

Dear Kentish Town North Planning Committee,
I'm writing to you as an owner of the property at 12 Wiblin Mews, that is a part of the development site the proposal 2024/5549/P relates to.

We've purchased our house in 2019, and were assured that the remaining houses (at then planned Wiblin Mews 13-16) will be built in the next 12 months. Six years later, during which no active development has taken place, we wanted to share with you our concerns regarding this proposal.

1) The risks of an open construction site at the heart of Kentish Town

The Four Quarters as a developer is completely unreliable - all of us who purchased properties at Wiblin Mews are dealing with them trying to get basic fixes in place (from the leaking roofs, to faulty installations, to the water ingress in the garage, to a complete lack of maintenance of the shared area). In our experience the default strategy of the developer is to ignore any communication, up until the point where they're forced by the authorities (e.g. the Council or the insurer) to take some action, and even then any action they take is just a bare minimum that doesn't lead to any improvement of the situation.

As an example - our house is the one neighbouring the construction site. Our external wall has never been finished to the promised standard and for the last six years we live with the unprotected concrete wall, which results in the water ingress into the house, and black mould development. The developer took no action to remediate the situation to date. Their only response is that the problem will be solved when they finally build those houses (duplex maisonettes in the newest proposal). It's an ongoing health and safety hazard not only to us, to all Wiblin Mews inhabitants, but also to the broader community. The construction site is poorly protected, with the door being easily opened by the wind, and it creates a severe risk to anyone (especially children) who may enter and fall. I'm attaching pictures of the site, including the open water tank, to make you aware of the seriousness of the situation.

We urge you to protect already existing inhabitants of Wiblin Mews by requesting that the developer builds the remaining houses 13-16 to the shell state as a matter of top urgency. In our view this should be the prerequisite to any other changes and approvals they may seek with the Council.

2) Financial plan presented

We recognize the committee is best positioned to verify correctness of the presented financial evaluation. We'd like to provide additional data to ensure there's no misrepresentation.

When purchasing and insuring our house we requested the 4Q to provide rebuilt value of our house. At that time (2019) it was quoted at below £0.5M. The numbers provided in the report as incurred and anticipated cost seem excessively high.

Additionally, using the "indexed cost to date" in the calculation of the total cost in table 10 par. 6.10 of the Financial Viability Assessment, seems like a manipulation. The cost has been incurred 6+ years ago, and does not increase during the time when 4Q is being inactive at the site. Using that **~£3M difference** in the theoretical vs actual cost to finish remaining houses and the affordable housing within the available budget seems like the best option forward to everyone interested.