



**General Purposes Committee  
27 November 2006**

**Report from the Director of Housing  
& Community Care**

**For Action**

**Selection to South Kilburn Project Steering Group**

**1.0 Summary**

1.1 This note outlines the proposals from Hyde Housing Association with regard to the future resident led Project Steering Group (PSG) which will be responsible for the supervision of the stock transfer process on South Kilburn up to the point of ballot.

1.2 The Council is required to nominate three Councillors to sit on this new body.

**2.0 Recommendations**

2.1 That the Council nominates three Members to sit on the Project Steering Group

**3.0 Background**

3.1 Executive approved the appointment of Hyde Housing Association, together with their developer partners Taylor Woodrow and Bellways to be the delivery partners for the regeneration of South Kilburn.

3.2 Since that time there have been a number of discussions at the South Kilburn Regeneration Group (SKRG) on the best way to manage the process to implement the consultation and regeneration process. SKRG has representatives from the Council, South Kilburn New Deal for Communities, residents and the delivery partners.

3.3 Membership of SKRG evolved from the South Kilburn Delivery Vehicle Steering Group which in turn evolved from the Master Plan Steering Group. These groups have overseen the different stages of the housing and built environment issues in South Kilburn and have had a resident majority. Ultimately all major decisions must be approved by the Executive.

3.4 The process that has been agreed is that a "Project Steering Group" (PSG) will be set up and will take the place of the SKRG.

## **4.0**     **Details**

### **4.1**     **Membership of the PSG**

The PSG will consist of up to 15 members made up of the following;

- 9 residents (8 recruited – 1 homeowners place available)
- 1 SKNDC board member (recruited)
- 3 LBB councillors - outstanding
- 2 independent members – (1 recruited and 1 outstanding).

### **5.0**     **Selection process for 9 resident members**

5.1 It has been agreed that three tenants and one leaseholder who have been involved throughout the process of managing the Master Plan work stream and that of selecting the delivery partners, should be part of the PSG as they have built up a wealth of knowledge and demonstrated commitment so far. It is important that the continuity of their experience is passed on to the successor body and therefore they are expected to make a valuable contribution as the members of this group.

5.2 Four tenants have been nominated by the newly established Tenants Steering Group whose role is to examine and influence the formulation of tenants section of the offer document.

5.3 There will be one leaseholder nominated by the Homeowners Group - whose role is to examine and influence the formulation of leaseholder/freeholder section of the offer document.

5.4 The Chair of the NDC has also been involved throughout and had chaired the MPSG. They have been selected by the SKNDC to be their representative to ensure that the SKNDC's delivery plan objectives and strategies for the area are considered within the process.

### **6.0**     **The Role of the Project Steering Group**

6.1 The PSG will be responsible for the supervision of the stock transfer process up to the point of ballot (anticipated to be in the latter half of 2007).

6.2 The PSG will agree any interim arrangements for decision making between the ballot and the actual transfer of housing stock to Hyde.

6.3 The PSG will be responsible for ensuring that the formal consultation and the offer document meet the resident expectations and to make recommendation for its approval by the Council.

6.4 The PSG will act as a local decision making body with other tenants and residents' consultation sub groups. They will focus on specific areas of housing and the built environment, with a remit to make representations / recommendations to inform decision making.

### **7.0**     **PSG operations**

- 7.1 The first meeting of the PSG is planned for either late November or early December 2006. The actual date and time will be confirmed by the Hyde Housing Group. The meetings will be in the evenings and are likely to last between 2-3 hours every month.
- 7.2 The PSG will be supported by officers from Hyde. Officers from the Council and the NDC will be invited to attend as and when necessary. The Independent residents' advisor will provide advice to PSG members on matters relating to stock transfer.
- 7.3 The draft Terms of Reference for PSG is attached at **appendix 1** for more detailed information.

## **8.0 Background Information**

South Kilburn Regeneration Group files  
South Kilburn Implementation – Hyde Housing Group

Anyone wishing to inspect these documents should contact:

Maqsood Ahmed or Robert Johnson on 0207 624 8425.

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