

South Kilburn Tenant Steering Group

MINUTES

Wednesday 6th September 2023 at 6pm on Zoom

Attendance

Archika Kumar	LB Brent	Linda Beasley	LB Brent
Anneri Gatial	LB Brent	Ed Shaw	LB Brent
Adam Baker	Countryside	Louis Blair	Communities First

Approximately 20 South Kilburn Residents also took part online.

INTRODUCTIONS

Louis welcomed residents to the Steering Group. He added that tonight's meeting is being held on Zoom with questions to be typed in the Q&A box. The team would answer as many questions as possible during the meeting and also circulate responses in the notes.

Louis confirmed that any questions relating to personal rehousing issues should be emailed to the Regeneration Team at ersk@brent.gov.uk or Communities First for independent advice on email southkilburn@communitiesfirst.uk.com or on 0300 365 7150. There will also be a Drop-in for residents to talk face to face in the Council Office at Albert Rd from 4pm to 6pm on Tuesday 12th September with Communities First and Council staff present.

Repair and other housing management queries should be raised with the Council by phone on 020 8937 2143 or email at Housingmanagement@brent.gov.uk. It is also planned that the Housing Manager will attend future Drop-ins, with more regular sessions also to be scheduled.

PEEL UPDATE – Adam Baker (Countryside) HEIGHTS

Adam provided a progress update. Work on Phases 2 and 3 including the Health Centre, gym, retail units and public square is ongoing. The scaffold has now been removed for blocks F & G in Phase 3. Fitting out works are continuing including communal areas, balconies and the new piazza as Phase 3 nears completion.

In Phase 2, construction of the cores for blocks A, B & C is continuing with brickwork completed and internal fit out underway. Phase 2 including the Health Centre is due for completion by Spring 2024. Fit out of the Health Centre will follow in conjunction with the NHS and provider for opening later in 2024. Phase 4 is the final phase on Peel which is now underway, Demolition of block 97-112 Carlton House is underway with soft stripping. Phase 4 is due for completion by 2026.

In total the Peel scheme is delivering 308 homes including 42 social rent homes for existing South Kilburn tenants and 79 shared ownership homes. 38 of the social rent homes were completed and let last year at Woodrow House. The lower than usual number of social rent homes relates to the scheme financing the new Health Centre. The remaining four social rent homes are 3 bedroom homes with one in Phase 3 and three in Phase 4 on the site of 97-112 Carlton House which is due for completion by the end of 2026.

NWCC Development – Adam Baker (Countryside) HEIGHTS

Countryside have commenced work on the NWWCC (Neville, Winterleys, Carlton House and Carlton Hall). The scheme will provide 225 new homes including 95 social rent homes for existing South Kilburn tenants, many of which are larger family homes. The programme will be completed in a number of phases up to 2029 with the intention of completing the first 72 social rent homes by 2025 on the eastern part of the site nearest to Carlton House. The height of the new buildings ranges from 4 to 12 stories.

Hoarding works are now completed with demolition of the existing buildings underway. Regular progress updates will be provided in residents' newsletters which will include any temporary changes to access routes

and measures to minimise disruption. In response to questions, Adam stated that working hours were from 8-6 on weekdays and 8-12 on Saturdays. The scheme is also car free with only blue badge parking permitted.

In terms of community activities, Countryside have allocated funds to support local community activities in South Kilburn as part of their Social Value commitment to the Peel and NWCC developments. This includes providing funding to support local projects through schools, social enterprises, residents and community groups and local charities. Any ideas or potential bids should be emailed to Countryside at adam.baker@countrysidepartnerships.com.

SOUTH KILBURN REGENERATION UPDATE

Archika Kumar, Anneri Gatial and Ed Shaw (LB Brent)

Archika introduced herself to the meeting as the new Head of Estates Regeneration and looked forward to working with the community to deliver new homes and facilities in South Kilburn. On behalf of the South Kilburn Regeneration Team, Anneri and Ed provided updates on consultation and forthcoming phases.

