

# **Juniper Crescent and Gilbeys Yard ITA Introduction Meeting MEETING NOTES**

Tuesday 3<sup>rd</sup> October at 5.30pm in 3<sup>rd</sup> Floor Conference Room

## **Attendance**

Monica Petrasova – Juniper Crescent TRA  
Barbara Burke – Juniper Crescent TRA  
Debbie Monaghan – Juniper Crescent TRA  
Karl Lewkowicz – Gilbeys Yard TRA  
Karim Ullah – Gilbeys Yard RA  
Paula Husjak – One Housing

Peter Blake – One Housing  
Chris Hageman – One Housing  
Paul Handley – One Housing  
Louis Blair – Communities First  
Ian Simpson – Communities First

## **INTRODUCTIONS AND MEETING ARRANGEMENTS**

Louis welcomed residents and One Housing staff to the meeting, and explained that intention was to agree the ITAs initial activities and future monitoring arrangements.

## **LIAISON ARRANGEMENTS WITH ONE HOUSING AND TRAs**

Louis circulated copies of the ITA brief as issued in the Invitation to Tender, this was accepted by the as an agreed summary of their proposed role during the Option Appraisal.

Carl also circulated a copy of a recent email to Communities First regarding future liaison and reporting arrangements with the TRAs.

Louis and Ian outlined that they wanted to set up a structure where they had separate meetings and briefing sessions with the TRAs but jointly met with One Housing and resident reps in order to monitor the ITA contract and progress on the Option Appraisal.

Residents accepted that there may be a requirement for a separate meeting for Communities First with One Housing but requested they were informed prior to the meeting and received feedback. Paul and Ian stated that such meetings would be a rare occurrence but there would be a need for informal liaison and information sharing with the ITA.

It was agreed that Communities First would meet with a joint “Steering Group” of the TRAs on a monthly basis in order to report back on progress and planned activities, receive feedback and discuss

## **REGENERATION UPDATE – Jill Rennie & Marie Frederick (LB Brent)**

Marie reported that a Developer for the Redevelopment of the Land North of Chippenham Gardens Site (defined as 5-9 Chippenham Gardens, Kilburn Park Post Office, 4-26 Stuart Road even numbers only), should be selected by the end of 2017. Plans include the delivery of 52 new homes, 22 of which are for social rent to secure tenants of South Kilburn and an enhanced public realm.

Marie advised that works on the Queens Park/Cullen House (Site 18) should commence in early 2018 with some potential demolition potentially taking place later this year. The scheme involves the demolition of

Premier House, Cullen House and the Falcon pub and redevelopment of 137 homes (39 for social rent for existing secure tenants of South Kilburn), along with new public space, commercial and office space. The Nomadic Gardens a temporary meanwhile project that opened in June will remain running until approximately March 2018 next year.

Jill and Marie stated that selection of Design Teams for two future sites is also underway with the process for Hereford & Exeter to be completed this year and a team for the Neville/Winterleys, 113-128 Carlton House and Carlton Hall site should be in place by the winter of 2017. Resident consultation events would be organised for both schemes as designs are developed.

The selection process for a Delivery Partner for the Peel site will be getting underway, with an estimated start on site by next Spring. 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 the homes for social rent.

Following consultation on plans for the Granville Centre a planning application has been submitted with the intention of completing Phase 1 of the refurbishment works by the end of 2017. A Design Team for Phase 2 of the works will also be selected later in the year, with further consultation to be organised after their appointment.

## **REHOUSING UPDATE– Richard Barrett (LB Brent)**

Richard stated that a report would be presented to Cabinet in August to commence rehousing consultation with secure tenants in Blake House, 113-128 Carlton House, Neville House & Winterleys. Following adoption of the rehousing policy, housing needs visits will commence with occupational therapist assessments where required.

Questions were asked of Sophie as follows:

Q – Will there be any spare units in the next phase?

A – There may be a small number but this would not be known until allocations were agreed. Any spare units would be allocated in accordance with the subsequent phasing which is:

- Austen House
- Craik, Crone Court & Zangwill House
- Dickens House
- John Ratcliffe,
- William Dunbar and William Saville House

Home Loss and compensation payments will not be made to any tenants that are moving ahead of phase.

Q – When will Hereford and Exeter Houses be demolished?

A – A Design Team will be appointed this year in order to commence developing a planning application. It will be approximately 18 months before the blocks will be demolished but there are temporary tenants remaining in the block with Blue Box storage also currently using the underground car park.

Q – Is car parking available on the new sites?

A – Parking provision and eligibility varies by site as agreed through the planning process, parking needs are discussed at the rehousing needs visits.

Q – Can more details be provided of the new flats proposed for the Gloucester and Durham site?

A – Details of the scheme and regular updates are also available at [www.brent.gov.uk/your-community/regeneration/south-kilburn-regeneration/the-development-process/phase-2b/](http://www.brent.gov.uk/your-community/regeneration/south-kilburn-regeneration/the-development-process/phase-2b/)

**Post meeting note:**

For the social rent properties the unit mix is: 35 x 1 bed, 35 x 2 bed, 31 x 3 bed, 1 x 4 bed

Q – Can residents move early and not wait for new homes?

A – Some tenants move to Council homes within the area or elsewhere in the borough subject to their preference as assessed at the housing needs visits for individual phases.

Q – When will tenants in Dickens House be rehoused?

A – The rehousing date for Dickens House is scheduled for 2023/24.

Q – Is there any update for leaseholders?

A – The Council will be organising leaseholder meetings in the autumn for those in forthcoming phases.

**ANY OTHER BUSINESS**

Louis thanked Jose for his work in chairing meetings over the last year and explained that he would not be chairing any further meetings as he had now moved to a Network property. A new tenant chair was now needed to chair future meetings and attend other meetings and consultation events with First Call and the Council. Support would be provided by First Call to any new Chair in running meetings, anyone interested should contact Louis directly for a discussion about the role.

Hakeem introduced himself as the Director of Housing at BHP, and was attending as residents may be concerned over fire safety following the incident at Grenfell Tower in North Kensington. He explained that drop-in events would be held in high rise blocks throughout the borough over the next few weeks, where residents could raise any issues and hear how the Council are intending to enhance fire safety.

Queries were raised with Hakeem over problems with the ventilation system in Dickens House and Austen House which he agreed to look into.

**DATE OF NEXT MEETING**  
**Thursday 21<sup>st</sup> September 2017 – The Marian Centre**  
**Meeting closed 8.45pm**