# Camden launches £28.7m phase one of West Kentish Town Estate regeneration with social housing focus



The London Borough of Camden has initiated a significant £28.7 million procurement for the first phase of its extensive West Kentish Town Estate regeneration. This initial stage involves a two-year JCT design-and-build contract aimed at delivering 52 social-rent homes across two sites, marking the beginning of a larger redevelopment that seeks to transform the estate comprehensively.

The tender outlines that Site A1 will see the demolition of seven maisonette flats and an office space currently used as a consultation hub, to be replaced by 30 homes and a commercial unit along Queen’s Crescent. Adjacent to a railway bridge, Site D1 will accommodate 22 homes, necessitating a Basic Asset Protection Agreement with Network Rail, highlighting the complexity of works near critical infrastructure. Complementary to the housing, the project plans to enhance public realm features, including new landscaping, communal amenity spaces, and children's play areas.

This phase fits into a broader masterplan that Camden Council is pursuing to redevelop the West Kentish Town Estate with an investment of around £565 million. According to council announcements, this transformative plan involves building approximately 885 new homes across eight phases, ensuring a mixture of affordable housing and private sale units, with a commitment that at least 40% of the homes will be affordable. It aims to replace ageing 1960s blocks with larger, modern, energy-efficient homes to tackle overcrowding and poor living conditions.

Architectural firm Allford Hall Monaghan Morris (AHMM) has been appointed to lead the overall design of the redevelopment, which encompasses not only new residential buildings but also commercial and community spaces. The project reflects a comprehensive approach to urban regeneration, combining housing provision with improvements to public amenities and local infrastructure, including enhancements to Queen’s Crescent high street.

While the council’s vision for full estate replacement is well supported, most notably by residents who voted overwhelmingly in favour of redevelopment in a 2020 ballot, there has been some debate around the environmental impact. Alternative proposals have suggested retrofitting existing buildings to reduce carbon emissions by adding insulation and balconies rather than demolishing and rebuilding. However, Camden’s plan prioritises new builds with sustainable features, including a phased district energy system designed to lower the overall carbon footprint, ensuring the project meets modern environmental standards.

The upcoming tender for the first phase sets strict qualification criteria for bidders, requiring substantial financial strength and relevant experience, including work involving Network Rail agreements. The scoring system will heavily weight quality and price considerations alongside social value, reflecting the council’s commitment to ensuring that the successful contractor can meet both technical and community objectives. Construction is expected to commence by spring 2026 and conclude by mid-2028, aligned with funding milestones set by the Greater London Authority.

This redevelopment represents one of Camden’s largest current housing projects and a critical effort to address the borough’s housing needs while improving urban living conditions and sustainability. If approved as scheduled, the project promises to reshape the West Kentish Town Estate into a vibrant, modern community fit for the demands of the 21st century.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.constructionnews.co.uk/contracts/london-council-launches-28-7m-estate-regeneration-tender-17-06-2025/)
* Paragraph 2 – [[1]](https://www.constructionnews.co.uk/contracts/london-council-launches-28-7m-estate-regeneration-tender-17-06-2025/), [[2]](https://www.camden.gov.uk/en/west-kentish-town-estate)
* Paragraph 3 – [[3]](https://news.camden.gov.uk/west-kentish-town-estate-set-for-565m-investment-as-cabinet-asked-to-agree-redevelopment-masterplan), [[2]](https://www.camden.gov.uk/en/west-kentish-town-estate)
* Paragraph 4 – [[4]](https://www.architectsjournal.co.uk/news/ahmm-wins-west-kentish-town-estate-revamp), [[7]](https://www.aireymiller.com/projects/west-kentish-town-estate-camden)
* Paragraph 5 – [[5]](https://www.theguardian.com/uk-news/2023/mar/22/rebuild-retrofit-carbon-row-breaks-out-plans-camden-council-estate), [[7]](https://www.aireymiller.com/projects/west-kentish-town-estate-camden)
* Paragraph 6 – [[1]](https://www.constructionnews.co.uk/contracts/london-council-launches-28-7m-estate-regeneration-tender-17-06-2025/), [[2]](https://www.camden.gov.uk/en/west-kentish-town-estate), [[6]](https://www.camden.gov.uk/residents/)

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## Bibliography

1. <https://www.constructionnews.co.uk/contracts/london-council-launches-28-7m-estate-regeneration-tender-17-06-2025/> - Please view link - unable to able to access data
2. <https://www.camden.gov.uk/en/west-kentish-town-estate> - The London Borough of Camden is undertaking a comprehensive redevelopment of the West Kentish Town Estate, aiming to replace the existing 1960s blocks with 885 new homes across eight phases. The project includes a mix of affordable housing and private sale units, with a minimum of 40% affordable homes. The redevelopment also focuses on enhancing public spaces, improving local amenities, and incorporating sustainable design features to meet modern standards and address residents' needs.
3. <https://news.camden.gov.uk/west-kentish-town-estate-set-for-565m-investment-as-cabinet-asked-to-agree-redevelopment-masterplan> - Camden Council is seeking approval for a £565 million investment to redevelop the West Kentish Town Estate. The masterplan, developed in collaboration with residents, proposes building 885 new homes, including at least 276 council homes and 78 homes available at Camden Living rent. The plan also includes new commercial units and enhancements to Queen’s Crescent high street, aiming to provide larger, modern, and energy-efficient homes to address overcrowding and improve living conditions.
4. <https://www.architectsjournal.co.uk/news/ahmm-wins-west-kentish-town-estate-revamp> - Architects Allford Hall Monaghan Morris (AHMM), leading a collaborative team, have been awarded the contract for the £321 million redevelopment of Camden Council’s West Kentish Town Estate. The project involves creating a masterplan for 880 new homes and new commercial and community spaces on the site of the 1964 housing development. The redevelopment aims to re-provide the existing 316 council homes and include a minimum of 40% affordable new units, with private sale homes cross-subsidising the affordable elements.
5. <https://www.theguardian.com/uk-news/2023/mar/22/rebuild-retrofit-carbon-row-breaks-out-plans-camden-council-estate> - A debate has emerged over the redevelopment of Camden's West Kentish Town Estate, with the council planning to demolish and replace the existing 1960s blocks, citing issues like small sizes and structural deterioration. However, a rival plan proposes retrofitting the homes to reduce carbon impact, adding insulation and balconies. The council's plan includes building 885 new homes, up to 60% of which will be for private sale, with the first phase expected to begin in late 2023.
6. <https://www.camden.gov.uk/residents/> - In March 2020, residents of the West Kentish Town Estate voted overwhelmingly in favour of redevelopment plans, with 93% supporting new homes, streets, and open spaces. The ballot, the first of its kind in Camden, saw a turnout of 84.9% of eligible residents. The redevelopment aims to replace the existing 1960s blocks with over 800 larger, modern, and energy-efficient homes to address issues like overcrowding and poor living conditions.
7. <https://www.aireymiller.com/projects/west-kentish-town-estate-camden> - Airey Miller is managing a professional team and providing technical support for the £550 million redevelopment of Camden's West Kentish Town Estate. The multi-phase project involves constructing 880 residential units, including affordable housing and private sale homes, as well as commercial units fronting Queen's Crescent. The development focuses on sustainable design principles, such as a phased district energy system and reusing materials like concrete, timber, and steel to mitigate the carbon footprint.