

# REDINGTON FROGNAL NEIGHBOURHOOD FORUM RE-DESIGNATION APPLICATION

Redington Frognal Neighbourhood Forum hereby applies to be formally re-designated as a Neighbourhood Forum by the London Borough of Camden.

We have attached the names, addresses and signatures of 28 forum members who live, work or are elected councillors in the area, and who support the re-designation of the Forum.

The Forum's membership amounts to over 640, all with active email addresses. Equality, diversity and inclusion is specifically sought in the Forum's membership.

## 1. Redington Frognal Neighbourhood Area

The area is composed of 29 postcodes beginning with NW3 6 and 80 postcodes beginning with NW3 7.



## 2. POPULATION PROFILE

The most accurate measure of the population is the number of residents at the 109 postcodes falling within the Forum Area. This totalled 6,800 residents living in 4,319 households at the time of the 2021 Census. This compares with an amount of 5,875 residents for the four LSOAs (lower super output areas) which most closely match the Area. LSOAs by RedFrog postcode are, primarily:

- Camden 004A (E0100878): 23 NW3 7 postcodes
- Camden 004C (E0100880): 17 NW3 6 postcodes and 11 NW3 7 postcodes and
- Camden 004D (E0100884): 2 NW3 6 postcodes and 28 NW3 7 postcodes
- Camden 004E (E0100885): 16 NW3 7 postcodes.

The LSOAs above combine to form MSOA (medium super output area) E0200169 (23 NW3 6 postcodes and 78 NW3 7 postcodes).

ONS *Income estimates for small areas, England & Wales, for financial year ending 2020* for MSOA E0200169 show a mean total household income of £87,100. Net annual income after housing costs amounted to £55,400. By social category, residents are heavily weighted towards the AB group (58% of residents), with the C1 group accounting for 26% and C2DE for 15%.

### Country of Birth

Of the population in 2021, 50% were born in the UK, 20% elsewhere in Europe, 16% in the Middle East and Asia, 8% in the Americas (including the Caribbean) and 5% in Africa.

### Ethnicity

The ethnic composition of the Area in 2021 was composed of:

- white: 67% (74% in 2011)
- Asian: 15% (13% in 2011)
- mixed / multiple ethnicities: 7%
- black: 3%
- other: 8%.

### Religions

Forum members are drawn from all faith groups and from none.

The 2021 Census shows that 30% of the Redington Frognal population does not subscribe to a religion, 10% did not disclose a religion, 32% are Christian and 16% Jewish. Of those identifying with a particular religion, a large proportion do not actively practise.

#### Christian Members

The Redington Frognal area incorporates two churches but no synagogues. Rev. Alistair Tresidder from St. Luke's Church in Kidderpore Avenue and the Church Secretaries at St. Andrew's Church in Frognal Lane are all Forum members and, from time to time, the Forum has held meetings in their churches. To a very large extent, their congregations are drawn from outside the Forum Area.

#### Jewish Members

The 2021 Census data indicates that that 1,116 residents (16%) identify with the Jewish religion. An additional 11% are not religious but consider themselves to be Jewish in terms of ethnicity, heredity and culture.

Forum meetings are also held at the JW3 community Centre, which borders the Forum Area.

#### Other religions

Other significant religions represented in the Area are: Muslim (6.6%) and Hindu (3.6%).

It should be noted that the majority of Muslim residents in the Area are of Iranian descent. They are not particularly religious but tend to practise their religion at home rather than at a mosque.

At a meeting in 2015, Sheikh Dr. Muhammad al-Hussaini of the Council of Imams and Rabbis of the UK and Secretary of the Camden Faith Communities Partnership, confirmed that very few other religions are represented within the Area.

### **Accommodation by tenure**

By tenure, 57% of accommodation is owned (including 62% without a mortgage or loan), 34% is privately rented and 5% is social housing.

Social housing includes 53 houses and flats at Studholme Court on Finchley Road, 25 social housing units at Hampstead Manor and a small number on the Finchley Road site at Kidderpore Green, both administered by Newlon Housing Trust.

Residents in social housing are members of the Neighbourhood Forum, and have welcomed the designation of the green area of Studholme Court as Local Green Space and the aspiration to protect Studholme Court garages for community use. However, none have been willing to play a role on the Executive Committee.

## **3. MISSION STATEMENT AND PURPOSE**

The REDINGTON FROGNAL NEIGHBOURHOOD FORUM is established for the express purpose of promoting or improving the social, economic and environmental well being of an area that consists of the Redington Frognal Conservation Area, including all of the eastern side of Finchley Road between Briardale Gardens and Frognal.

It also aims to preserve and enhance the Area, including its Edwardian and Victorian architecture, biodiversity and green infrastructure. The importance of trees to the Redington Frognal character has been demonstrated through ProximiTREE data and the Redington Frognal Conservation Area Character Appraisal and Management Plan. Underground rivers, an important geological feature, have been identified and mapped by ARUP, together with input from residents (citizen science). This continues to be updated, as new evidence is uncovered.

Sustainable development and preservation and enhancement of the area is supported by the Redington Frognal Neighbourhood Plan, adopted in September 2021, and the Redington Frognal Conservation Area Character Appraisal and Management Plan, adopted in December 2022. It is planned to update the current Redington Frognal Neighbourhood Plan in order to ensure conformity with the latest Camden policies, once Camden's new Local Plan is adopted.

The Forum is a signatory to the London National Park City campaign.

## **4. FORUM MEMBERSHIP**

Membership is open to all individuals who live and work in the area, ward councillors and individuals who are elected members.

The membership has included both Frognal ward councillors. Cllr. Andrew Parkinson served as Vice Chair from his election in 2018 and then as Chair from 3<sup>rd</sup> October 2021 until 27<sup>th</sup> October 2024, when he was succeeded by Cllr. Steve Adams.

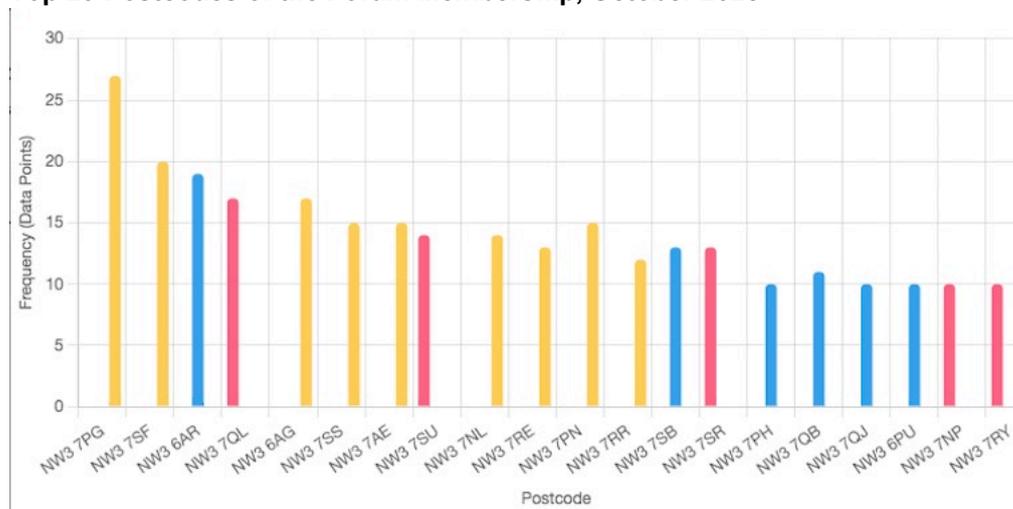
Other Councillors represented on the Neighbourhood Forum are Cllr. Eddie Hanson, Mayor of Camden and former Chair of the Tenants and Residents Association at Studholme Court (social housing) on Finchley Road, and Cllr. Linda Chung.

The Forum Area is highly residential, with a residential count of 2,035 properties, compared with 24 business properties (source Geoplan Spatial Intelligence Ltd). Non-residential premises are: two independent schools, a church school, a hotel, a private art school, two churches, a small office park (Hampstead Gate) and commercial premises with shopfronts on Finchley Road.

Community facilities are, primarily, Camden Art Centre, West Heath Lawn Tennis Club and UCS Active.

As at 19 October 2025, the Forum database comprised 600 email addresses from within the Forum Area. Members are drawn from postcodes in each LSOA.

### Top 20 Postcodes of the Forum Membership, October 2025



### Membership by Age

Forum members range in age from 22 to over 90 years, incorporating many residents who have a longstanding association with the area and those who are not as time-pressed, so that membership is over-represented among retirees.

#### RF members prior to adoption Area

% of population ≥20 years

|             |       |
|-------------|-------|
| 20-59 years | 46.4% |
| 60-74 years | 36.4% |
| ≥ 75 years  | 17.2% |

#### 2021 Census for Neighbourhood

% of population ≥ 20 years

|       |
|-------|
| 72.6% |
| 16.1% |
| 11.3% |

Households comprised of families with dependent children are a particularly hard-to-reach group, leading very busy lives. It is likely that this group is under-represented in the Forum membership. However, the Forum continues to try to target families with dependent children through communal activities to bring residents together.

Various community events have been held with this aim, ranging from biscuit icing on the green at Studholme Court, to a talk by Froglife at the Hampstead Manor pond. This cohort will again be targeted through future community events, including those centred on Branch Hill Pond and lost river trails. As the biscuit icing day at Studholme Court was so successful, the Forum will aim to repeat this.

The Neighbourhood Forum maintains close relationships with University College School and St. Margaret's School. These schools, together with St. Luke's Church of England School, have very wide catchment areas, mainly drawing pupils from outside the Forum Area.

The launch of Redington Froggnal Pilates classes at St. Margaret's School gained attendance from new residents, including two students (whose mother has been added to the Forum email database). The Neighbourhood Forum attended St. Margaret's 80<sup>th</sup> anniversary VE Day celebrations, in order to seek new members.

The most recent AGM was held on Sunday 12 October at 5 pm. The invitations below were professionally delivered and GPS-tracked to 2059 letterboxes (2035 residential and 24 businesses). Speakers were selected at add interest to the proceedings and resulting in a very well attended meeting.

## INVITATION

Please come along to hear about how we work to preserve and enhance the heritage and green character of the area, at the AGMs, to be held on:

**Sunday 12th October at 5pm**

Venue: St. Margaret's School, 18 Kidderpore Gardens

With talks on:

- Walking the Westbourne: a geological walking trail from Branch Hill Pond to the Thames
- Extreme weather impacts in Hampstead.

To join the mailing list or attend, RSVP to: [redfrogemail@gmail.com](mailto:redfrogemail@gmail.com)

Free drinks and refreshments will be served



**AGM venue filled to capacity**



### **Business Involvement**

Businesses have been identified by frequent walking surveys of the area. The Forum membership includes the most important businesses in the Forum Area, University College

School, UCS Active and St. Margaret's School.

Those backing the Forum's re-designation through the provision of signatures of support, are: The Redington Froggnal Association (residents' association), St. Luke's Church, University College School, St. Margaret's School, Camden Art Centre, Craxton Studios, UCS Active and Florian Leonhard Fine Violins. In addition, many residents run businesses from their homes.

