

South Kilburn Tenant Steering Group

MINUTES

Wednesday 17th May 2023 at 6pm on Zoom

Attendance

Dermot Whelan	LB Brent	Linda Beasley	LB Brent
Ruche Peng	LB Brent	Anneri Gatial	LB Brent
Abtahee Mahmud	Countryside	Scott Morrison	Countryside
Peter Daley	Communities First	Louis Blair	Communities First

Approximately 22 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 Wednesday 24th May with Communities First and Council staff present.

PEEL UPDATE – Scott Morrison/Abtahee Mahmud (Countryside)

Scott provided a progress update. Work on Phases 2 and 3 including the Health Centre, gym, retail units and new market square is ongoing. The brickwork and window installation for blocks F & G in Phase 3 are now complete with the scaffold strike commenced. Phase 3 is due for completion by September 2023. In phase 2, the concrete frames for blocks A, B & C have been completed with brickwork progressing. Phase 2 including the Health Centre is due for completion by Spring 2024. The fit out of the Health Centre will follow in conjunction with the NHS and provider for opening later in 2024.

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.

In terms of community activities, Abtahee updated on recent projects including Micro-apprenticeships for girls with LSE Space and Make Space for Girls, craft workshops and a three year programme with Queens Park Community School to support a "Design, Engineer, Construct" curriculum. The Box Up Crime project is continuing to deliver a fun boxing programme for young people at the Granville every Tuesday which includes training adult volunteers to support the programme.

Moving forward the programme will include a further Virtual Work Experience programme, a London Neighbourhood Scholarship, a Summer Research programme and schools outreach. Countryside are also able to fund community activities and initiatives in South Kilburn, if you have any suggestions or ideas email abtahee.mahmud@countrysidepartnerships.com or call 07471 927157. As Countryside are now appointed to deliver the NWCC project, further funds will be committed to the local community programme.

NWCC Development – Scott Morrison/Abtahee Mahmud (Countryside)

Countryside have recently been appointed by the Council to deliver the NWCC (Neville, Winterleys, Carlton House and Carlton Hall). The scheme will provide over 200 new homes including 95 social rent homes for existing South Kilburn tenants. The programme will potentially last until 2029 with the intention of completing the first social rent homes by 2025. The hoarding has now been erected with demolition of the existing buildings to commence in the summer.

SOUTH KILBURN REGENERATION UPDATE

Dermot Whelan, Ruche Peng and Anneri Gatial (LB Brent)

Dermot welcomed the news of Countryside's appointment and thanked his team and the developers for this achievement at such a difficult time for construction projects. He added that this would be his last appearance at TSG in his current role as a permanent appointment to the post of Head of Estates. Regeneration will be made in June.

On behalf of the South Kilburn Regeneration Team, Anneri and Ruche 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 recent GLA guidance on fire safety has required some redesign to provide a second staircase within taller buildings. Work is ongoing on the changes which should be submitted to the planners in the summer, 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 which 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. A planning application should be submitted later in the spring. More details are at [Masefieldwordsworthdickens.co.uk](https://www.masefieldwordsworthdickens.co.uk)

Pollard Thomas Edwards are the Design Team for the Austen & Blake site which aims to include a new church and nursery/creche facility with new homes for social rent and private sale. Engagement with the Immaculate Heart of Mary Church in Stafford Road is continuing with the intention to conclude by the summer. 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.

Ruche provided updates to the meeting on projects under his management. 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 Winter 2025. The Granville Centre will remain open throughout the development. Guildmore's team are based in the Granville Centre and will be invited to future TSG meetings to update on progress.

The Council have confirmed Countryside 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 homes for social rent would be completed by 2025. There will be consultation with the local community including Drop-in Surgeries over changes to access and parking arrangements over the next few weeks.

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 required to meet new GLA guidance on fire safety which will set back the programme by around 6 months.

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. Confirmation of funding support is also awaited from the GLA. More details on the scheme are available at: <https://www.carltonvaleboulevard.co.uk>

REHOUSING UPDATE – Linda Beasley (LB Brent)

In total there are 348 tenanted households in the 12 remaining blocks, with 3 at Exeter Court, 5 at Masefield House, 3 at Wordsworth House and 12 at Blake Court. There are 35 tenants at Austen House, 82 at Dickens House, 41 at Craik Court, 40 at Crone Court, 5 at Zangwill House and 16 at John Ratcliffe House. With initial housing needs visits now completed there are also starting there are also 54 tenanted households at William Dunbar House and 52 at William Saville House.

