

South Kilburn Tenant Steering Group

MINUTES

Wednesday 6th March 2024 at 6pm on Zoom

Attendance

Linda Beasley	LB Brent	Anneri Gatial	LB Brent
Ruchell Peng	LB Brent	Adam Baker	Countryside
Louis Blair	Communities First	Archika Kumar	LB Brent
Peter Daley	Communities First	Jamilah Harris	South Kilburn Trust

Approximately 37 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 will answer as many questions as possible during the meeting and also circulate responses in the notes.

He 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. Repair and other housing queries should be raised with the Council by phone on 020 8937 2143 or email at Housingmanagement@brent.gov.uk.

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 March with Communities First and Regeneration and Housing staff present.

PEEL UPDATE – Adam Baker (Countryside)

Adam provided a progress update. Work on Phase 3 is now completed with the flats mostly occupied, the paving to the public square is now completed with access from Carlton Vale to Blocks F and G now open. In Phase 2, construction of blocks A, B & C is continuing with the scaffold coming down, internal fit out is ongoing with completion due in the Autumn. Fit out and set up of the Health Centre will follow in conjunction with the NHS and provider for opening by early 2025.

Phase 4 is the final phase on Peel which is now underway, Demolition of block 97-112 Carlton House is now completed with piling for the new foundations underway. The first homes will be ready in mid 2026 with all works completed by the end of the year. In total, 7 three bedroom homes for social rent to South Kilburn tenants will now be provided in Phase 4 with Home Group as the landlord.

In total, the Peel scheme is delivering 308 homes including 46 social rent homes for existing South Kilburn tenants and 98 shared ownership homes. 39 of the social rent homes have already been completed and let. The lower than usual number of social rent homes relates to the scheme financing the new Health Centre. However, the Council has now secured an additional four family homes for social rent in Phase 4.

NWCC Development – Adam Baker (Countryside)

Countryside are progressing with the NWCC scheme (Neville, Winterleys, Carlton House and Carlton Hall), which will provide 225 new homes including 95 social rent homes for existing South Kilburn tenants. 40 of the social rent homes are 3 and 4 bedroom properties. Demolition works were completed in January with piling works for the new buildings are getting underway.

The programme will be completed in a number of phases up to 2029 with the intention of completing the first 72 social rent homes between in phases between November 2025 and January 2026 on the eastern part of the site nearest to Carlton House. The remaining 23 social rent homes will be in the western block to be completed in a later phase.

Countryside's staff welfare facilities have now moved to Neville Road near the OK Club. As a result, Neville Road will be closed for 3 years whilst Canterbury Road has reopened for pedestrians and traffic and access to the car parks still available.

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. The OK Club are a key partner with the Box Up Crime boxing and youth mentoring project being delivered from March 2024. Countryside are also taking part in the newly formed South Kilburn Community Working Party coordinated by the South Kilburn Trust.

UPDATE FROM SOUTH KILBURN TRUST – Jamilah Harris (SKT)

Jamilah introduced herself as the Community, Partnerships and Marketing Manager for the South Kilburn Trust. She assured the group that despite the temporary closure of the Granville, the Trust will continue to engage with the community in terms of planning activities and supporting residents and community groups.

SKT have set up the South Kilburn Community Working Party to assist with community co-ordination and networking and to plan future funding programmes and activities. A regular digital newsletter is also emailed to residents with an outreach programme planned for the end of the year.

The Granville should be reopening by the end of the year, SKT are also planning with the community for the activities and programmes to be provided onsite.

SOUTH KILBURN REGENERATION UPDATE

Archika Kumar, Anneri Gatial and Ruchelle Peng (LB Brent)

Anneri updated the meeting with progress on her projects. A planning application for the Craik, Crone & Zangwill (CCZ Site) had been submitted to the Council but was being reworked to comply with subsequent GLA guidance on fire safety requiring a second staircase. 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. The project has been paused whilst more strategic aspects of the programme are addressed.

On the Masfield, Wordsworth & Dickens site, the proposed scheme includes 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 and examine opportunities to maximise housing on the site.

Proposals for the Austen & Blake site are intended to include new community facilities alongside new homes for social rent and private sale. The scheme would also reinstate Percy Road through to Malvern Road. It is anticipated that the site would deliver around 200 new homes in total. The team are currently considering options to combine delivery with the neighbouring Masfield, Wordsworth and Dickens site.

Ruche provided updates to the meeting on the projects he is managing. 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 2026. Work is progressing on the nursery extension to complete later this year. SKT will be able to reoccupy the Granville from later this year.

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 early 2026.

The Hereford & Exeter scheme is intended to deliver 250 homes, 109 of which will be for social rent for existing council tenants in South Kilburn and a new open space. A new planning application has been submitted following redesign work to meet GLA guidance on fire safety requiring a second staircase on taller buildings. This should be the next phase onsite in construction by 2025.