### **Community Groups Involvement**

The Redington Froggnal Association is the umbrella group for smaller street associations, including: Briardale Gardens Neighbourhood Association, Lindfield Langland Neighbourhood Association, Froggnal Lane and Greenaway Gardens Residents Association, Arkwright Mansions Residents Association, Arkwright Road Residents Committee, Redington Road Residents Association, Westfield Management Company.

The Neighbourhood Forum maintains close relationships with adjoining neighbourhood fora: Hampstead Neighbourhood Forum and Fortune Green and West Hampstead Neighbourhood Development Forum. It also engages with various residents' groups, notably: Netherhall Neighbourhood Association, West Hampstead Amenity and Transport, Heath and Hampstead Society, Climate Emergency Camden, Camden Civic Society and consortia established to oppose harmful planning proposals.

The Neighbourhood Forum engages with landowners within the Redington Froggnal area, when applications for development are notified to Camden.

Redington Froggnal Neighbourhood Forum is represented on Hampstead Conservation Area Advisory Committee, which is a signatory to the Forum's re-designation.

### **Diversity Equality and Inclusion**

In accordance with the Forum Constitution, membership is open to those of all ethnicities and religions and none. The Nolan Principles are embraced.

Forum members meet in person at least once a year and there is a very high level of confidence that membership composition closely reflects the Forum Area population, including those with protected characteristics, eg Asian, Black, Christian, no religion, Jewish, Muslim, Hindu, homosexual, with representation on the Forum membership database and from key ethnic groups, religions (and none) and sexualities also on the Executive Committee. Muslim residents are primarily of Iranian origin and, if religion is observed, this is normally at home rather than at a mosque.

Meetings are not held on Saturdays or during major religious holidays and are arranged at venues offering step-free and wheelchair access. Notices of meetings are hand-delivered to residents known to be without digital access, with large font sizes available.

### DEI Survey

At the suggestion of Camden, the 600 members were asked to complete an anonymous online DEI survey, to assess when members are representative of the area's religious and socio-demographic composition.

Questionnaires were sent out by email on two occasions (first on 16.9.25 with a follow-up reminder on 24.9.25). Residents were also urged to complete the survey at the 12.10.25 AGM and the survey is available on the home page of the Neighbourhood Forum website.

A total of 65 responses (11% of the Forum membership) were received by 19.10.25. The results are appended to the end of this report.

### **Plan Making and Executive Committee**

The Executive Committee of ten residents is similarly diverse and incorporates members with protected characteristics, as well as representation from Redington Froggnal Association, Hampstead Conservation Area Advisory Committee and those running businesses from home.

For updating the Neighbourhood Plan, the Forum will try to encourage further business

participation through engagement in the Business Improvement District for Finchley Road. Enhancement of Finchley Road is one of the complementary actions to deliver the Neighbourhood Plan and, specifically, policy FR:

<https://www.redfrogforum.org/wp-content/uploads/2021/07/Complementary-Actions-to-Deliver-the-Neighbourhood-Plan.pdf>

The aim is to enhance the environment of Finchley Road for residents, traders, shoppers and walkers.

## 5. COMMUNITY ENGAGEMENT POST PLAN ADOPTION

Redington Froggnal Association, the umbrella group for the streets within the Redington Froggnal Conservation Area, proposed and supported the establishment of the Neighbourhood Forum. This included the organisation of and publicity for the public consultation on the proposed boundaries on 2.3.14. and planning and publicity for the Neighbourhood Plan Referendum on 17 June 2021. Of the votes cast, 88% supported the Council using the Plan and 12% voted against. The turnout was 19%.

Following the successful local referendum, adoption of the Redington Froggnal Neighbourhood Plan was formally recommended at a meeting of Camden's Cabinet, held on 2 September, 2021.

Since the Neighbourhood Plan was adopted, the Neighbourhood Forum has continued its community engagement programme.

Major public engagement activity takes place at least once a year, often alongside the Forum AGM. Notices posted through doors and lamp posts succeed in attracting new interest in the Neighbourhood Plan and expanding the membership database. The offer of free cocktails (alcoholic and non-alcoholic) and refreshments, alongside presentations from engaging speakers, succeeds in drawing residents from all ethnicities, religions and sexualities across the Forum Area. Subjects selected are those which interest local residents. Presentations have covered topics such as lost rivers, architectural heritage, saving buildings from demolition, amphibians and ponds, local geology and the history and reinstatement of Branch Hill Pond. Venues have ranged from JW3 to Burgh House and local schools.

These events are very well publicised, including through professionally designed flyers, hand delivered to all Forum addresses, and lamp post notices. Complimentary refreshments and food are always offered. This and all publicity is funded by Redington Froggnal Association.

Since adoption, the following public AGMs have taken place:

- Sunday 3 October 2021 at St. Margaret's School: 29 attendees;
- Wednesday 21 September 2022 at St. Margaret's School: 25 attendees;
- Sunday 1 October 2023 at St. Margaret's School: 52 attendees. The meeting included a Forum Area geology presentation by Diana Clements of the London Geodiversity Partnership;
- Sunday 27 October 2024 at St. Margaret's School: 56 attendees. Thomas Croft Associates gave a presentation on the restoration of 28 Redington Road, a former friary, which had been saved by residents from demolition
- Sunday 12 October 2025 at St. Margaret's School: 60 attendees. Prof. Lester Hillman gave a presentation on extreme weather in Hampstead and Diana Clements on the Walking the Westbourne geological trail from Branch Hill Pond to the Thames.

Engagement also takes place through two websites:

[www.redfrogforum.org](http://www.redfrogforum.org)  
[www.redfrogassociation.org](http://www.redfrogassociation.org)

and a number of WhatsApp groups tailored to particular interests.

## 6. CONTINUALLY ATTRACTING NEW MEMBERS

The database had totalled over 400 individuals at the time of the referendum. A considerable degree of churn exists and, since 2021, a loss of 90 email addresses due to death or moving out of the area. This has been counterbalanced by a net gain of 220 residents by 19 October 2025. As a result, the database has expanded to 615 email addresses, so that 35% of the current database is attributable to new members.

The Neighbourhood Forum actively seeks new members throughout the year. Once a year, it holds its AGM alongside that of The Redington Froggnal Association. Invitations to AGMs and other events, such as the reinstatement of Branch Hill Pond, are communicated through a combination of door-to-door leafletting and / or high-quality lamp post notices. This results in a number of new members joining the Neighbourhood Forum each year.

The Forum continually strives to expand its membership database and attract new members, including through:

- i. AGMs
- ii. community engagement activities, eg lost River Westbourne walking trails, RedFrog Pilates classes
- iii. concerns over planning applications
- iv. delivery of local community infrastructure projects
- v. joining requests from the website
- vi. policing and crime concerns
- vii. referrals by members; and
- viii. the launch in March 2024 of RedFrog WhatsApp groups, with the following members for each group and sub-group, as at 10 January 2026:
  - o General: 220 users
  - o RedFrog Safe Neighbourhood WA group: 169 users
  - o Traffic WA group: 92 users
  - o Heritage and Conservation: 88 users
  - o RedFrog Pilates classes: 24 users.

Such activities have resulted in a membership database which is representative of the Area's population in terms of diversity, equality and inclusion.

A planned minor update to the Neighbourhood Plan will entail continuation of similar events and activities, along with further attempts to engage the few Finchley Road businesses, through the launch of Shopfront Guidance and a Business Improvement District for Finchley Road. This should further increase the diversity and representativeness of the Forum.

## 7. ASSETS OF COMMUNITY VALUE

The Forum successfully re-nominated Camden Art Centre and its garden and café for redesignation as an Asset of Community Value. The garden and café are of particular importance for the many residents in flats without access to a garden. The redesignation took effect for a further five years from 8 October 2021 (reference CAMACV41A).

Bids to nominate West Heath Lawn Tennis Club (reference CAMACV40) and Site of Importance for Nature Conservation CaB1109 (reference CAMACV20) did not succeed. However, these two sites are protected through Neighbourhood Plan policy BGI 4, which designates:

- West Heath Lawn Tennis Club as local green space LGS 1 and LGS 5.

The Examiner accepted that the tennis club and its "mature trees and other wildlife habitat" are valued by the community. He was also satisfied that the site meets the requirements to be designated as Local Green Space and that this designation is capable of enduring beyond the period of the current lease;

- Hampstead Manor Gardens (site CaB1109) as LGS 6.

This site is recognised for the tranquillity and opportunity afforded for relaxation.

## 8. LOCAL COMMUNITY INFRASTRUCTURE LEVY PROJECTS AND GRANT FUNDING

The Neighbourhood Forum has led several local community infrastructure projects to enhance the Redington Frogna Conservation Area and, specifically, to preserve the area's heritage and enhance biodiversity and green infrastructure. All of these are in line with Neighbourhood plan policy CF 2 Community Infrastructure Priorities. Projects have included:

- LCIL 041: a project to replace non-heritage signs displaying the Camden logo with tiled street names in a white font on black ceramic tiles;
- LCIL 087: Neighbourhood Plan implementation training for Camden's Planning department. The training session on 1 November 2021 was attended by two-thirds of the Planning department, including the Chief Planning Officer and the Head of Development Management, and was considered to have been a success;
- LCIL 266, replacement of plastic litter bins by cast iron heritage bins;
- LCIL 267 Frogna Lane: replacement of galvanised steel railings by cast iron heritage railings;
- Branch Hill Pond reinstatement. This was a joint project together with Redington Frogna Association, following the award of grant funding from City Bridge Trust and the Mayor of London, supported LCIL funding from Camden;
- LCIL 481 to mark the historic routes of the lost River Westbourne, through cast bronze glyphs, lecterns and wooden bollards with QR codes linking to the Redington Frogna Association website and a walking trail following the lost River Westbourne's journey from Branch Hill Pond through Frogna to the River Thames;
- LCIL 043. This addresses the need for traffic calming in the Plan Area street which suffers the highest level of air pollution.

Rejected projects include LCIL 067 for two high canopy trees at the junction of Frogna and Finchley Road. This was rejected by Transport for London due to sight lines concerns.

Non-LCIL projects with which the Forum has been involved include:

- Greening of Frogna at the junction with Netherhall Way. Underground services permitting, it may be possible to lift 4-6 paving slabs on either side of Nutley Terrace and replace them with SuDS planting, as in Goldhurst Terrace.
- Planting of Croft Way and Bracknell Way. While Bracknell Way was a success, the hawthorns planted in Croft Way failed to survive. Plans are under way to replace the dead hawthorns with holly bushes, which have been far more successful. Invasive bamboo is to be removed and the bare brick wall at the entrance to Croft Way from Ferncroft Avenue is to be planted
- Greening of the cattle trough triangle at the junction of Platt's Lane and Hermitage Lane. Working with LB Barnet, and Frogna Gardens, this saw the removal of tarmac and its replacement by wildflowers, a bee hotel and bat boxes. The work was completed in January 2025
- Development of a geological walking trail a walking trail following the lost River Westbourne's journey from Branch Hill Pond through Frogna to the River Thames.

## 9. PLANNING APPLICATIONS

As a statutory consultee for Plan Area planning applications, the Forum documents and responds to the many planning applications referred to it, averaging over 60 applications per year since the Neighbourhood Plan was adopted. Since December 2025, the Forum has considered not only the Neighbourhood Plan policies, but also Camden's policies on diversity, equality and inclusion.

Major planning applications reviewed have included the O2 Masterplan (2022/0528/P) and the section 73 application to further increase building heights.

