by the KHT Board of Management.

#### **2.0 The need for a Community Regeneration Strategy**

2.1 KHT is aiming to submit a planning application to RBKC for the full redevelopment of the Wornington Green Estate during the autumn of this year. The proposal is to:

- replace the existing 538 socially rented homes, with around 930 new homes;
- provide new homes that will include homes for all existing tenants as well as homes for sale, shared ownership and intermediate rent;
- reconnect Portobello Road at the north end, back onto Ladbroke Grove, providing a better connectivity and integration into the wider neighbourhood;
- increase the retail and commercial opportunities along Portobello Road;
- provide new community facilities, which may include a new Venture Centre as well a “community hub”; and
- provide a “new” Athlone Gardens or improve the existing park.

2.2 It is likely that the entire redevelopment will take around 10 years and will be carried out on a discrete phase by phase basis, to ensure the existing residents’ quality of life is maintained and that the area continues to thrive.

2.3 KHT recognises that the regeneration of Wornington Green is more than the provision of good quality homes within a high quality environment. The redevelopment must be informed by the social support that the new Wornington Green will require for it to be a vibrant and sustainable community.

2.4 As (primarily) a housing provider, KHT acknowledges that it will not be able to directly address all of the needs of the local community, and that central to the success of its community regeneration work will be its ability and long term commitment to work in partnership with local statutory, voluntary and community organisations, and with local residents and businesses.

### **3.0 The purpose of the Community Regeneration Strategy**

3.1 The strategy details how KHT will deliver short and long-term community benefits that go beyond physical improvements for the residents of Wornington Green. It provides a framework for the development and provision of services and resources that:

- reflects resident aspirations, needs and enable local people to be fully engaged in determining local priorities;
- complements investment in physical change in order to achieve a lasting impact in the way people feel about living at Wornington Green, community cohesion, safety and well being;

- enhances the quality of life for local people by giving them access to employment, training, personal development support, local resources and social networks (in short, 'tackling social exclusion'); and
- enables KHT to work in partnership with local statutory, voluntary and community sector partners and assist in strengthening their capacity to support and deliver services to the local neighbourhood.

### 3.2 The strategy therefore identifies:

- KHT's long term goals for community regeneration;
- how local residents and stakeholders can and/or will influence the development of these goals;
- how and when it will be reviewed and revised; and
- how success in achieving the goals will be measured.

### 3.3 Thorough intensive consultatoin with the residents of Wornington Green, the Trust has developed a good understanding of their aspirations, priorities and needs, and this underpins the strategy. We recognise that our first priority in taking this forward must be further extensive community consultation as to whether we have understood and interpreted these priorities correctly. In the interim, the Wornington Green Community Regeneration Strategy is focused on the following themes:

- A Place to live – housing, health, social care;
- A place to enjoy life – safer, better environment, leisure and art;
- A place to work – learning, jobs and business;
- A place for all the people – community development, equality, inclusivity and the strands which focus on working with particular sections of the community; and
- A neighbourhood that delivers – joined up working and supporting KHT management.

## 4.0 Conclusion

### 4.1 The KCP has a key role to play in sense checking the strategy and presentation, and is asked to provide feedback on the scope of the strategy as outlined above. The KCP is also asked to input partnership priorities and to offer advice on how the final strategy can be effectively implemented.

**For discussion**

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