

South Kilburn Tenant Steering Group MINUTES

Thursday 23rd November at 7.15pm
Held at the Marian Community Centre

Attendance

M Tabares	Dickens	A Abraham	Dickens
H Bourewawe	Neville Hs	A Bourne	Neville Hs
M Thingalingam	Dickens	S Ahmed	Blake
P Tagoe	Dickens	N Smaili	Dickens
J Ferrous	Dickens	R Pitter	Blake
J O'Sullivan	Blake	M Moral	Crone
B Tageraye	Winterleys	D Raif	Dickens
Z Osman	Blake	A Molema	Blake
S Haji	Dickens	L Abdalla	Crone
Z Yuluf	Dickens	L Benmouna	Dickens
Z Zygadlo	Blake	N Harrak	William Saville
A Bensouiah	Dickens	B Mayo	Blake
H Abu Jabir	Dickens	K Mohamed	Blake
M Aboker	Blake	W Neil	Crone
Z Livancic	Peel	M Higgins	Crone
D Lindo	Austen	H Abdulla	Blake
D Vila	Hereford	J Hidalgo	Blake
L Hammam	Austen (Chair)	J Gaffney	Telford Homes
C Miller	Notting Hill	M Frederick	LB Brent
J Rennie	LB Brent	L Blair	First Call
P Daley	First Call		

Apologies: Linda Beasley (LB Brent)

INTRODUCTION AND MATTERS ARISING

Louis from First Call Housing welcomed residents to the meeting and outlined the items that were being discussed. As Linda Beasley was unable to attend the meeting due to changes in her working hours, it was proposed that future meetings would take place on a Wednesday evening.

Jill from Brent Council mentioned that Network would not be attending future meetings but that their drop-in would continue every Tuesday between 10am and 4pm at the South Kilburn Community Shop at 2 Peel Precinct, London NW6 5RE until February. Any issues could be raised with Network at the Drop-in, including questions about services or repairs. Network can also be contacted on their Customer Services number 0300 373 3000 or by email on customerservice@networkhomes.org.uk

Louis introduced Laila Hammam from Austen House who had agreed to continue as Tenant Chair of the meetings following her first meeting in September.

UPDATE ON GLOUCESTER & DURHAM DEVELOPMENT

James Gaffney (Telford Homes), Chantal Miller (Notting Hill)

James introduced himself from Telford Homes and Chantal Miller from Notting Hill Housing. New homes at the Gloucester and Durham development would be delivered in partnership between Telford Homes and Notting Hill.

Demolition of the existing buildings was continuing with internal stripping of the blocks. Site surveys were also underway, whilst soft stripping of the buildings would continue prior to their dismantling. Structural demolition of the buildings would commence in the New Year.

A further newsletter would be circulated in the New Year to residents living near the development with regular updates to follow. The newsletter would also include details of employment and training opportunities for local people on the site which would be advertised through Brent Works.

<https://www.brent.gov.uk/brent-works>

In total 236 homes would be provided on the site in two phases due for completion in 2020 and 2021, of these 102 homes are for social rent to existing secure Council tenants in South Kilburn. Jill added that further consultation events for prospective tenants would be organised in the New Year.

REGENERATION UPDATE - Jill Rennie & Marie Frederick (LB Brent)

Marie stated that statutory consultation had concluded in October 2017 for secure Council tenants at 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court. The Council were consulting on three proposals, Ground 10a, Compulsory Purchase Order (CPO) and the Draft Allocation Policy. Following the completion of consultation and a meeting for affected residents, the Council would be responding to any comments received shortly. Following completion of this process and any revisions to the draft Allocation Policy, a report will be submitted to Cabinet in January 2018 for their approval. Following approval of the Allocation Policy, it is expected that housing needs interviews for secure tenants in the identified blocks would start in late January.

It is hoped that the redevelopment on the Land North of Chippenham Gardens site including 4-26 Stuart Road (even numbers only), 5-9 Chippenham Gardens and Kilburn Park Post Office would also start in 2018 with a Developer to be appointed. 52 new homes will be built at the site, of which 22 will be for existing South Kilburn secure tenants.