## 10. COMPLEMENTARY ACTIONS TO DELIVER THE NEIGHBOURHOOD PLAN

To ensure that the Neighbourhood Plan policies are capable of being delivered, the Forum has been lobbying for various complementary actions:

- Since 2010/11, it has been pressing for an Article 4 direction to require householders to seek planning permission for various works which harm the Conservation Area. Article 4 directions have been in already in place at other Conservation Areas, eg Hampstead, Belsize Park and South Hampstead, for a number of years. Evidence of the loss of more than 1 in 8 gardens since the houses were first built was presented to the Culture and Environment Scrutiny Committee on 9.6.20, as part of the case for an Article 4 direction.

In June 2025, Camden undertook a consultation for an Article 4 direction for the Redington Froggnal Conservation Area (fifteen years after the direction was first sought), and the Direction was made on made on 9 June 2025. Following this, the Neighbourhood Forum prepared draft boundaries guidance, which was submitted to the Conservation Officer and acknowledged on 1.10.25.

- The Forum liaises with the Trees and Design Action Group to minimise tree and canopy loss. The Forum was invited to summarise key policies in the Neighbourhood Plan to a meeting of the Trees and Design Action Group, held on 13.7.20. Concern continues that Camden's biennial pollarding programme reduces the value of its street trees to artificially low levels, so that they provide little value.
- The Forum continues to work with other local groups to secure rigorous enforcement of planning consents. Other groups include: Redington Froggnal Association, Hampstead Conservation Area Advisory Committee, Netherhall Neighbourhood Association, West Hampstead Amenity and Transport, Fortune Green and West Hampstead Neighbourhood Development Forum, Hampstead Neighbourhood Forum, Heath and Hampstead Society, Climate Emergency Camden, Camden Civic Society.

The normal planning process has not achieved any regeneration of Finchley Road. With this in mind, a future project will be the preparation of a design code for traditional shopfronts on Finchley Road. This is in accordance with Neighbourhood Plan policy FR.

A Business Improvement District for Finchley Road is under preparation.

## 11. NEXT STEPS

The period of the Neighbourhood Plan runs to the end of 2045 and the Plan Examiner found that "none of the policies in the Plan are particularly time sensitive".

However, it will be necessary to embark on an update the Neighbourhood Plan to ensure conformity with the new Camden Local Plan and recent changes to national legislation. It is intended to seek professional input, although it is expected that this will be a minor update.

Alongside this, it is proposed to prepare a Shopfronts Design Code for Finchley Road to restore traditional shopfronts and begin the process of regenerating and enhancing the environment of Finchley Road. This is a Complementary Action to deliver the Neighbourhood Plan.

The preparation of a Shopfronts Design Code will entail concerted action to engage local traders, including through visits to their premises.

Updating of the Neighbourhood Plan will continue to be publicised through AGMs incorporating presentations by external speakers on subjects of interest to the community.

## **12. REDINGTON FROGNAL NEIGHBOURHOOD FORUM CONSTITUTION**

Adopted at the Inaugural General Meeting on May 1st 2014 and as amended at:

- the Annual General Meeting on June 13th 2016;
- the Extraordinary General Meeting on September 26<sup>th</sup> 2018; and
- the Executive Committee meetings of 6 February 2025 **and 12 January 2026**, to include commitments to Diversity Equality and Inclusion.

### **12.1. Purpose and aims**

12.1.1. The Redington Frognal Neighbourhood Forum (RedFrog or the Forum) is a neighbourhood forum as defined in the Town and Country **Planning Act 1990** as amended by the Localism Act 2011.

The purpose of the Forum is to develop a Neighbourhood Plan, with the aims of:

- (a) encouraging and promoting the conservation of Edwardian and Victorian architecture within the Redington Frognal Conservation Area (including Finchley Road)
- (b) reinforcing Camden's Conservation Area Statement and Guidelines for the Redington Frognal Conservation Area (including Finchley Road) and guiding new development to ensure that it is appropriate and in keeping with the Edwardian and Victorian architectural heritage
- (c) stimulating and promoting public interest in, and care for, the architectural heritage and the green, leafy character of the neighbourhood
- (d) encouraging the preservation, development and improvement of features of community amenity and public well-being
- (e) retaining and enhancing the biodiversity and natural habitat within the Redington Frognal Conservation Area (Including Finchley Road)
- (f) promoting or improving the social, economic and environmental well being of those living and working in the area
- (g) ensuring that future development is in accordance with the Redington Frognal Conservation Area Statement and Guidelines.

12.1.2. The Forum will monitor development management policy and its application in the Area and will produce and maintain a Neighbourhood Development Plan in accordance with the Act.

12.1.3 The Forum may initiate Neighbourhood Development Orders of Community Right to Build Orders, identify Assets of Community Value, or carry out any other permitted actions.

12.1.4 The Forum will act in accordance with General Policies and Principles set out in Section 9 below.

## **12.2 Neighbourhood Area**

12.2.1. The Forum's designated Neighbourhood Area {the Area) is the area within the London Borough of Camden comprising all of the Redington Froggnal Conservation Area, as well as all areas between that Conservation Area and the Finchley Road from its junction with Briardale Gardens to its junction with Froggnal, as defined by the Area Map included as Schedule A.

## **12.3 Membership and Organisation**

12.3.1 Membership is open to individuals of voting age who:

- (a) are residents living in the Area;
- {b) work or carry on a business in the Area; or
- {c) are Camden Borough Councillors representing all or part of the Area

12.3.2 Affiliate membership (non-voting) is open to organisations within the Area, including residents' associations, schools, religious institutions, amenity societies and business associations. A list of the affiliated organisations shall be maintained by the Forum's Secretary, and updated from time to time when appropriate, which list shall be available on the Forum's website.

12.3.3 Individuals will become members of the Forum once they have given their contact details (including such individual's residential or work address within the Area and, where possible, an e-mail address, to the Secretary or other officer. The Secretary shall keep an up-to-date register of members. Members may resign from the Forum at any time in writing to the Secretary.

## **12.4 Executive Committee**

12.4.1 An Executive Committee comprising at least 7 members will be elected at each AGM to carry out the day-to-day work of the Forum. A candidate will need to be a member of the Forum. He or she will need to be proposed and seconded by two other members of the Forum.

- (a) The financial transactions of the Forum shall require two signatories who are not related to each other and who include one of the Officers.
- (b) Quorum - All Executive Committee meetings must have at least 7 elected committee members present.
- (c) The Forum shall not be affiliated to any political or religious organisation.
- (d) Individuals contributing to Executive Committee meeting deliberations shall declare any conflicts of interest prior to speaking.
- (e) The Executive Committee will elect the following offices of the Forum from its number: Chair, Vice Chair, Secretary (who shall be responsible for the taking of minutes, keeping a record of members; and distribution of paperwork and emails); and Treasurer (who shall be responsible for the Forum's bank accounts). Officers will serve for one-year and be-subject to re-election.
- (f) Decisions shall be made by simple majorities of the individuals voting. A casting vote shall be held by the Chair. All electronic polls shall permit votes to be cast for at least seven days
- (g) The Executive Committee will aim to ensure that Forum representation broadly reflects the population characteristics of the area.

12.4.2 The Executive Committee will direct and oversee the work of the Forum and will meet at least quarterly for this purpose.

12.4.3 Sub-committees or working parties may be appointed by the Executive Committee, to carry out specific tasks, to consider policies and to advise the Executive Committee. Sub committees will include one dedicated to the purpose of promoting diversity, equality and inclusion (DEI). The DEI sub-committee will periodically carry out a review of the functions and activities of the forum, including in relation to diversity.

Sub-committees are to be appointed from within or outside the membership of the Forum but to be responsible to the Executive Committee.

12.4.4 The Executive Committee may co-opt up to three additional members to the Executive Committee in any one year and may also co-opt an appropriate replacement for any Executive Committee member who stands down for any reason during the year. Co-opted members will have the same voting rights as Executive Committee members. Co-opted members may be elected as Officers.

The Executive Committee may remove from the Executive Committee any member for good cause, which may include failure to attend meetings of the Executive Committee for a period of six consecutive months without good reason.

The composition of the Executive Committee will be reviewed annually with regard to diversity and equality, with consideration of whether additional work is necessary.

12.4.5. Councillors representing the wards which fall within the Area will be invited to all committee meetings and will have the same voting rights as other Executive Committee members.

12.4.6 The Secretary will take Minutes of General Meetings and Executive Committee meetings. These are to be available to members of the Forum within three weeks of the meeting, whenever possible.

## 12.5 Meetings

12.5.2 Annual General Meetings will be held in **October** or as close as practicable on such dates as may be designated by the Executive Committee.

12.5.3 The Chair may at any time call an extraordinary General Meeting of the Forum, either for the purpose of altering the Constitution, or for considering any matters which the Officers may decide should be specifically referred to the members.

12.5.4 An extraordinary General Meeting may also be called at the written request to the Secretary of not less than 9 members of the Forum who must give reasons for their request.

12.5.5 For all General Meetings a notice of the meeting and details of any resolutions to be put to it will be sent to all Forum members, at least 14 days before the meeting.

12.5.6 At any General Meeting members present will have one vote. In the event of a tied vote, the Chair shall have a second or casting vote.

12.5.7 Where practicable, arrangements will be made for members unable to attend to appoint another member as a proxy. A person is not entitled to vote as a proxy of more than two other members, except where they are the spouse, civil partner, parent, grandparent, brother, sister, child or grandchild of those members.

12.5.8 Decisions of General Meetings will be by simple majority of those present (in person or by proxy) and entitled to vote, except in cases set out in section 10 below.

12.5.9 The Quorum for a General Meeting will be 8 members. In the event of a general meeting failing to achieve a quorum, business may be discussed and proposals put to the next meeting for ratification. In the event of two consecutive ordinary meetings being inquorate, the second meeting may call an extraordinary General Meeting. Such an extraordinary General Meeting will be deemed to be quorate.

## **12.6 Notices**

12.6 Notices to members will be deemed delivered if sent to the member's last notified email address.

## **12.7 Finance**

12.7.1 The Forum will have the power to raise funds as necessary for its activities, by grant, donation or any other appropriate means.

12.7.2 The Executive Committee will open one or more bank accounts, as necessary, in the name of the Forum. All funds raised for the Forum will be held in such accounts. The Executive Committee will nominate bank signatories.

12.7.3 The Executive Committee will where necessary insure any assets it holds, and by insurance or otherwise indemnify the Executive Committee members and its Officers against liabilities arising from their work for the Forum.

12.7.4 Subject to funding, the Executive Committee may commission advisory services, surveys or any other activity in support of its objects

12.7.5 The Treasurer will keep a clear record of expenditure where necessary supported by receipted invoices. The Treasurer shall produce annual accounts, which will be presented at appropriate meetings.

12.7.6 Members of the community, who are involved as volunteers with any of the working groups, may claim back any expenditure properly and necessarily incurred during the process of producing the Neighbourhood Plan provided that such expenditure is agreed in advance by the Chair and Treasurer. This could include printing and document purchase and volunteer time. The Treasurer will draw up and agree with the Executive Committee procedures for anyone wishing to claim expenses, including the rates they may claim.

