



TWO HOUSES IN TOLMERS SQUARE: Guess which house is owned by Stock Conversion?

# 1 TOLMERS VILLAGE

A NEW PLAN for the redevelopment and rehabilitation of the Tolmers Village area has been prepared by the Council's architects, Renton Howard Wood & Levine. An exhibition based on this plan is at present being held at Camden Town Hall and members of the Tolmer's Village Association have had meetings with the architects and with Cllr Dobson, Leader of Camden Council, to discuss it.

The TVA management group were pleased with the plan which does not involve extensive demolition of existing buildings except those on the edges of the area where commercial development with flats on top is being built.

The main streets in the area will remain but Drummond St. will be closed to through traffic and will have a street market. The south side of Tolmer's Square will be demolished and rebuilt considerably to the south of its present site with the centre of the Square developed as a garden. There will also be an elderly persons home, a community centre and indoor recreation facilities.

## Levy's Stock Falls

The Councillor was then asked what would be the result of Levy presenting a new plan to counter the RHWL plan and he said that after the Labour Government's White Paper on Land Nationalization the owner's plans are irrelevant and the Council can go forward. The object of the Government's legislation is to stop Levy in his tracks.

When asked about prices to be paid for land by the Council, the Councillor said that these would depend upon the use of the site at the time of the Compulsory Purchase Order. The Council would no longer have to pay the price of Levy's speculative dreams of another office empire.

## Joe Meets the People

A limited attempt to make use of existing property owned by Stock Conversion was made at a meeting between Rachel Syers (coordinator) and John Stansfield (Chairman) of the TVA and Joseph Levy (a director) and Robert Clark (Chairman) of Stock Conversion Ltd on Friday 4th October.

The proposals are capable of being implemented in a flexible manner. The Council must make an early decision to acquire all properties and to start work to remove the blight and decay.

There will be accommodation for about 1,707 persons of which about one third will be housed in existing buildings converted where necessary to increase the housing available. There are at present 600 people in the community.

## Dobson Meeting

At the meeting with Cllr Dobson to discuss the report members of the TVA and employees of Renton Howard Wood and Levine attended and the councillor reassured us on a number of points. He was asked what would happen to existing businessmen and residents in the area and he said that although he could not guarantee that they would not go, the Council intended that they stay.

anyone wishing to move would be compensated and any disputing the price of purchase of homes by the Council could appeal to the Land Tribunal. The Council prefer to purchase freeholds by negotiation but if necessary will do it by compulsory purchase orders.

When asked if the rents of business would go up the Councillor said that in the case of long leases there would be no change; short leases may go up, weekly rents would have only a marginal increase. When asked about residential rents the Councillor said that they would be comparable with other Council rents and present furnished tenants would be given the option of becoming unfurnished tenants.

On the question of rents of Levy property which at present are reasonable, the Councillor said that if the present tenant is only just managing on his present rent any increase as a Council tenant will be compensated by a rent rebate.

Opening the centre of Tolmer's Square to the public and use by the TVA of the former bank on Hampstead Rd as a community centre were amongst the subjects discussed. Mr. Clark said that he would seek the board's approval to secure these benefits subject to a satisfactory arrangements will

with Camden Council as to their future use and indemnification in case of accidents. When asked why they did not let empty properties in Tolmers Village, Mr. Clark said that Stock Conversion had offered these properties rent free to Camden Council for the time being and the Council had refused the offer. We asked Councillor Dobson about this and he said that there had indeed been an offer but it was conditional on Levy's acquiring a right to many extra thousands of square feet of office space in the new development!

## The Sting

Mr Clark eventually sent the TVA a letter enclosing his version of the minutes of the meeting and in the letter he was cordial. He appended a postscript however which accused the TVA of squatting 155 Drummond St (which is not true) and said that by this act the TVA had broken a promise (which the TVA cannot trace) and so his board will not accept his recommendations. He also said that he proposed to start court action 'at the appropriate time' to remove squatters.

The TVA feels that the tone of the postscript of Mr Clark's letter is inconsistent with his statement at the meeting that 'at the end of the day you will find that Stock Conversion has a 'social conscience'. It would appear from his letter that his social conscience only operates for residents of his own income group!

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