

South Kilburn Tenant Steering Group

MINUTES

Wednesday 6th December 2023 at 6pm on Zoom

Attendance

Linda Beasley	LB Brent	Anneri Gatial	LB Brent
Ruchell Peng	LB Brent	Ian Haggerty	Countryside
Louis Blair	Communities First	Peter Daley	Communities First

Apologies: Archika Kumar (LB Brent)

Approximately 19 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. 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 December with Communities First and Regeneration and Housing staff present.

PEEL UPDATE – Ian Haggerty (Countryside)

Ian provided a progress update. Work on Phases 2 and 3 including the Health Centre, gym, retail units and public square is ongoing. Blocks F & G in Phase 3 are now completed with some of the sales flats occupied. Paving and landscaping work around the building is now being completed.

In Phase 2, construction of 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 Autumn 2024. Fit out 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 starting next January. Countryside's staff welfare facilities are now being 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. 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 – Ian Haggerty (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 are now largely complete apart from Winterleys which should be completed by February, piling works for the new buildings are due to start in January.

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.

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 yoursouthkilburn@countrysidepartnerships.com.

SOUTH KILBURN REGENERATION UPDATE

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 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 required changes to prepare a revised planning application. 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](https://www.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 next year. 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 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 with groundworks due to start on the new Community Hall.

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. A revised planning application is due for submission in early 2024.

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>

Ruche added that a report on the Council's proposal to work with a single developer to deliver the remaining phases more quickly should be possible at the March TSG meeting. It is hoped this would also provide greater consistency and quality across the new buildings and public spaces. He added that it remains the Council's intention that social rent homes in future phases are council owned and managed.

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

REHOUSING UPDATE – Linda Beasley (LB Brent)

In total there are 315 secure tenanted households and 39 leaseholders in the 12 remaining blocks. The total number of secure tenants remaining by blocks includes 28 at Austen House, 77 at Dickens House, 37 at Craik Court, 40 at Crone Court, 28 at John Ratcliffe House, 54 at William Dunbar House and 51 at William Saville House. In addition, there are temporary tenants waiting to be permanently housed across the blocks, There are also guardians living in some of the empty flats to provide protection from squatting.

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, facilities and school planned for the site. There will not be any new homes for social rent in South Kilburn until 2025, so some tenants wishing to move home may need to move to existing homes within South Kilburn or elsewhere in Brent. In addition, all South Kilburn council tenants are also able to bid on Locata with additional priority.

QUESTIONS AND ANSWERS

Questions were asked as follows:

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

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

Q – Is the South Kilburn Trust (SKT) still operating locally after the Granville closure ?

A – The SKT decided to leave the Granville due to the impact of the works to provide the new Community Hall. The Trust will be moving to a new temporary home in the New Year and will still be running activities locally. There is also potential workspaces for businesses from The Granville at Peel from early next year.

Q – When will allocations commence for the 72 social rent homes at NWCC due for completion in 2025?

A – This is likely to commence at some point in 2024.

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

A – The Council are actively working with the last two households but it remains difficult to rehouse families with 3 bedroom needs locally. These homes currently have temporary electric heating due to vandalism which increases the priority for the Council to relocate the families.

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 – Do we have options to move to older homes locally in Queens Park or Kilburn ?

A – Most of the Council homes in Brent are further north in the borough in Harlesden, Willesden and Wembley. There are very limited options to move locally, rarely to larger family homes.

Q – Where will Craik Court tenants move to ?

A – Craik Court tenants will have an option to move to new homes but will also have one to one with discussions with the Rehousing Team at the appropriate time.

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. However, the Council are only currently prioritising moves for residents from Austen House, Blake Court or Dickens House.

Q – Can we wait for new build homes if we wish to ?

A – Yes, though in some instances that may mean moving temporarily to an existing Council home in South Kilburn if no new homes are available by the time you are required to move.

Q – Do we receive compensation if we are required to move twice ?

A – Yes, disturbance payments including removal costs are paid twice along with the Home Loss Payment (currently £8100) if the temporary move is for longer than 12 months.

Q – Is the Council planning to use vacant South Kilburn homes for temporary accommodation ?

A – There is a proposal to use vacant homes in later phases to reduce costs and make better use of existing resources, any future temporary tenants would not be offered permanent rehousing rights within South Kilburn. The blocks being considered are William Dunbar, Willam Saville, Zangwill and John Ratcliffe Houses.

Q – What are the Council doing about squatters at Blake Court ?

A – The Council are trying to work with the police to prevent squatting and are also using Guardians to reduce the number of empty flats. They are also working to reduce flytipping in the area.

Q – Why can't we be moved from Blake Court as the homes are not safe from break-in due to fire escapes?

A – The Council is prioritising the vacation of Blake Court but does not have family homes available locally.

Q – Our electricity bills at Blake Court are too high ?

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

Q – Do we have to move to a Housing Association property or can we insist on Council ?

A – New homes in future phases are intended to be Council owned though a reasonable offer can be either a Council or Housing Association property in South Kilburn. Tenancy rights including the Right to Buy are protected with Housing Associations through the South Kilburn Tenancy.

Q – When will William Dunbar and William Saville tenants be moving ?

A – These are the last blocks due to be decanted but tenants can bid on Locata if they wish, but there will be limited options to move to larger family homes.

Q – Can empty homes be secured to prevent squatting ?

A – Yes, Housing Management are responsible for securing empty flats but that is not always sufficient.

ANY OTHER BUSINESS

Louis confirmed that the next Drop-in is on Tuesday 12th December 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 individual 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 by email at southkilburn@communitiesfirst.uk.com. Louis thanked residents for taking part in the meeting.

DATE OF NEXT MEETING

Wednesday 6th March 2024 – 6pm on Zoom
Meeting closed 7.15pm