## **12.8 Register of Executive Committee Members' Interests**

12.8.1 Any participant in any meeting of the Forum, including committees, subcommittees and working parties, will disclose to the meeting any financial interest he/she has in any topic under discussion, and will not discuss or vote on such topic except with the express approval of the Chair of the meeting.

12.8.2 The Secretary will keep a Register of Interests detailing any financial interests in the Area or any other interest which could be deemed to have an influence on decisions likely to come before the meeting.

12.8.3 Any member with a conflict of interest on an issue being discussed at a meeting shall declare it. A conflict of interest is any situation in which a member's personal interests, or duties to which they owe to another body and those of the Forum arise simultaneously or appear to clash.

## 12.9 General policies, principles and DEI

- 12.9.1 The Forum will not discriminate between people on the basis of gender, race, ethnicity, religion or sexual orientation.
- 12.9.2 The Forum is committed to encouraging diversity, equality and inclusion among its volunteers and seeks new representatives at AGMs. Participants will be invited each year, including from under-represented groups.
- 12.9.3 The timing of the AGMs, EGMs and Executive Committee meetings will take into account the commitments of different religions, with representation aiming to follow the religious composition indicated by the Lower Super Output Areas (LSOAs) which most closely reflect the Neighbourhood Area, Camden 004A, 004C, 004D and 004E, as at the 2021 Census.
- 12.9.4 The meetings noted above will be held at venues with wheelchair and step-free access.
- 12.9.5 Advice and notes of meetings will be delivered in hard copy-format to digitally excluded residents, with the option of large font sizes.
- 12.9.6 The Forum and its Executive Committee members will aim to follow the "Nolan Principles" of public life. That is, they will aim to act with:
- (a) Selflessness
  - (b) Integrity
  - (c) Objectivity
  - (d) Accountability
  - (e) Openness
  - (f) Honesty

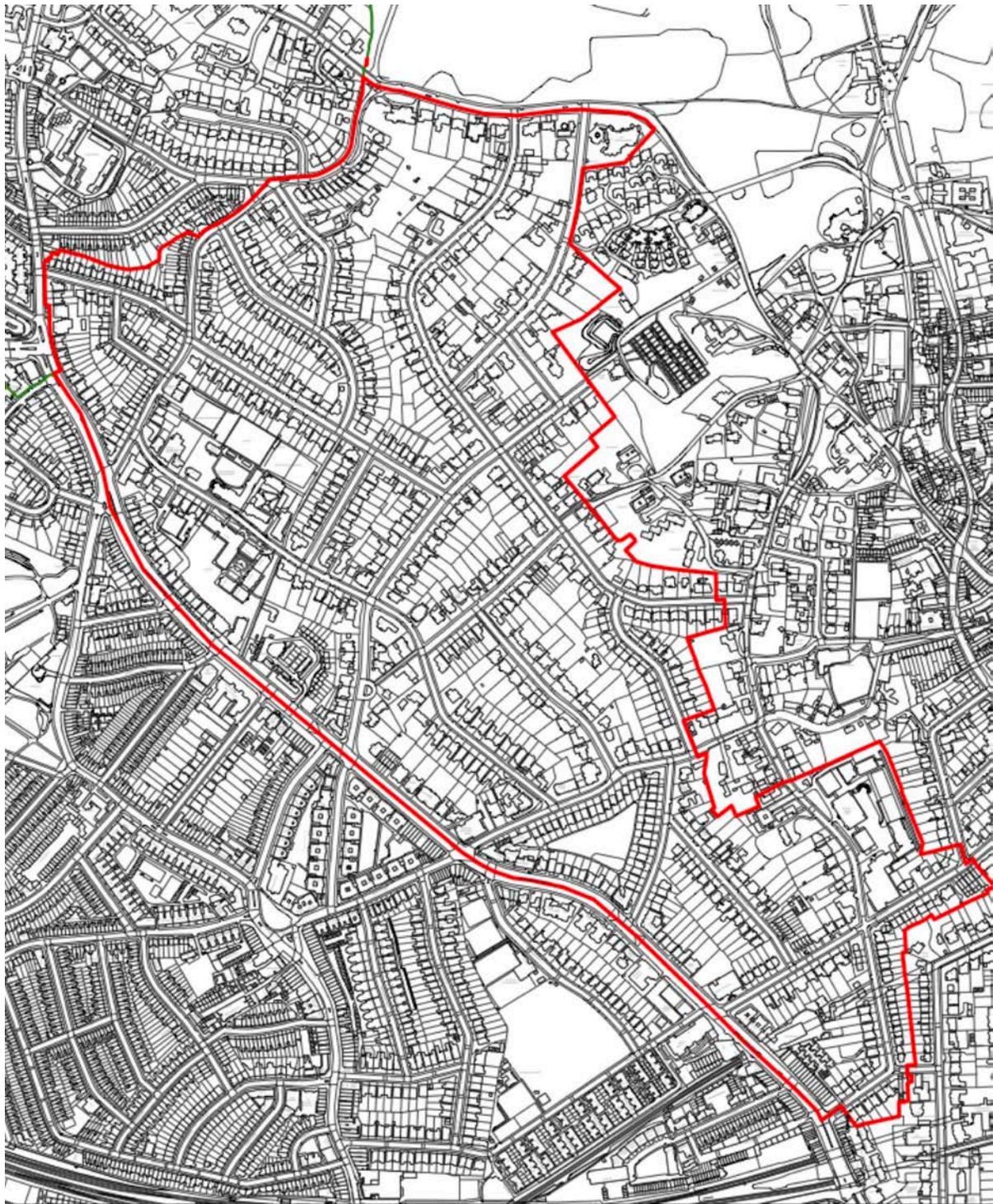
and seek to promote these values by leadership and example.

Executive Committee members will additionally aim to create an inclusive, welcoming environment where all individuals feel valued, respected, and have a sense of belonging, regardless of their age, disability, race, beliefs, sex, sexual orientation or any other protected characteristic.

## 10 Amendments and Dissolution

- 10.1 Amendments to this constitution will be by decision of an extraordinary or other General Meeting. The vote will only be carried if supported by 66% or above of those present (in person or by proxy) and entitled to vote.
- 10.2 The Forum may be dissolved by decision at a General Meeting called for the purpose. All members must be notified of such a meeting at least 21 days before it takes place. The vote will only be carried if supported by a simple majority of those present (in person or by proxy) and entitled to vote.
- 10.3 In the event of dissolution any property or funds held by the Forum will be subject to the agreement of the members of the general meeting, allocated to one or more nominated organisations whether or not set up to continue the work of the Forum
- 10.4 In accordance with the Act, a formal review of the functions and achievements of the Forum will be carried out five years after its formation. Following such review and consultation with its members the Forum will decide to continue, amend *or* dissolve itself as considered appropriate.

Schedule A: Area Map



Amended on:

Thursday 6th February 2025

Signed by the Chair



Cllr. Steve Adams

Amended on:

Monday 12<sup>th</sup> January 2026

Signed by the Chair



Cllr. Steve Adams

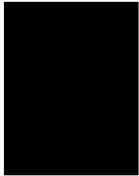
**Approval and adoption of the Constitution**

This Constitution was adopted by:

REDINGTON FROGNAL NEIGHBOURHOOD FORUM, on

Thursday 1st May 2014

Signed by the Chair



Farokh Khorrooshi

Amended on:

Monday 13th June 2016

Signed by the Chair



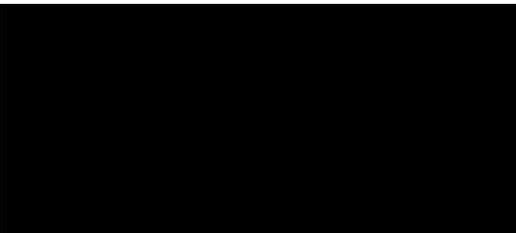
.....

Rob Hagemans

Amended on:

Wednesday 26th September 2018

Signed by the Chair



.....

Rupert Terry

## **Frogna! Ward Profile**

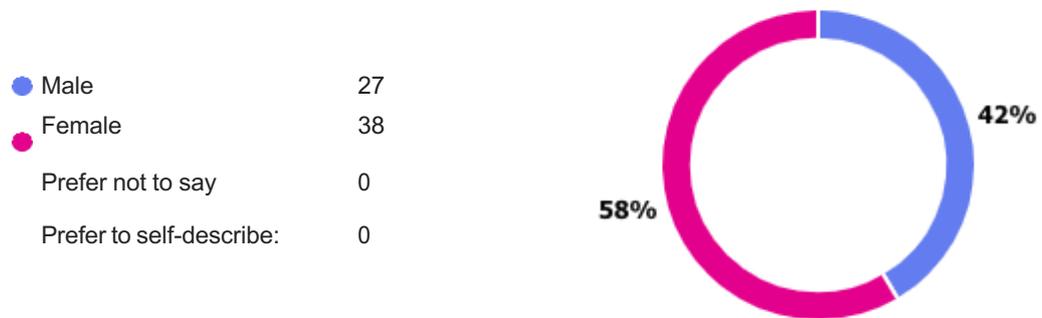
It should be noted that the Frogna! ward covers a larger area than the Redington Frogna! Area. It has a distinct landscape infrastructure, which is influenced by garden suburbs, characterised by smaller front gardens and extensive rear gardens.

