

12<sup>th</sup> December 2014



**Councillor Sarah Hayward**  
Leader of the Council

Mr Stephen Greenhalgh  
Deputy Mayor for Policing & Crime  
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By Email

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Dear Mr Greenhalgh,

You will know that contracts have now been exchanged between MOPAC and LCR on your Drummond Crescent site paving the way for Maria Fidelis School to be consolidated on one site, once all the other relevant contractual arrangements have been concluded.

Camden Council is very grateful indeed to MOPAC for the high level of co-operation over vacating the Drummond Crescent site. It is an extremely welcome outcome for the school which would otherwise have struggled to operate over two sites if HS2 goes ahead. Even if we manage to get HS2 halted, one consolidated school site is a very good thing in itself.

Camden Council is repeatedly on record as being opposed to HS2, as currently proposed, because of the huge negative impact on our borough. It would be a serious dereliction of duty, however, to fail to prepare for the worst if the project should go ahead. Such preparation must include the provision of replacement housing for those people displaced as a result of their homes being demolished.

We believe that those residents who wish to stay in their mixed, long-standing communities should have the opportunity to do so. Some of those people have lived in their current communities around Euston station for their entire lives. Local housing replacement, for those who want it, is also the best way to prevent our local community from being hollowed out, something which is in grave danger of happening if we do not solve this problem.

The Council has had some success by securing 70 new dwellings at Netley, which will be used for social housing if the project goes ahead. But if it does, we will still need to secure at least 66 social homes (and homes for our resident leaseholders) to replace the dwellings on the Regents Park Estate which are facing demolition. We will, of course, continue to negotiate with HS2 Ltd to secure further replacement homes for the remaining tenants who would be displaced by the scheme, but we need also to pursue other avenues.

The Council has identified a number of possible sites for replacement housing and consulted residents on which are to be preferred. The consultation report (*Possible sites for High Speed Two replacement housing*, October 2013) referred to a large housing needs survey in February 2013 which showed that 70% of people, when asked, said they preferred to remain in the community where they live (Introduction p3).

The most popular alternative site that would make ideal replacement housing for Camden Council is the police station in Albany Street. Albany Street is both within the community and favoured by the local community. Of the local residents consulted, 49% stated Albany Street as "excellent" compared with 29% for its nearest rival (*Possible sites for High Speed Two replacement housing*, October 2013, pp6,12).

I am aware that you wish to use the Albany Street building as a replacement for the Drummond Crescent property but I would urge that you consider other sites in order to be able to release the Albany Street site for use by Camden Council to provide much needed homes to replace those that would be demolished if HS2 goes ahead. There are other public sector sites in the area where the Met could consider sharing agreements, for example with the Regent's Park barracks.

I look forward to hearing from you.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Sarah Hayward', with a long, wavy horizontal line extending to the right.

Councillor Sarah Hayward  
Leader of the Council