

South Kilburn Tenant Steering Group MINUTES

Thursday 21st September at 7.15pm
Held at the Marian Community Centre

Attendance

M Gsasa	Dickens	F Aziz	Blake
S Cheung	John Ratcliffe	J Tessoug	Hereford
E Samuel	Blake	M Chapman	Austen
B Ogbulu	Austen	N Smaili	Dickens
J Ferrous	Dickens	C Wilson	Blake
J O'Sullivan	Blake	M Moral	Crone
Z Vladi	Dickens	B Riahi	Winterleys
I Twumasi	Cambridge Road	E Stewart	Blake
A Higgins	Crone	Z Chellali	Austen
A Harrar	Austen	P Mendonca	Blake
J Mendonca	Blake	E Lim	Hansel
A Bensouiah	Dickens	R Lotfi	Carlton
S Parodi	Austen	A Akram	Dickens
F Darakah	Winterleys	N Dehmi	Blake
L Shala	Dickens	E Mairey	Carlton
M Higgins	Crone	D Lindo	Austen
J Charles	Stuart	L Liwanog	Austen
H Abdulla	Blake	D Vila	Hereford
J Hidalgo	Blake	L Hammam	Austen (Chair)
J Gaffney	Telford Homes	C Miller	Notting Hill
T Bryson	Network	S Campbell	Network
M Frederick	LB Brent	L Beasley	LB Brent
J Rennie	LB Brent	L Blair	First Call
C Hearn	First Call		

INTRODUCTION

Louis from First Call Housing welcomed residents to the meeting and outlined the items that were being discussed. He also introduced Layla Hammam from Austen House who had agreed to chair the meeting following the request for a new Tenant Chair at the last meeting.

KILBURN QUARTER SITE FEEDBACK – Tanesha Bryson (Network Homes)

Jill from Brent Council mentioned that Network were attending the meeting for the last time as all tenants had now moved into their new homes. Tanesha added that the Network drop-in would continue every Tuesday between 10am and 4pm at the South Kilburn Community Shop at 2 Peel Precinct, London NW6 5RE until the New Year. Any issues could be raised with Network at the Drop-in, including questions about services or repairs.

Network could also be contacted on their Customer Services number 0300 373 3000 or by email on customerservice@networkhomes.org.uk

UPDATE ON GLOUCESTER & DURHAM DEVELOPMENT

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

James introduced himself 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.

Hoardings have now been erected around the site in preparation for the commencement of demolition works. Site surveys would be getting underway, whilst soft stripping of the buildings would continue prior to their dismantling. A newsletter had recently been circulated to residents living near the development with regular updates to follow. Jill added that the newsletter would also be available on the South Kilburn regeneration pages on the Brent Council website.

<https://www.brent.gov.uk/your-community/regeneration/south-kilburn-regeneration>

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.

Chantal introduced herself and outlined that Notting Hill had been providing social housing for over 50 years and had over 32000 homes including around 300 in Brent. They were a housing association committed to delivering and managing new homes.

In terms of local training and employment opportunities, James added that Telford were developing an Employment and Skills Plan with Brent Works. A variety of apprenticeship and training opportunities would be offered to local residents on the site with main and sub-contractors.

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

Marie stated that consultation was about to commence over the rehousing policy for secure Council tenants at Blake House, Carlton House (113-128) Neville House and Winterleys. The statutory consultation would include the Council's intention to use Compulsory Purchase (CPO) powers and Ground 10a of the Housing Act 1985 to seek possession of homes when required. A meeting for tenants would also be organised during the six-week consultation period prior to a report being completed for Cabinet approval.

The identified tenants would have the option of moving to new homes for social rent that were due to be completed in 2020 and 2021 at the Gloucester & Durham (102 homes), Queens Park (39 homes) and Stuart Road (22 homes). There may also be homes available at the Peel site (42 for social rent). Rehousing visits to discuss housing needs would be organised by the Council later in the year,

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.

Phase 1 of the refurbishment works at the Granville Centre should be completed by early 2018. A Design Team for Phase 2 of the works to the Granville and Carlton Centre's will also be selected later in the year, with further consultation to be organised in 2018 on the programme of works. The Council have appointed a new Project Manager, Emma Sweeney to lead on the redevelopment plans.

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

Marie advised that demolition works on the Queens Park/Cullen House (Site 18) would continue in early 2018 alongside land assembly works. In addition to new retail facilities, 137 Homes will be provided at Queens Park, 39 of which are for social rent to existing secure tenants in South Kilburn.

It is hoped that demolition on the Land North of Chippenham Gardens site including 4-26 Stuart Road (Evens) and the Post Office site would also start in the New Year. 52 new homes will be built at the site, 22 of which are for social rent to existing South Kilburn secure tenants.

The selection process for a Delivery Partner for the Peel site is also getting 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 the 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.

REHOUSING UPDATE– Linda Beasley (LB Brent)

Linda stated that nearly all secure tenants in the current rehousing phase had now moved, there were none in 4-26 Stuart Road (evens) or Cullen House, 2 in Hereford House and 1 in Exeter Court. Across the Peel site which includes Peel Precinct, Neville Close and 113-128 Carlton House there are 21 secure tenants remaining. There are temporary tenants remaining across all the sites, who will move out at various stages prior to demolition.

After the consultation period in the autumn, rehousing visits with secure tenants in Blake House, 113-128 Carlton House, Neville House & Winterleys will get underway later in the year. 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.

Tenants will have the option of moving to new housing association homes at the Gloucester & Durham, Queens Park and Chippenham Gardens site which will be completed in 2020 and 2021. Louis 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.

Questions were asked as follows:

Q – Why aren't Austen House tenants moving to the Gloucester and Durham site when they were invited to contribute to the design process on that basis ?

A – At that time it was thought possible that Austen tenants might move to the site but this was prior to the South Kilburn masterplan consultation in 2016 which developed the current phasing.

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. It can also be downloaded at

<https://www.brent.gov.uk/your-community/regeneration/south-kilburn-regeneration/south-kilburn-masterplan-review-2016/>

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

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 will be available. However, tenants moving early will need to consider that they do not qualify for home loss payments (£ 6100 from October 1st 2017) or removal and compensation payments.

Q – Are there any larger homes being built ?

A – A balance of sizes is provided in order to meet housing needs and ensure that the mix supports a sustainable neighbourhood. About 25% of homes in the next phases will be 3 and 4 bed homes for social rent.

DATE OF NEXT MEETING

**Thursday 23rd November 2017 – The Marian Centre
Meeting closed 8.45pm**