## Results of DEI Survey, September and October 2025

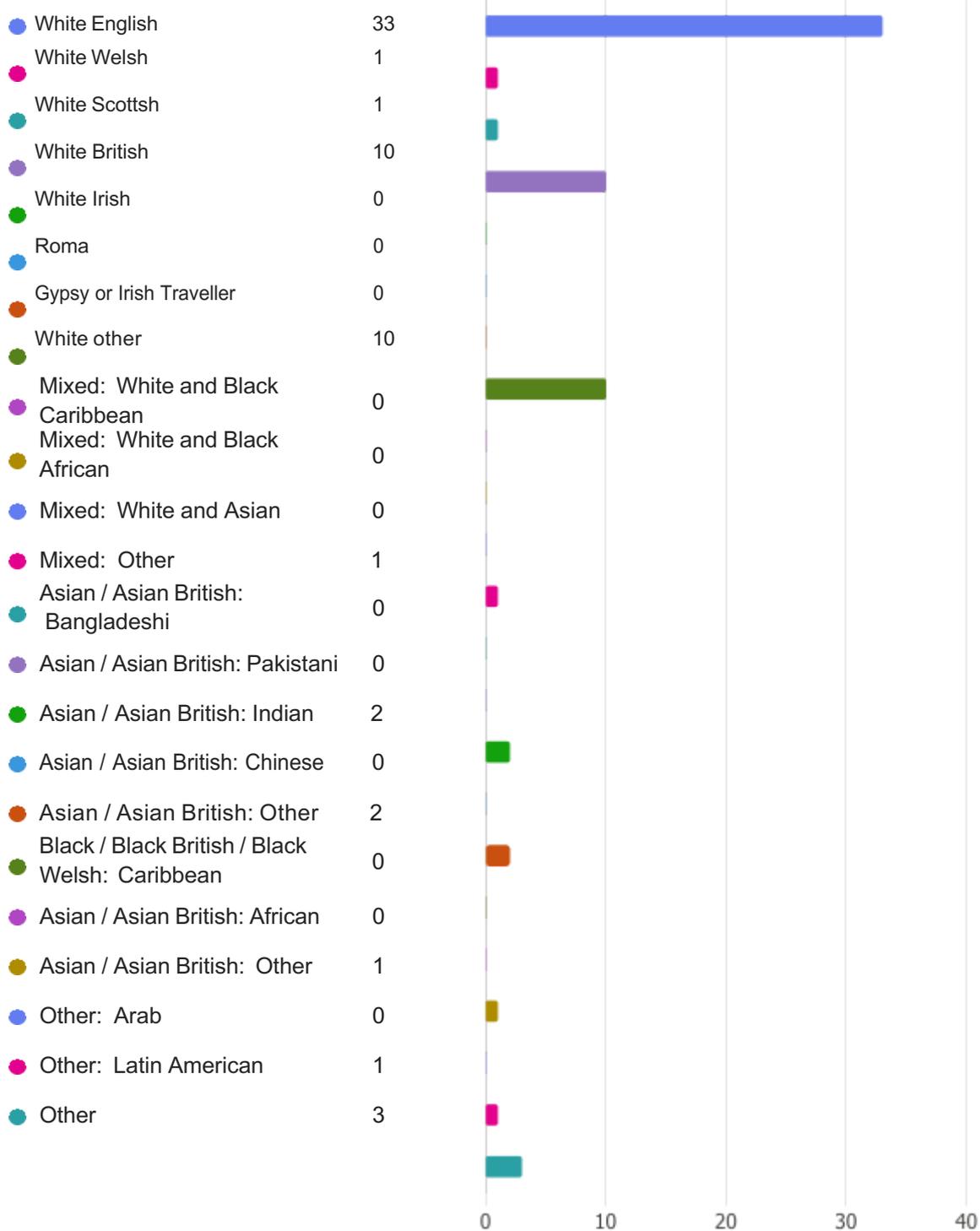
### Responses Overview



### 1. Sex

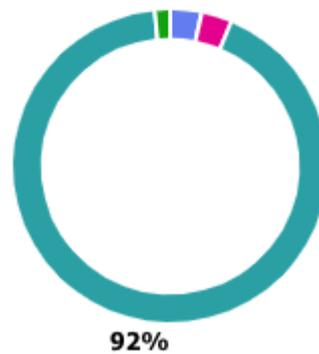


## 2. Ethnicity



### 3. Sexual Orientation

|                           |    |
|---------------------------|----|
| ● Bisexual                | 2  |
| ● Gay or Lesbian          | 2  |
| ● Heterosexual / Straight | 58 |
| ● Sexual: other           | 0  |
| ● Prefer not to say       | 1  |

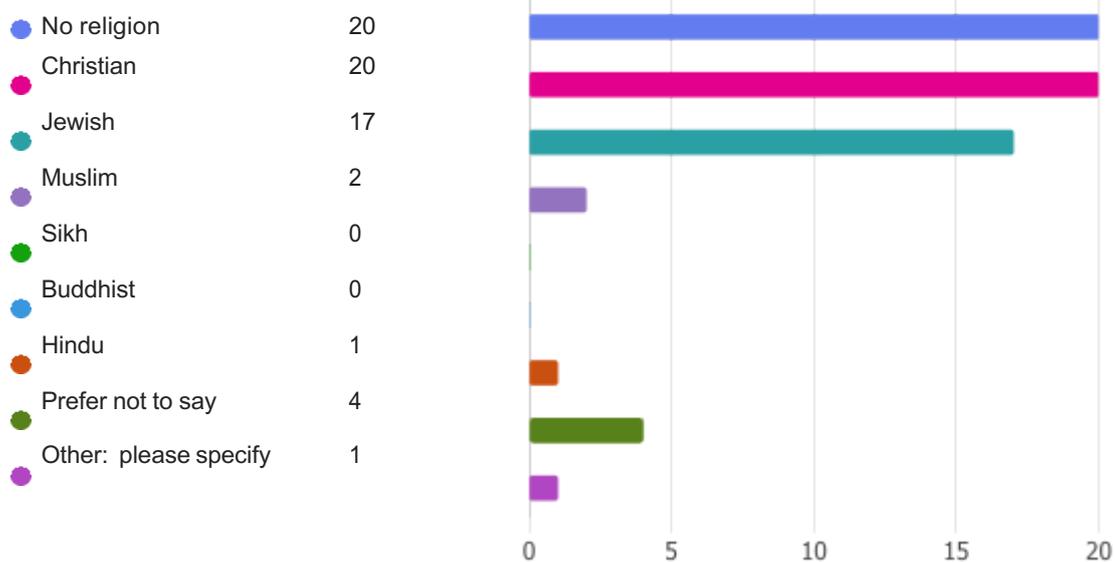


### 4. Gender Identity: Do you consider yourself to be trans, or to have a trans history?

|                     |    |
|---------------------|----|
| ● Yes               | 0  |
| ● No                | 64 |
| ● Prefer not to say | 0  |



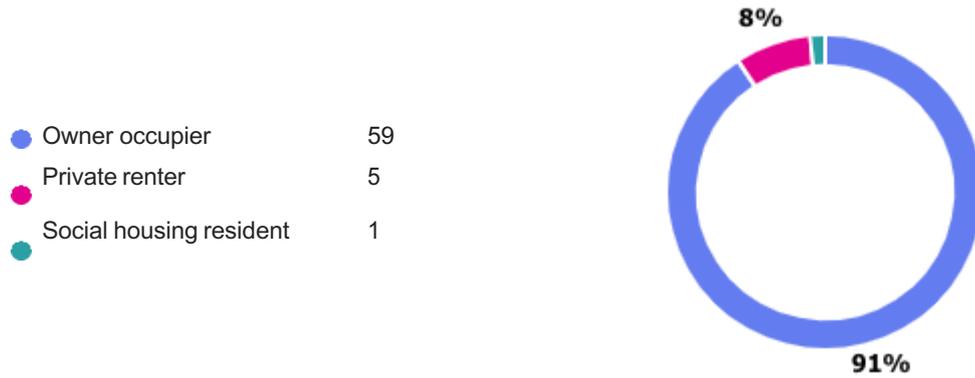
### 5. Religion



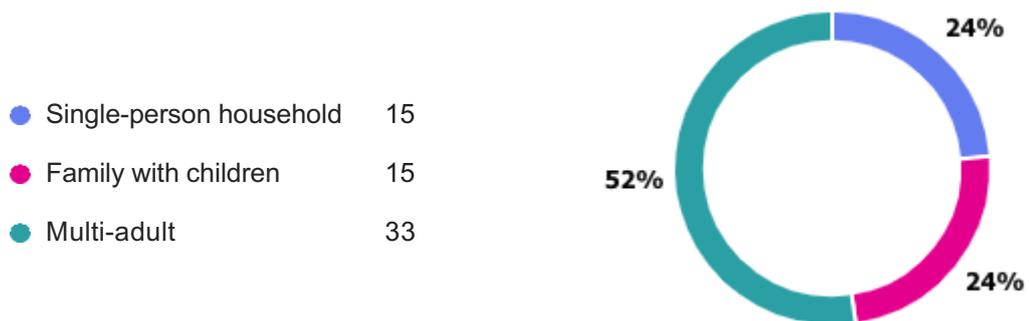
### 6. Disability: Do you have a disability or limiting long-term illness?



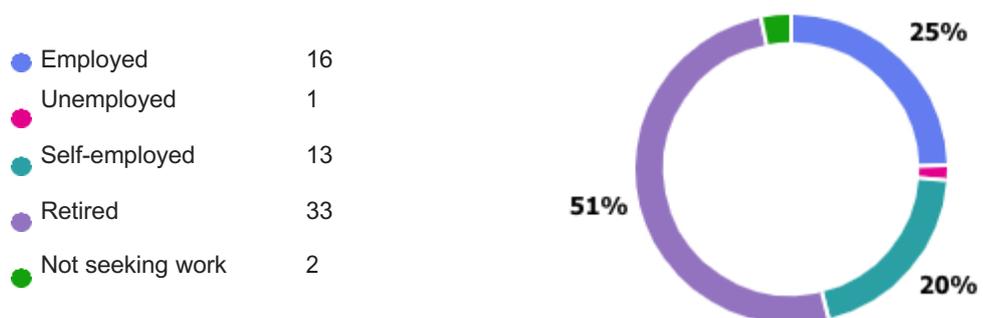
### 7. Tenure of household



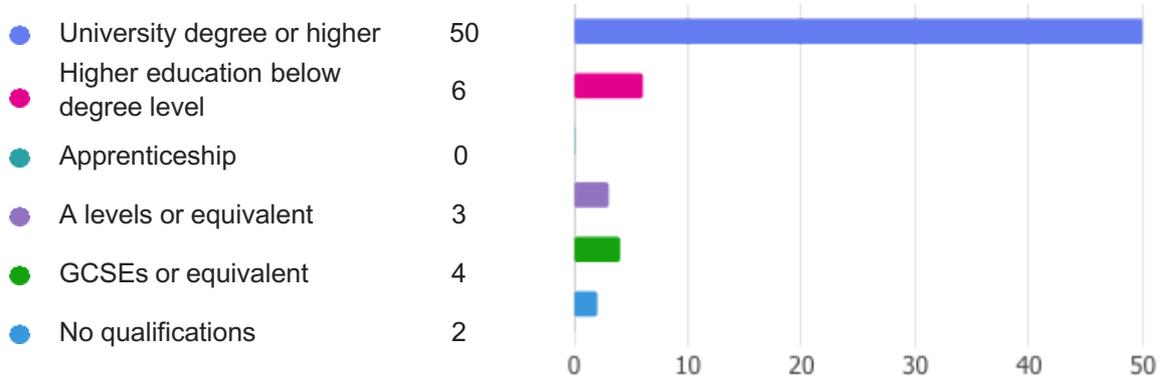
### 8. Household Composition



### 9. Economic Activity



10. Level of Education



11. Neighbourhood Forum Executive Committee: Are you a member of the Neighbourhood Forum Executive Committee?



12. Thank you for taking the time to complete this form.

**Redington Froggal Neighbourhood Forum contact:**

Nancy Mayo

Secretary

Email: [redfrogemail@gmail.com](mailto:redfrogemail@gmail.com)

Website: <https://www.redfrogforum.org/>

**285 Neighbourhood Forum Postcodes in three LSOAs, October 2025**

|              | <b>Camden<br/>005D (52%)</b> | <b>Camden<br/>005E (32%)</b> | <b>Camden<br/>004E (16%)</b> |
|--------------|------------------------------|------------------------------|------------------------------|
| NW3 7PG      |                              |                              | 27                           |
| NW3 7SF      |                              |                              | 20                           |
| NW3 6AR      |                              | 19                           |                              |
| NW3 7QL      | 17                           |                              |                              |
| NW3 6AG      |                              |                              | 17                           |
| NW3 7SS      |                              |                              | 15                           |
| NW3 7AE      |                              |                              | 15                           |
| NW3 7SU      | 14                           |                              |                              |
| NW3 7NL      |                              |                              | 14                           |
| NW3 7RE      |                              |                              | 13                           |
| NW3 7PN      |                              |                              | 15                           |
| NW3 7RR      |                              |                              | 12                           |
| NW3 7SB      |                              | 13                           |                              |
| NW3 7SR      | 13                           |                              |                              |
| NW3 7PH      |                              | 10                           |                              |
| NW3 7QB      |                              | 11                           |                              |
| NW3 7QJ      |                              | 10                           |                              |
| NW3 6PU      |                              | 10                           |                              |
| NW3 7NP      | 10                           |                              |                              |
| NW3 7RY      | 10                           |                              |                              |
| <b>Total</b> | <b>64</b>                    | <b>73</b>                    | <b>148</b>                   |

## **Frognal Ward Profile**

It should be noted that the Frognal ward covers a larger area than the Redington Frognal Area.

