

Euston Housing Pact: Action Plan

March 2026

Overview

This Action Plan is designed to accompany the [Euston Housing Pact](#). The first version of this Action Plan, as of March 2026, provides a high-level overview of the key actions that support the commitments contained within the Pact, which cover three key areas:

- Engagement and Participation
- Housing
- Neighbourhoods

The Action Plan is an evolving document, and more detail will be added as it becomes available. At this stage, it is not designed to be a roadmap to day one of development and housebuilding, but rather what questions are needed to make decisions about development, including where residents need to contribute and steer the commitments further.

As work progresses, the Action Plan will be updated and published in an easily accessible location and will be regularly reported on.

Initially, we are proposing that updates on the Action Plan are provided at 6-month intervals, with the first being in September 2026 via a community event, 6-months on from the publication of the Pact.

Regents Park Estate North - Regents Park Estate North (Cartmel, Coniston, Langdale blocks, along with Stanhope Parade, and the Children's Centre) is ahead of the other potential sites, with proposals for the site currently being developed for planning. The project team will start to implement parts of the Pact where they can (including a site-specific community working group). Some longer-term commitments in the Pact will take more time to develop, but early testing will help the project team learn from residents and build stronger collaboration as plans evolve. Colleagues from the Community Investment Programme will share an update on the Regent's Park Estate North development, including where they have been able to test the commitments in the Pact and align their work with these where timescales have allowed.

Timelines - Within the Action Plan, the terms short-term, medium-term, and long-term are used to describe delivery timescales. These are broadly defined as 0 to 2 years, 2 to 5 years, and 5 years or longer, respectively.

Engagement and Participation

Commitment 1.1: Establishing an area wide residents’ housing panel with strong governance, clear scope and representation, to ensure that local voices guide housing development decisions and help shape homes and neighbourhoods that meet community need.

Action	Timeline	Considerations	Update
<p>Terms of Reference for Residents Panel to be developed, including consideration of:</p> <ul style="list-style-type: none"> • Scope of influence • Size and scale of residents’ panel • Ways that residents can contribute • Membership tenure • Panel structure and decision-making mechanism • Recruitment • Dispute and escalation • Review periods • Priorities and areas of focus • Role of sub-groups including site specific links into governance • Facilitation methods 	<p>Short – Medium term</p>	<p>Dependent upon the future development body at Euston, wider governance, and funding.</p>	<p>March 2026:</p> <ul style="list-style-type: none"> • We will use the feedback from the community research and the Euston Housing Community Forum sessions to develop proposals. • Links into wider Euston governance and infrastructure currently being reviewed in light of the new Euston Delivery Company being set up for the stations and a Locally-Led Urban Development Corporation potentially being established. • Council to provide an update on next steps in the 6-month review.

Commitment 1.2: Developing a programme-wide and site-specific engagement strategy in partnership with residents.

Action	Timeline	Considerations	Update
Develop an overarching engagement strategy, using the community research and the feedback from the housing forum sessions to develop proposals	Short term	To be developed alongside proposals for a residents panel.	<p>March 2026:</p> <ul style="list-style-type: none"> • Council to provide an update on timescales and proposals for the production in the 6-month review.
Consider how communications can be coordinated, so that information is easily available	Short term		<p>March 2026:</p> <ul style="list-style-type: none"> • Housing Pact and Action Plan to be published and advertised on our website, through a press release and social media, along with posters in community spaces.
Develop plan for promoting effective engagement with developers, which could include developing guidelines/share learnings (to cover wide range of topics)	Short – Medium term	Dependent upon actions above	<p>March 2026:</p> <ul style="list-style-type: none"> • Subject to above, Council to provide an update in the 6-month review.

Housing

Using a programme-based approach to regeneration so that, where possible and funding allows, improvements to existing homes are delivered alongside new homes.

Action	Timeline	Considerations	Update
To develop a programme-wide approach to identify opportunities for delivering new and improved homes across the Euston Area.	Long term	Dependent upon funding to determine full programme, timelines, and phasing.	<p>March 2026:</p> <ul style="list-style-type: none"> The Euston Housing Delivery Group (EHDG) has provided Camden Council with funding to commission research that will explore how a programme-based approach to estate regeneration can be delivered. This research will examine the Council's current approach and help develop a process and toolkit to support implementation going forward. Council to provide an update on this work and next steps in the 6-month review.

Commitment 2.2: In partnership with communities, develop a Euston re-housing Policy

Action	Timeline	Considerations	Update
<p>Identify a preferred approach for a re-housing policy, including local letttings for Euston. This will draw on existing policy and initial feedback from research and the Euston Community Housing Forum, which highlighted the following considerations:</p> <ul style="list-style-type: none"> • Addressing current housing waiting lists and overcrowding. • Ensuring a variety of housing units are available, to ensure that growing families and young adults are able stay in the area. • The role of private housing/landlords to provide homes • Exploring restrictions for limiting new units being used as rental properties. • 'Right to return' for local residents and how to ensure communities are not broken up due to new development 	<p>Medium – Long term</p>	<p>Dependent upon identifying development areas identified, timelines, and funding models.</p>	<p>March 2026:</p> <ul style="list-style-type: none"> • Council to consider ways to approach the development of this policy and understand the appropriate moment to establish it within the wider programme. • Council to provide an update in the 6-month review.

Commitment 2.3: Delivering durable, sustainable homes that are easy and affordable-to-run, informed by residents' lived experience.