Marie advised that demolition works on the Queens Park/Cullen House (Site 18) should also start early next year. In addition to new retail facilities and dedicated offices for TfL, 137 new homes will be provided of which 39 would be made available for existing secure tenants of South Kilburn.

Jill and Marie stated that procurement of Design Teams for the next phases of redevelopment for Hereford House & Exeter Court and the 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and the Carlton Hall site were underway with the selection process due to conclude by the end of the year. Public and resident consultation events will be organised for both schemes in 2018 as designs are developed.

The selection process for a Delivery Partner for the Peel site is also underway. The first stage would be demolition of the South Kilburn Studios building as well as 16-33 Peel Precinct, in order to commence construction of homes for social rent. In addition to new homes for private sale and social rent, the scheme also includes a new Health Centre, retail units and public square.

The works to the Granville and Carlton Centres were being overseen by a new Project Manager, Emma Sweeney. Emma would be invited to the next meeting to update on progress and future consultation plans.

REHOUSING UPDATE – Jill Rennie & Marie Frederick (LB Brent)

Jill stated that nearly all secure tenants in the current rehousing phase had now moved, there were none in 4-26 Stuart Road (evens), Cullen House and Exeter Court with only one remaining in Hereford House. Across the Peel site which includes Peel Precinct, Neville Close and 97-112 Carlton House, there are 22 secure tenants remaining. Secure tenants within this scheme are offered the opportunity to move directly to new homes on the Peel site, visits will be taking place shortly to confirm rehousing requirements before looking at allocation plans for the new homes. There are temporary tenants remaining across all the sites, who will move out at various stages prior to demolition.

Housing Need visits with secure tenants in 1-71 Blake Court, 113-128 Carlton House, 1-8 Neville House & 1-64 Winterleys should get underway in late January following Cabinet approval for the Allocation Policy. The one to one visits will be arranged individually and will include discussion of household needs and preferences, any medical issues and parking requirements. Tenants can also request to be rehoused near neighbours which will be accommodated where possible. Visits will be available on weekdays between 9am and 6.30pm, and at other times by agreement.

Tenants will have the option of moving to new housing association homes at the Gloucester & Durham, Queens Park/Cullen, Chippenham Gardens and Peel site which will be completed between 2020-2021. The Rehousing Team will allocate the new homes once all the needs assessment visits are completed, selecting the sites most suited to individual's needs and preferences. Marie added that tenants with a preference for moving to other council homes in South Kilburn or elsewhere in Brent could also discuss that at their rehousing interviews.

Louis added that any tenants with questions or concerns about how the rehousing policy might affect them can contact First Call for independent advice or to arrange a home visit on 0300 365 7150 or them at southkilburn@first-call-housing.com.

Questions were asked as follows:

Q – Can tenants move to a different area rather than to a new home ?

A – This can be discussed at the rehousing visit for each phase but options are usually restricted to moving elsewhere in Brent rather than outside the borough which is not within the control of the Council.

Q – When will tenants in Dickens House be rehoused?

A – The rehousing date for Dickens House is scheduled for 2023/24. Details of all future phases are included in the South Kilburn Masterplan booklet which was delivered to all homes within the regeneration area last year. It can also be downloaded at <https://www.brent.gov.uk/your-community/regeneration/south-kilburn-regeneration/south-kilburn-masterplan-review-2016/> A fuller update on the regeneration plans will also be provided at the next TSG meeting in January.

Q – Will there be options for moving ahead of phase for overcrowded households?

A – The Council is aware of the rehousing pressures in the area, and ensures that all the new homes for social rent are ringfenced for South Kilburn tenants only. In all likelihood there will be some spare homes in the next phases in 2020 and 2021 as nearly 200 homes for social rent will be available, at the relevant time the rehousing team will consider options for allocating any surplus homes.

DATE OF NEXT MEETING

**Wednesday 24th January 2017 – The Marian Centre
Meeting closed 8.15pm**