The Redington Frognal Area has a distinct landscape infrastructure, which is influenced by garden suburbs, characterised by smaller front gardens and extensive rear gardens.

# Frognal ward profile

A summary of Frognal ward in the North neighbourhood of Camden

AUTHOR  
Profile

PUBLISHED  
July 6, 2025

ABSTRACT

The population of Camden is among the most diverse in London and health outcomes vary significantly across its different neighbourhoods. Understanding the impact of environment on resident health is crucial for informed decision-making and the development of interventions. This area profile focuses on the ward of Frognal.



# Introduction

This is a summary profile of Frognal ward in the North neighbourhood of Camden. It includes data on the neighbourhood’s demography, levels of deprivation, and key health indicators such as life expectancy and prevalence of long-term conditions.

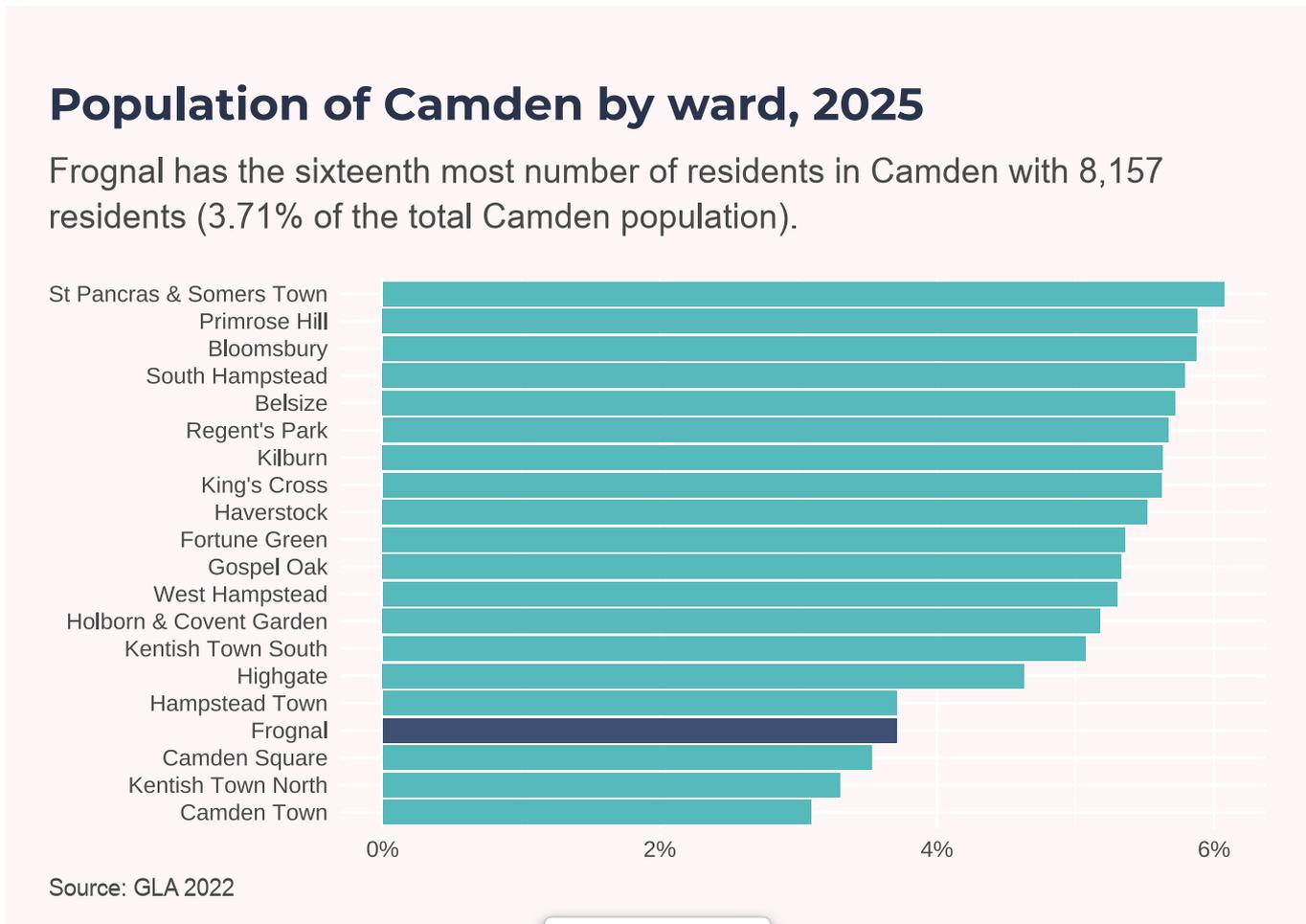
## Demography

### Population

The London Borough of Camden has approximately 219,900 residents according to the latest population projections. Of this total, **8,200 reside in Frognal**, making it the ward with the sixteenth most number of residents. There are 4,300 female residents and 3,800 male residents in Frognal.

Uncertainty of population estimates >

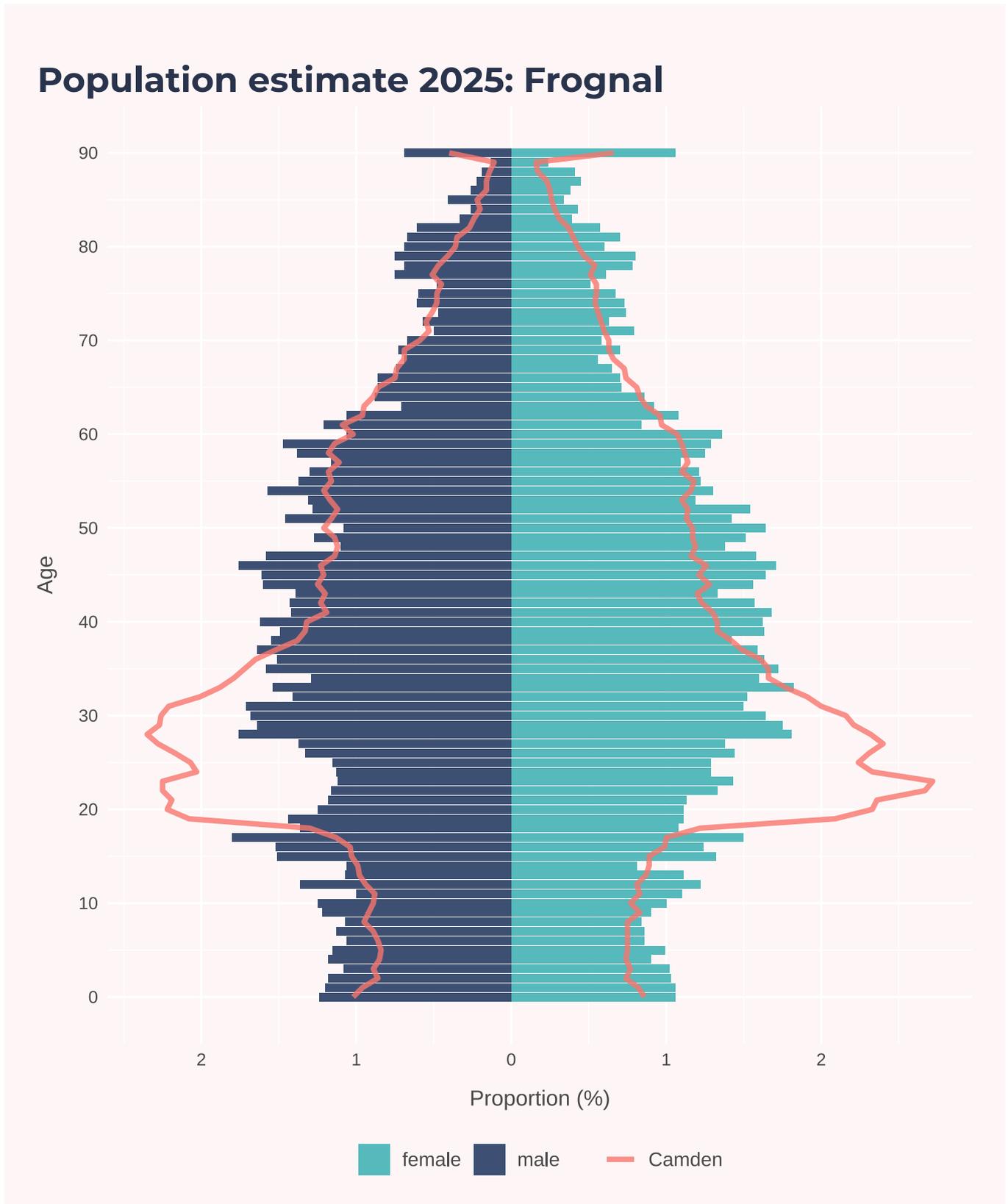
[1] [Population change in london during the pandemic - london datastore](#) n.d.



↑ Back to top

## Age

Children and young people (0-24 years old) make up 28.54% of the population of Frognal which is less than Camden overall (30.85%). Additionally, the percentage of older adults aged 65+ years is 14.92% compared to 12.02%.