Action	Timeline	Considerations	Update
<p>Develop consistent and robust maintenance strategies for new developments informed by the lived experience of residents to ensure homes are affordable to run and maintainable long term.</p>	<p>Short – Long term</p>	<p>Sites will need to be identified and shortlisted following initial scoping work.</p> <p>Link to residents panel & engagement strategy.</p>	<p>March 2026:</p> <ul style="list-style-type: none"> EHDG have provided Camden with funding to consider approaches for new development to ensure that long-term management and stewardship are meaningfully considered and inform the development process. The Council will provide an update on the outcomes of this study, along with proposed next steps, as part of the 6-month review.
<p>Consider how learnings from new developments can influence long-term management and maintenance.</p>	<p>Short – Long term</p>	<p>Dependent on action above – learnings will be identified and shared on an ongoing basis.</p>	<p>March 2026:</p> <ul style="list-style-type: none"> No update. Subject to above.

Commitment 2.4: Engaging residents to inform housing design.

Action	Timeline	Considerations	Update
Develop a consistent engagement approach to enable residents to meaningfully inform housing design.	Short – Medium term	Linked to the development of the overarching engagement strategy set out in commitment 1.2.	March 2026: <ul style="list-style-type: none"> The Council will provide an update with proposed next steps, as part of the 6-month review.
Ensure all ongoing engagement around housing design is delivered in accordance with the agreed strategy.	Long term	Dependent on action above. Development areas/sites will need to be identified and timelines understood.	March 2026: <ul style="list-style-type: none"> No update. Subject to above.
Develop plan for promoting effective engagement with developers, this could include developing guidelines/ share learnings (to cover wide range of topics).	Medium term	Dependent on actions above. Development areas (and developers) will need to identified and timelines understood.	March 2026: <ul style="list-style-type: none"> No update. Subject to above.

Neighbourhoods

Commitment 3.1 - Designing safe and accessible neighbourhoods as a priority

Action	Timeline	Considerations	Update
<p>Develop proposals for how the Council will work with local residents to understand needs or issues related to:</p> <ul style="list-style-type: none"> • access and safety • how the community can be empowered to be involved in the management and maintenance of space • Identifying priorities 	<p>Medium – Long term</p>	<p>Sites will need to be identified and shortlisted, following initial scoping work.</p> <p>Link to residents panel & engagement strategy.</p>	<p>March 2026:</p> <ul style="list-style-type: none"> • Council to consider ways to approach this commitment and when to start it within the wider programme. • Council to provide an update on next steps in the 6-month review.

Commitment 3.2 - Creating open and green spaces as well as roads and pavements that meet the needs of residents

Action	Timeline	Considerations	Update
Develop a Euston Public Realm and Open Space Implementation strategy for the wider Euston Area, engagement on strategy planned for summer 2026.	Short – Medium term	Development areas/sites to be identified and timelines understood.	<p>March 2026:</p> <ul style="list-style-type: none"> EHDG has provided Camden funding to develop a comprehensive strategy and associated tools and trackers to support long term monitoring and tracking. Council to provide an update on next steps in the 6-month review.
Ensure all ongoing public realm and landscape work is delivered in alignment with the agreed Euston Public Realm and Open Space strategy developed.	Long term	Dependent on action above.	<p>March 2026:</p> <ul style="list-style-type: none"> No update. Subject to above.
Develop plan for promoting effective engagement with developers to utilise and align with the guidance developed.	Long term	Dependent on actions above.	<p>March 2026:</p> <ul style="list-style-type: none"> As part of developing the strategy we will be engaging closely with key stakeholders to ensure they understand the role and intent of the strategy being developed.

Commitment 3.3 - Ensuring community and social infrastructure is shaped by, and responsive to, local needs

Action	Timeline	Considerations	Update
Establish an understanding of the existing and potential future need for social and community infrastructure across the Euston Area, associated with additional housing within the area.	Short term		<p>March 2026:</p> <ul style="list-style-type: none"> • EHDG has provided the Council with funding to undertake work to understand current and future needs. • Council to provide an update on next steps in the 6-month review.
Produce a Euston Social and Community Infrastructure Framework to support the delivery of infrastructure that is needed across the Euston Area.	Long term	Dependent on action above. Development areas/sites to be identified and timelines understood.	<p>March 2026:</p> <ul style="list-style-type: none"> • No update. Subject to above.

Commitment 3.4 - Securing, measuring, and monitoring neighbourhood benefits, including unlocking diverse and inclusive employment opportunities for local people, including young people, while also promoting skills development, training pathways, and long-term community growth.

Action	Timeline	Considerations	Update
<p>Develop proposals for coordinating and monitoring the delivery of opportunities associated with development working with existing programmes and networks.</p> <p>Consideration to be given to how best to promote opportunities.</p>	<p>Medium term</p>	<p>Implementation of Development (although there may be some earlier opportunities).</p>	<p>March 2026:</p> <ul style="list-style-type: none"> • Council to consider ways to approach this commitment and when to start it within the wider programme. • Council to provide an update on next steps in the 6-month review.

Commitment 3.5 - Minimising construction impacts and keeping residents involved

Action	Timeline	Considerations	Update
Consider how communities can meaningfully contribute to the Construction Management Plans (submitted as part of planning applications), and how we can work with the community to manage construction impacts.	Long term	Implementation of Development (with some discussions as part of earlier stages)	March 2026: <ul style="list-style-type: none"> • Council to consider ways to approach this commitment and when to start it within the wider programme. • Council to provide an update on next steps in the 6-month review.
Consider options for coordinating and communicating the management of construction across the wider area to better understand and manage the cumulative impacts of construction activity.	Long term	Further work and coordination needed once housing delivery sites have been identified.	March 2026: <ul style="list-style-type: none"> • Ongoing. Council to provide an update in the 6-month review.