

## Briefing notes on Issues included in the Forward Plan Issue 2004/05

**SERVICE AREA:** Housing

Report ref	Report title
HSG-04/05-39	Chalkhill Redevelopment: Combined Facilities Building
<p><b>Summary:</b></p> <p>The report concerns the Chalkhill 'Combined Facilities Building' which will comprise a new primary care centre for Brent PCT, a community centre, housing offices for Metropolitan Housing Trust and 42 shared ownership flats. The principles regarding this development within the Chalkhill redevelopment area have been the subject of a number of previous reports, most recently the Executive meeting of 10 December 2003.</p> <p>The principles previously agreed are: that the building will comprise the elements set out above; it will be developed by MHT; the site will be council owned land, formerly the site of the old health centre and Bison blocks A4/A5; that the council will meet the cost of providing the community centre element of the building (construction and share of land costs); and that all this is subject to further details being brought before the Executive, including more specific costs. The council's costs in providing the community centre are to be met from the capital receipt from the disposal of land to George Wimpey in 2003. The PCT will enter into a lease agreement with MHT for the health premises, MHT will meet the cost of their offices and ADP grant is agreed for the flats.</p> <p>The design process has been slow because of the mixed use/multiple client structure and protracted negotiations with Asda over a bridge link and small land holdings. Considerable consultation has been conducted with the local community on the proposals.</p>	
<p><b>Nature of Decision to be taken/Intended Outcome</b></p> <p>The Executive will be asked to agree to meet the estimated costs out of the capital receipt already held and to decide on the terms of the land disposal.</p>	
<p><b>Timescale for decision:</b></p> <p>It is intended to report to the Executive on 12<sup>th</sup> April (provided cost estimates and site valuation are available in time).</p>	
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