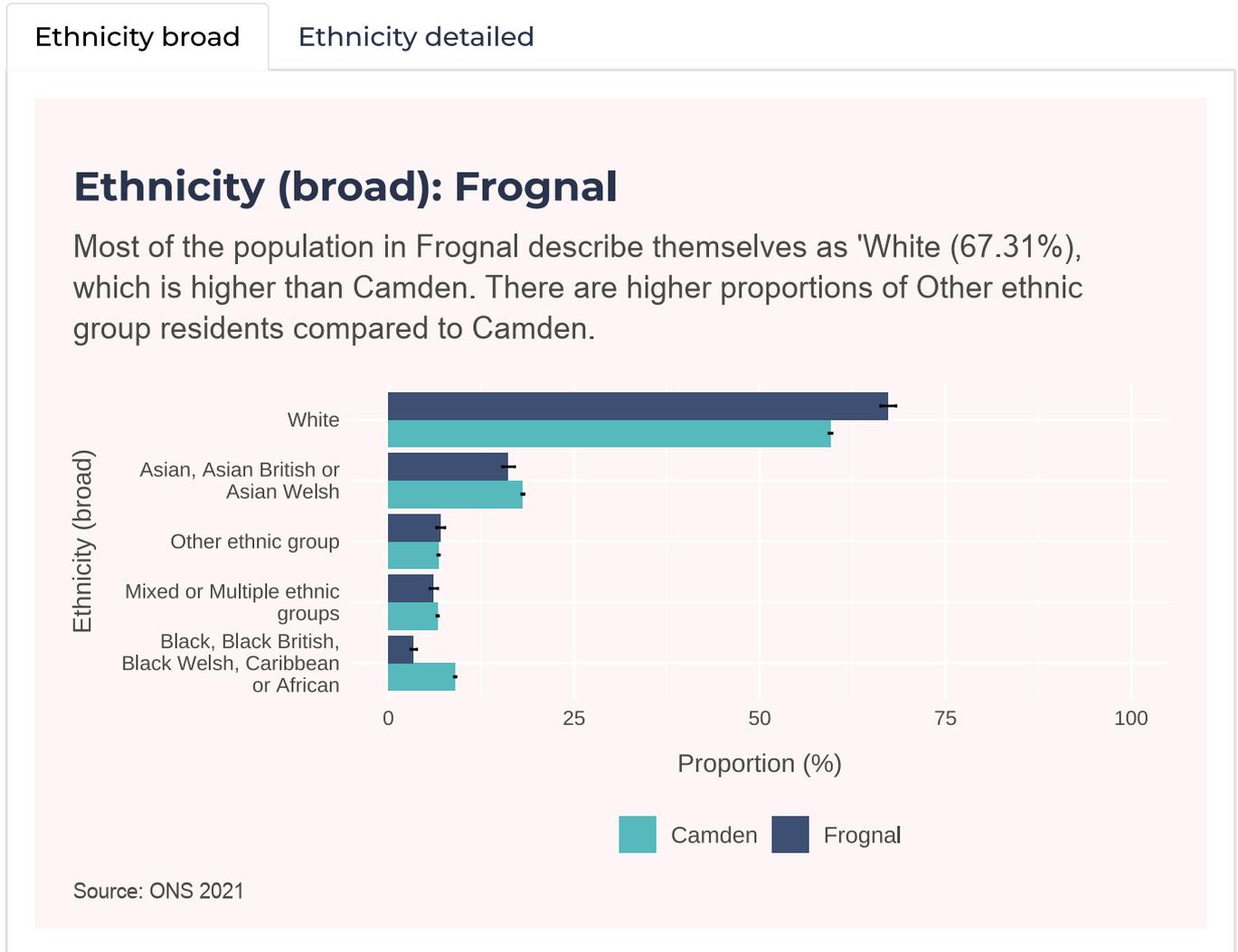
## Ethnicity

The following data uses the Office of National Statistics (ONS) ethnicity classifications. When looking at the broader ethnicities (e.g. 'Asian' instead of 'Asian: Indian'), the most frequently reported ethnicity in Frognal is White (67.31%), which is higher than Camden

[↑ Back to top](#)

(59.52%). Additionally, this ward exhibits higher proportions of residents identifying as Other ethnic group.

Looking at the specific subgroups of ethnicity, Frognal shows higher proportions of residents identifying as Other White, Any other ethnic group, Other Asian, Indian, White and Asian, Pakistani, and Roma compared to the borough.



## Wider Determinants of Health

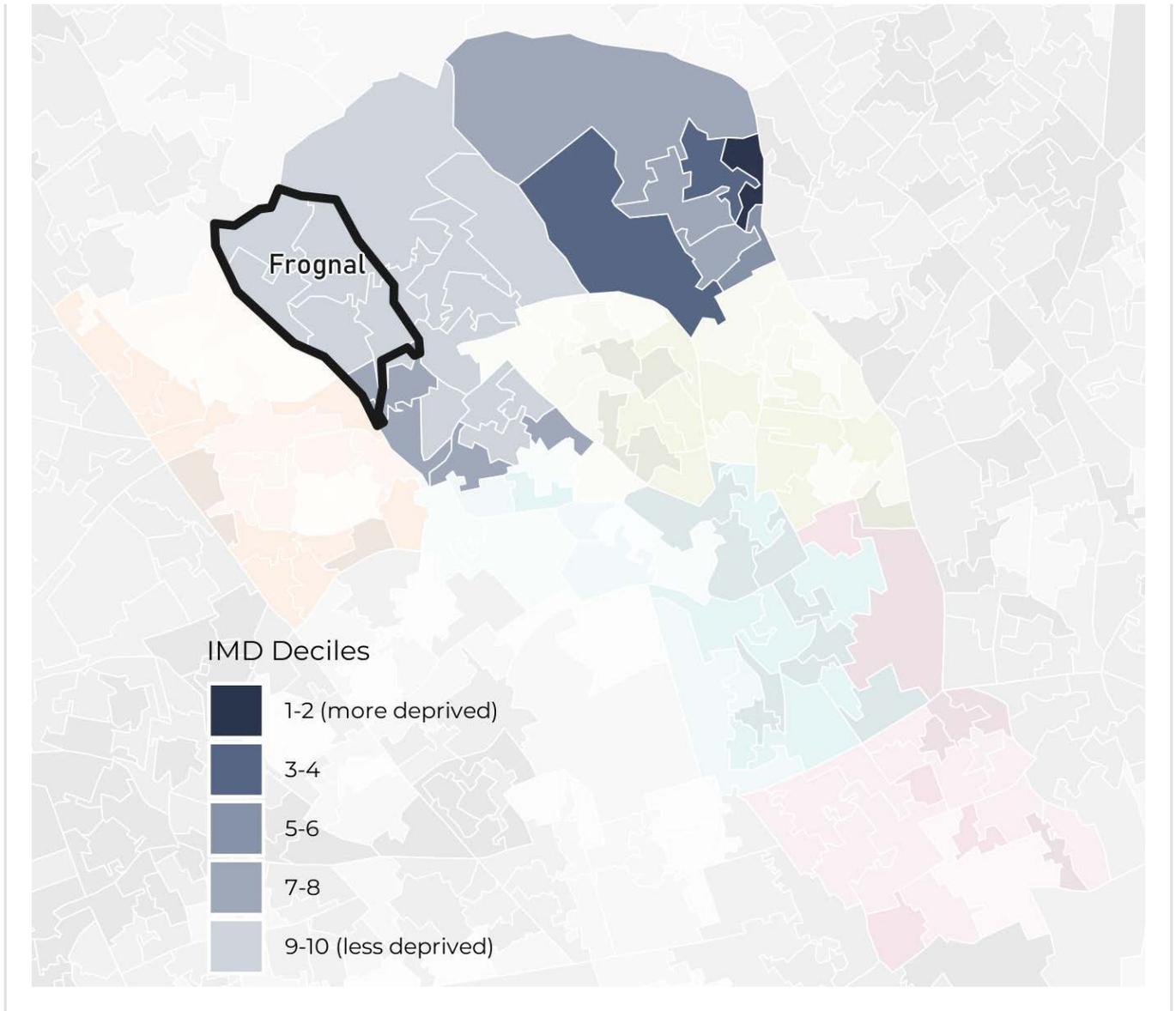
### Index of Multiple Deprivation

Index of Multiple Deprivation >

IMD Overall    IDACI    IDAOPI

Frognal ward has IMD deciles ranging from decile 9 to decile 10. Note that the least deprived decile is decile 10.

↑ Back to top



## Environment

The place in which we live plays a key role in our health and wellbeing and is an important factor in the wider determinants of health. Access to green spaces and air quality indicators are presented below.

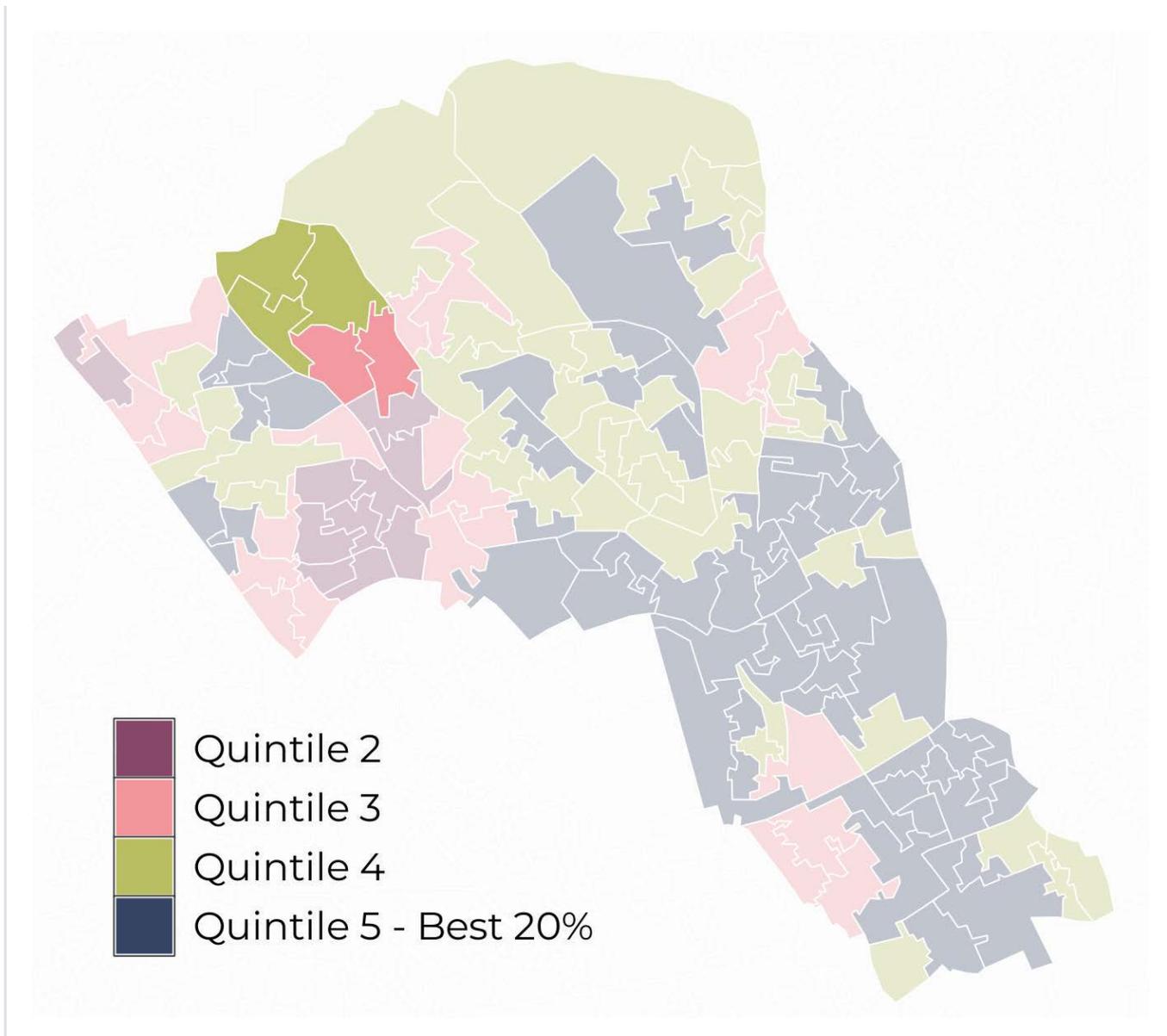
Most Lower Super Output Areas (LSOA) in Frognaal sit within Quintile 4 for access to green spaces and within Quintile 5 for air quality.