Anneri updated the meeting with progress on her projects. A planning application for the Craik, Crone & Zangwill (CCZ Site) had previously been submitted to the Council but was being reworked to comply with subsequent GLA guidance on fire safety requiring a second staircase. Work is ongoing on the changes which should be submitted to the planners in the Autumn, the redesign has been achieved without any loss of space or homes. A mixed tenure scheme of 252 new homes is proposed, 104 of which would be for social rent to existing South Kilburn tenants. Two thirds of the social rent homes will be family sized to meet identified needs. New commercial and workspace, public realm improvements and infrastructure facilities are also proposed, more details are at <https://www.southkilburnccz.co.uk/>

On the Masefield, Wordsworth & Dickens site, design work has been completed for the scheme with will include new homes, a new primary school and enhanced green space. It is proposed that 146 homes would be built on the site in addition to the new school. 40% of the homes would be for social rent to existing South Kilburn tenants including 15 four bedroom houses. The South Kilburn Open Space will also be redesigned with new facilities within the scheme. The Planning submission is pending while the team work on funding mechanisms to deliver the school ahead of the rest of the development. More details are at Masefieldwordsworthdickens.co.uk

Pollard Thomas Edwards are the Design Team for the Austen & Blake site which aims to include new community facilities alongside new homes for social rent and private sale. Engagement with the Immaculate Heart of Mary Church in Stafford Road has currently concluded with wider consultation on potential designs and layouts to commence in the Autumn. The scheme is also proposing to reinstate Percy Road through to Malvern Road. It is anticipated that the site would deliver around 200 new homes in total.

Ed provided updates to the meeting on the projects he is working on. Guildmore are continuing works on the Carlton & Granville site, the scheme includes new community facilities and 18 council homes for rent to existing Council tenants in South Kilburn. Works are currently scheduled to be completed in early 2026. Work is progressing on the nursery extension and will shortly start on the community events space, The Granville Centre will remain open throughout the development.

As reported, Countryside are onsite as the Developer Partner for the scheme at 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and Carlton Hall (NWCC Site). 225 homes are proposed for the site, 95 of which will be for social rent to South Kilburn tenants with a significant number of family sized homes. It is proposed that the first 72 homes for social rent would be completed by 2025.

The Hereford & Exeter scheme is intended to deliver 247 homes, 106 of which will be for social rent for existing council tenants in South Kilburn and a new open space. A planning application has been submitted but redesign work is continuing to meet subsequent GLA guidance on fire safety requiring a second staircase on taller buildings.

Brent Council are improving Carlton Vale Boulevard as a tree-lined avenue with new public spaces and better transport links with works planned to start in the winter following confirmation of a contractor and consultation with statutory agencies. The planned improvements are intended to improve pedestrian routes, public spaces, cycling and transport links through South Kilburn and provide a more attractive environment including seating areas. Design work is being finalized whilst confirmation of funding support is also awaited from the GLA. More details on the scheme are available at: <https://www.carltonvaleboulevard.co.uk>

Archika added that the construction market has been very difficult post Covid, as a result the Council were looking to work with a single developer to deliver the remaining phases. It is hoped this would also provide greater consistency and quality across the new buildings and public spaces. The Council were market testing options and if successful would aim to confirm a developer for the remaining phases by the end of 2024. She added that it remains the Council's intention that social rent homes in future phases are council owned and managed. The TSG will be kept updated with progress on selection of a potential developer.

REHOUSING UPDATE – Linda Beasley (LB Brent)

In total there are 443 households in the 12 remaining blocks, with 3 at Exeter Court, 5 at Masefield House, 6 at Wordsworth House and 43 at Blake Court. There are 35 households at Austen House, 87 at Dickens House, 46 at Craik Court, 48 at Crone Court, 8 at Zangwill House and 29 at John Ratcliffe House. With initial housing needs visits now completed there are also starting there are also 68 households at William Dunbar House and 67 at William Saville House. These figures include secure and temporary tenants, leaseholders and guardians. Housing needs visits are now completed with all tenanted households, those tenants not assessed were due to access not being available when the home visits were scheduled.

The next task for the team will be to commence allocating the 72 homes for social rent at NWCC which are due for completion in 2025. The allocation should take place in 2024 following more details being available on the mix and size of homes and further consultation with affected residents. Of the four remaining homes at Peel, one is allocated with the remaining 3 not available until 2026. The homes will be allocated based on housing need and phasing in line with the agreed Allocation Policy.