The proposed works to improve Carlton Vale Boulevard as a tree-lined avenue with new public spaces and better transport links are on hold whilst Government and GLA funding is confirmed. More details on the scheme are available at: <https://www.carltonvaleboulevard.co.uk>

Archika added that a report on the Council's proposal to work with a single developer to deliver the remaining phases will be presented at Cabinet in the spring. It is hoped that in addition to faster delivery this would also provide greater consistency and quality across the new buildings and public spaces.

In addition, the Council is also formulating an Economic, Environmental and Social regeneration strategy for South Kilburn including community mapping. Consultants are conducting research work with updates to be provided at future meetings.

REHOUSING UPDATE – Linda Beasley (LB Brent)

In total there are 308 tenanted households and 39 leaseholders in the 12 remaining blocks. The total number of tenants remaining by blocks includes 24 at Austen House, 77 at Dickens House, 37 at Craik Court, 40 at Crone Court, 7 at Blake Court, 5 at Zangwill House, 14 at John Ratcliffe House, 53 at William Dunbar House and 51 at William Saville House. There are also guardians living in some of the empty flats to provide protection from squatting. Hereford House, Exeter Court, Wordsworth and Masefield Houses are now vacant and secured awaiting redevelopment.

Linda added that her team's current priority is to rehouse tenants in Austen House, Blake Court and Dickens House in order to facilitate delivery of the new homes and facilities planned for the site. Tenants in Dickens House are being contacted and recently received a newsletter about rehousing options. There will not be any new homes for social rent in South Kilburn until late 2025, but Dickens tenants wishing to move can consider existing Council or Housing Association homes within South Kilburn or elsewhere in Brent if preferred. These moves are currently on a voluntary basis and residents can choose to wait for a new home to be completed.

Any Dickens House tenants wishing to discuss rehousing options should contact Marzuq Williams on ersk@brent.gov.uk or on 0208 937 1908. However, it is likely that available homes in South Kilburn will almost exclusively be 1 or 2 bedroom flats. As the rehousing focus is currently on Dickens House, Austen House and Blake Court, the team will not currently be able to consider requests for moves or split households from tenants in other South Kilburn blocks. All South Kilburn tenants can still bid on Locata with additional priority. Residents can also contact Communities First for independent advice on 0300 365 7150 or by email on southkilburn@communitiesfirst.uk.com

Linda added that the Council will be producing more regular newsletter updates for residents with details on new homes, future phases and community activities. The team have recently delivered newsletters about flytipping and encourage residents to report any instances to the Council. Rubbish clearance in and around the Hereford & Exeter site is also underway.

QUESTIONS AND ANSWERS

Questions were asked as follows:

Q – Is there any progress with the Queens Park/Cullen House site ?

A – The Council is continuing to negotiate the purchase of the former Falcon pub in order to facilitate the design of a revised scheme and subsequent planning application.

Q – What are the Council doing about squatting and break ins at Blake Court ?

A – The Council are trying to work with the police to prevent squatting and securing empty properties where possible. Residents should contact the Council on 020 8937 2143 or email at Housingmanagement@brent.gov.uk regarding instances of squatting or break ins to empty properties. If there is a threat of injury, the police should be contacted on 999.

Q – Are empty homes in John Ratcliffe House going to be refurbished and relet ?

A – The Council is letting empty flats in later phase blocks as temporary accommodation to save costs and improve security. However, these tenants will not have the right to permanent rehousing in South Kilburn.

Q – Why is the rent going up when we live in such poor conditions at Dickens House ?

A – Rents are being increased across the borough at RPI plus 1% in line with Government guidance in common with other social landlords. The Council are actively looking at options to move tenants from Dickens and Austen House.

Q – Why has rehousing priority for Craik and Crone Court tenants been changed ?

A – Tenants in Dickens & Austen House and Blake Court are now being prioritised due to the need to vacate the site for redevelopment.

Q – Who will be prioritised for the new homes at NWCC and Granville ?

A – Tenants in Dickens & Austen House and Blake Court are currently being prioritised for all available homes. However, any surplus new homes will be offered to tenants in subsequent phases.

Q – Are new build flats fitted with baths or shower ?

A – They normally have a shower within the bath but separate showers or wet rooms are provided for tenants with specific identified needs through an Occupational Therapist.

Q – When will tenants in William Dunbar House be rehoused ?

A – William Dunbar House is in the final phase of the programme, the block is not due to be redeveloped for some years.

Q – Why are the new home sites car free ?

A – This is planning policy as dictated by the GLA, new sites are either car free or have very restricted permit parking rights.

ANY OTHER BUSINESS

Louis confirmed that the next Drop-in is on Tuesday 12th March from 4 to 6pm in the Council Office in Albert Road. The regeneration team, Housing Officer and Communities First would be there to deal with rehousing or regeneration queries.

Residents with rehousing queries can email the Rehousing Team on ersk@brent.gov.uk and arrange an appointment or can also contact Communities First for independent advice on Freephone 0300 365 7150 or email at southkilburn@communitiesfirst.uk.com. Louis thanked residents for taking part in the meeting.

DATE OF NEXT MEETING
Wednesday 5th June 2024 – 6pm on Zoom
Meeting closed 7.15pm