[Green space and Air quality indicators](#) >

[Green spaces](#)

[Air quality \(IMD\)](#)

[↑ Back to top](#)



## Behavioural risk factors and long-term conditions

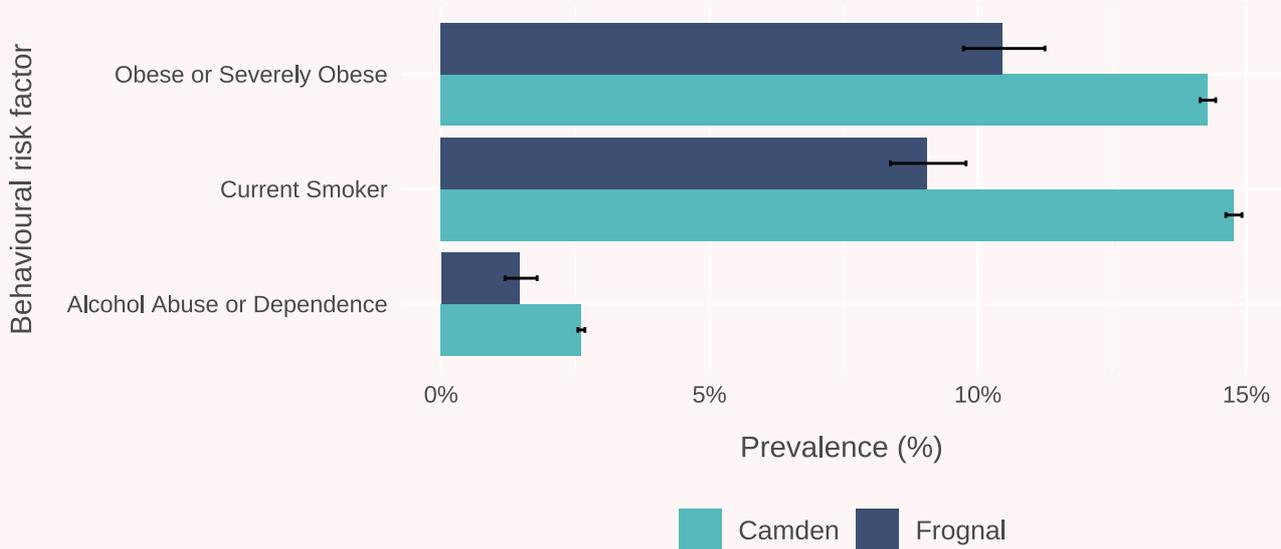
### Behavioural risk factors

The most prevalent behavioural risk factor in Frognal is Obesity (10.46%). Frognal has a statistically significant lower prevalence of Alcohol Abuse or Dependence, Smoking and Obesity compared to the rest of the borough.

↑ Back to top

## Behavioural risk factors: Frognal

The most prevalent behavioural risk factor in Frognal is Obesity (10.46%). Frognal has a statistically significant lower prevalence of Alcohol Abuse or Dependence, Smoking and Obesity compared to the rest of the borough.



Source: North Central London ICS, HealthelIntent

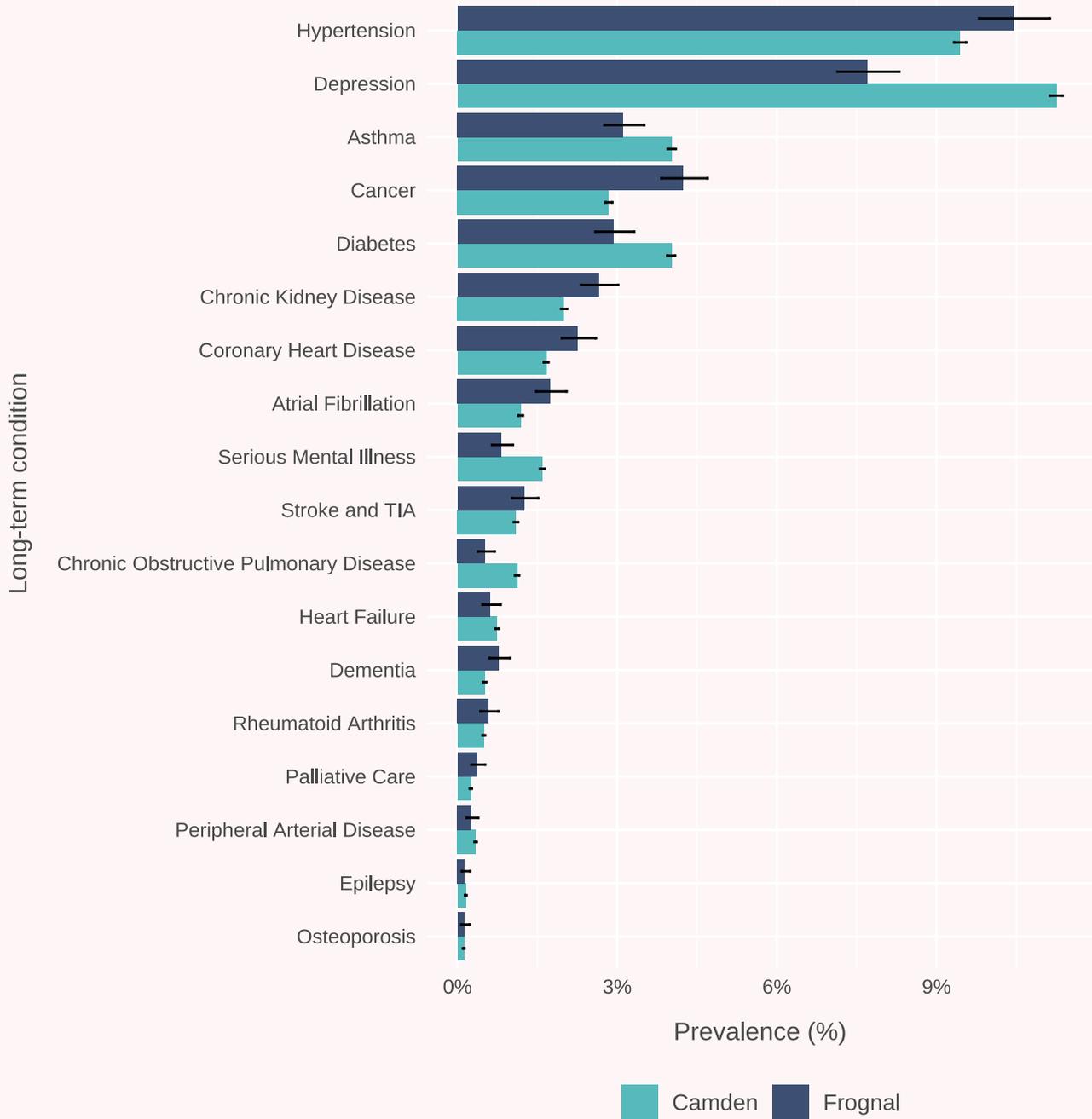
## Long-term conditions

The most prevalent long-term conditions in Frognal are Hypertension (10.45%), Depression (7.7%), Cancer (4.24%), and Asthma (3.11%). Frognal has statistically significant higher prevalence of Atrial Fibrillation, Cancer, Chronic Kidney Disease, Coronary Heart Disease, Dementia, and Hypertension compared to the rest of the borough.

↑ Back to top

## Long-term conditions: Frognal

Frognal has significantly higher prevalence of Atrial Fibrillation, Cancer, Chronic Kidney Disease, Coronary Heart Disease, Dementia, and Hypertension compared to the rest of the borough.



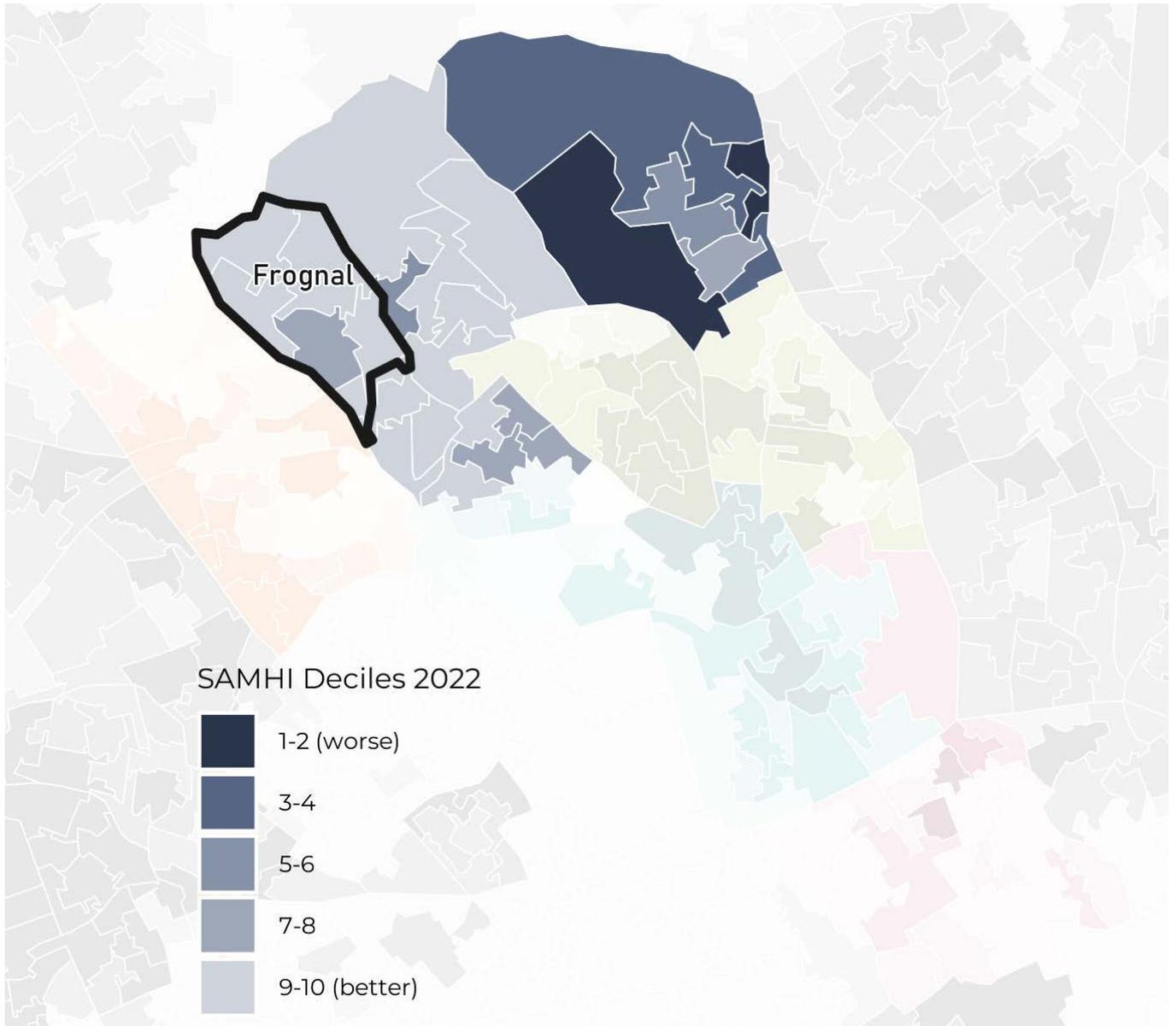
Source: North Central London ICS, HealthIntent

## Mental health

In addition to reporting the prevalence of depression and serious mental illness (SMI), the NIHR Small Area Mental Health Index [↑ Back to top](#) used to examine geographical variation in mental health-related indicators at the Lower Super Output Area (LSOA) level within the area.

Frognal ward has SAMHI deciles ranging from decile 8 to decile 9. Note that the best decile is decile 10.

NIHR Small Area Mental Health Index (SAMHI) >



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↑ Back to top