Linda added that some residents were still awaiting permanent moves to new homes in Stonebridge and Wembley which are due to be completed in the near future. The limited number of vacant properties that become available in existing Council and housing association blocks in South Kilburn and the surrounding area are also being offered to existing tenants. The Council are working with housing associations with homes in South Kilburn to maximise the number of homes available under existing agreements. However, there will not be significant numbers of new homes available in South Kilburn until 2025 onwards.

QUESTIONS AND ANSWERS

Questions were asked as follows:

Q – Why are contractors using the Craik Court car park ?

A – That should not be happening and will be addressed by Countryside.

Q – Is the OK Club remaining ?

A – Yes, it is not included in regeneration plans.

Q – Are you aware of any RAAC (Reinforced autoclaved aerated concrete) in buildings in South Kilburn ?

A – No, the Council are not aware of the presence of any RAAC in remaining blocks.

Q – When will the last tenants move from Exeter Court ?

A – The Council are working with the last three households but it remains difficult to rehouse families with 3 bedroom needs locally.

Q - Can we move out of borough ?

A – Not through Brent and only through another Council in very limited circumstances through a local connection. There may still be options to pursue a Mutual Exchange whilst older tenants can apply on the Seaside and Country Homes Scheme through the GLA [Seaside & Country Homes | London City Hall](#)

Q – What can be done about poor conditions in flats and common areas in Blake Court ?

A – Repairs need to be reported to the Council, with Housing Officers being requested to attend Drop-ins. The team are also talking with Housing colleagues about improving the communal areas and stairwells.

Q – Our electricity bills for heating and water at Blake Court are also unacceptable ?

A – Support is available through the Brent Well & Warm Scheme. [Brent Well and Warm Scheme - CVS Brent](#)

Q – Will the other Carlton Vale blocks be demolished later on ?

A – There are no plans to add any of the remaining Carlton Vale to the regeneration plans.

Q – Are all the new Developments car free ?

A – It varies by site, though on some of the schemes residents can apply for CPZ permits.

Q - Can the Council monitor parking in the existing car parks.

A – Parking controls are not enforced after consultation last year, but this will be fed back to colleagues.

Q – What is happening with the closed Carlton House car park ?

A – It will be closed for around 2.5 years during NWCC works but affected residents can apply for CPZ permits and may be assisted by the Council.

Q – Are homes provided for residents with disabilities ?

A – 10% of all new homes are wheelchair accessible whilst all meet Lifetime Homes standards. Tenants needs are assessed at interview stage with support provided through Occupational Therapists to fit adaptations prior to occupation where required.

Q – Can we still apply for a Split Household move ?

A – Yes, that this would only usually be agreed where the Council would find it difficult to rehouse the household together, such as 3, 4 or 5 bedroom needs.

Q – Can the Council's partner developers rehouse residents outside Brent ?

A – No, any social rent properties would be subject to nomination agreements with the relevant Council.

Q – Can we still apply to buy our existing homes ?

A – The Right to Buy has been suspended on any block within the regeneration area awaiting redevelopment. There is a Preserved Right to Buy exists for all new homes in South Kilburn.

Q – Can there be respite from construction activity provided for residents from construction activity ?

A – It is difficult to accommodate this within the need to develop homes to meet the needs of local residents. However, working hours are restricted to 8am till 6pm on weekdays, 8am until 12noon on Saturdays with no Sunday working. Noisier or disruptive activities are kept to a minimum with residents advised of any works that might particularly affect them in advance.

ANY OTHER BUSINESS

Louis confirmed that the next Drop-in is on Tuesday 12th September from 4 to 6pm in the Council Office in Albert Road. The regen team and Communities First would be there to deal with rehousing or regeneration queries. Residents with individual rehousing queries can email the Rehousing Team on ersk@brent.gov.uk or Communities First for independent advice on Freephone 0300 365 7150 southkilburn@communitiesfirst.uk.com. Louis and Archika thanked residents for taking part in the meeting.

DATE OF NEXT MEETING

**Wednesday 6th December – 6pm on Zoom
Meeting closed 7.30pm**