



**Wendling and St Stephens Close Newsletter
December 2025**

A message from Councillor Lorraine Revah

Dear Wendling & St Stephens Close residents,

As we come to the end of the year, I would like to take a moment to thank you for your continued patience and resilience in 2025.

I know that the regeneration journey has been a long one, and that residents are keen to see progress. Over the past year we have continued working towards the next key milestones, which will help unlock the delivery of much-needed new, high-quality and energy-efficient homes for your estate community.

We remain committed to keeping you informed and will update as the project moves into its next phase.

I will be holding my next Councillor surgery on 15 January 2026 at the Gospel Oak Regeneration Hub, please contact Suzanna on 0207 974 4427 if you would like to make an appointment.

Wishing you and your families a peaceful, joyful and restful festive season.

Warmest regards,

Cllr Lorraine Revah

Gospel Oak Ward Councillor

Welcome to our new team members

We are pleased to welcome two new colleagues who have recently joined the Gospel Oak CIP project team:

Mimi Barr - Senior Development Manager, mimi.barr@camden.gov.uk

Zeina Al-Derry - Senior Development Manager, Zeina.alderry@camden.gov.uk

Both Mimi and Zeina will be supporting the ongoing regeneration work across the Gospel Oak estates, helping us to move projects forward and maintain direct engagement with residents as the programme progresses.

We look forward to you meeting them at future drop-ins and engagement events.

Wendling and St Stephens Close: Project Update

As we look ahead to 2026, CIP colleagues continue to work behind the scenes to move the Wendling & St Stephen's Close regeneration proposals forward.

Over recent months, the project team has been developing and preparing a detailed business case for the scheme, including testing financial viability and a proposed partnership delivery model (known as a "Joint Venture") with an experienced development partner. This approach aims to ensure the regeneration can deliver high-quality, energy-efficient and affordable homes for your estate community in a cost-effective and sustainable way.

A report on the proposed delivery approach will be considered through the Council's senior decision-making process, ahead of the proposal being presented to Cabinet for consideration in the new year.

We apologise and understand residents are keen to hear further updates on reestablishing engagement with you and your neighbours. Once the proposed delivery approach has been considered by Cabinet, we will be in a better position to share more detailed information with you on the next steps with your estate community.

Thank you again for your patience, especially during this period where updates have been limited while key decisions are being finalised. We remain committed to keeping you informed and involved and look forward to working with you in close partnership.

Bacton Phase 2 Update from Mount Anvil

In September, Mount Anvil held two further design consultations at the Gospel Oak Regeneration Hub to update residents on Bacton Phase 2 and gather feedback on the latest proposals.

Across the two sessions, 53 residents attended and shared a range of comments and question. Residents identified several aspects of the proposals they felt positively about, including:

- the introduction of more trees and planting
- secure residents-only courtyard gardens
- improved pavements and step-free crossings
- public play spaces
- the focus on maximising social rent homes

Residents also raised concerns, which formed a significant part of the discussions. These included:

- the height and density of the proposed buildings
- confidence in how construction will be managed
- the potential impact on local infrastructure such as schools, health services and drainage
- issues relating to safety, maintenance and anti-social behaviour

Mount Anvil has advised that this feedback is being considered as they refine the proposals ahead of submitting a planning application next year. Camden's Community Investment Programme team is continuing to work with Mount Anvil to ensure that resident feedback is fully considered as the proposals are developed.

In addition to the consultation events, Mount Anvil has continued wider engagement with community groups. In November, they attended Kiln Place TRA's charity coffee morning.

Before the planning submission is made, residents will be invited to meet with Mount Anvil to view the final design proposals and share any final thoughts.

You can view the consultation boards and find out more about the proposals at bacton.govocal.com/en-GB/projects/bacton-phase-two.

You can also leave your feedback online or get in touch with **Dominique Stephenson** at dstephenson@mountanvil.com or **07467 993470**.

What's New for Wendling & St Stephens Close residents?

The estates services Team Leader Darren Day holds a fortnightly surgery at the Gospel Oak Regeneration Hub from 09:00 to 11am.

The surgery is an opportunity for any residents of Wendling and St Stephens Close to come and speak with Mr Day if you have any concerns about caretaking, cleaning or any other estate management question.

Please contact Suzanna on 0207 974 4427 to make an appointment

Christmas/New Year bin collections

Our recycling and rubbish collection teams will be working hard over the festive period to collect your waste and keep Camden's streets clean. During this time, some collection days will change slightly. Normal schedule will resume from Monday 5 January. For more information, visit camden.gov.uk/check-collection-day

Christmas tree recycling

It's free and easy to recycle your real Christmas tree in Camden. Simply remove the decorations and bring it to your nearest collection point. Collection points will be

open during the first two weeks of January, find your nearest at camden.gov.uk/christmas-tree-recycling

Normal collection day	Christmas collection day	Normal collection day	New Year collection day
Thursday 25 December	Saturday 27 December	Thursday 1 January	Friday 2 January
Friday 26 December	Sunday 28 December	Friday 2 January	Saturday 3 January

Camden Contact Details:

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