There have been some recent moves around the estate following the Council's decision to close Wordsworth and Masefield Houses for building safety reasons. Some of these households have moved permanently offsite with others wanting to remain in South Kilburn moving temporarily to Blake Court and Zangwill House as these contain 3 bedroom homes.

Linda added that some residents were awaiting permanent moves to new homes in Stonebridge, Alperton or Wembley. These homes should be ready for viewing and moves to take place during June. Linda added that like new schemes in South Kilburn, these are often car free other than for disabled residents to comply with GLA planning guidance.

The limited number of vacant properties that become available in existing Council and housing association blocks in South Kilburn and the surrounding area will also be offered to existing tenants. However, it remains an issue that most temporary tenants require larger family homes which are more difficult to source and will not be available in South Kilburn until significant numbers of new homes are built from 2025 onwards.

QUESTIONS AND ANSWERS

Questions were asked as follows:

Q – What is being done about squatters in Blake Court and Exeter Court ?

A – As Blake Court remains under the control of Housing Management they are dealing with this issue. There were squatters evicted last week at Exeter Court with further security measures in place.

Q – Why have residents been moved into Blake Court when the building is in poor condition ?

A – The decision to close Masefield and Wordsworth House was made by the Housing Department on safety grounds. The only locations to temporarily rehouse tenants locally are Blake Court and Zangwill House where there are larger homes.

Q – When will Dickens House tenants be moving ?

A – Dickens House is towards the end of the programme with tenants not scheduled to move for some time, anyone wishing to move early can still register on Locata in Category A to bid for homes.

Q – Can the Housing Manager be asked to attend future Drop-ins ?

A – The team will try to arrange for their attendance at next week's Drop-in.

Q – Why are so many of the new homes private ?

A – This is necessary to help finance the building of the social rent homes or new facilities such as the Primary School or Health Centre. It also helps to create a sustainable mixed community.

Q – Where will tenants that have cars move to ?

A – New schemes throughout Brent are now car free due to GLA guidance outside the control of the Council. Where tenants have need of a car for work or personal reasons, efforts will be made to rehouse them in existing Council homes with parking rights.

Q – When can we exercise the Right to Buy in a new home ?

A – All new homes in South Kilburn have a Preserved Right to Buy which can be exercised subject to tenants meeting the 3 year eligibility period. Existing Council homes in blocks within the regeneration cannot now be purchased as Demolition Notices have been served suspending the Right to Buy.

Q – When will the new homes at NWCC be allocated?

A – This will start to take place over the next year with the availability of homes matched to housing need. Allocations will be made off plan with information provided to residents as with previous phases.

Q – When will Austen House tenants be moving ?

A – Along with Exeter House and Blake Court, Austen residents are in the next phase of households required to move but other than limited off site or local moves there will be no major changes until significant numbers of new homes are available in South Kilburn.

Q – What can be done about large electricity bills in blocks such as Blake Court ?

A – The Council will ensure that information about Council support with energy costs is available in future newsletters.

Q – Why is a new primary school being provided when school rolls are falling ?

A – The school is a new building for two existing local schools, Kilburn Park Primary School and Carlton Vale Infant School. New homes and a redesigned park will also be provided with new facilities.

Q – Do we still get new white goods when we move ?

A – New white goods have been provided as a gifted item for moves to newly built homes in South Kilburn but are not always provided by Developers for offsite schemes and have been funded as Disturbance Payments where required.

ANY OTHER BUSINESS

Louis confirmed that the next Drop-in session would be held on Wednesday 24th May from 4pm to 6pm in the Council Office in Albert Road. The Regeneration Team and Communities First would be in attendance to deal with any rehousing or regeneration queries. In addition, anyone with individual rehousing queries can email the Rehousing Team on ersk@brent.gov.uk or Communities First as Independent Advisors on southkilburn@communitiesfirst.uk.com or Freephone 0300 365 7150. Louis and Dermot thanked residents for taking part in the meeting.

DATE OF NEXT MEETING

**Wednesday 6th September – 6pm on Zoom
Meeting closed 7.45pm**