



Executive
22 April 2014

**Report from the Strategic Director of
Regeneration and Growth**

For Action

Wards Affected:
Kilburn

South Kilburn Regeneration – Lease for UK Power Network

1. SUMMARY

- 1.1 This report seeks the Executive's approval to delegate authority to the Operational Director of Property and Projects to grant a Lease for land anticipated to comprise the transformer chamber at Bronte House & Fielding House, Cambridge Road, Kilburn, London NW6 5BG to UK Power Networks Plc.

2. RECOMMENDATIONS

- 2.1 That the Executive delegate authority to the Operational Director of Property and Projects to grant a Lease and ancillary consents related to the grant of a Lease to UK Power Networks Plc for land anticipated to comprise the transformer chamber at Bronte & Fielding House, Cambridge Road, Kilburn, London NW6 5BG as identified on the plan at Appendix 1.

3. DETAIL

- 3.1 Bronte House & Fielding House form part of Phase 2a of the South Kilburn Regeneration Programme. On 6th June 2013 the Council entered into a Development and Sale Agreement with Network Housing Association Ltd to comprehensively redevelop Bronte House and Fielding House to deliver 229 new homes. Network Housing Association Ltd are responsible for - and bear all costs associated with - demolishing the existing buildings on site, carrying out preparation and any enabling works required and building out the scheme in accordance with the Stage D Design. It is anticipated that the 229 new homes will be delivered by November 2016 and that of those, 103 will be affordable. The affordable homes will be made available to secure tenants currently residing in Hereford House and Exeter Court, thereby facilitating vacant possession of those sites for redevelopment.
- 3.2 On 3rd December 2013 Bronte House & Fielding House were handed over to Network Housing Association Ltd for development. Demolition works are now well underway on site. In order to build out the scheme in accordance with the Stage D design Network

Housing Association Ltd need to enter into a Lease with UK Power Networks Ltd to relocate the existing substations on site, enabling the existing structures to be demolished.

3.3 As the freeholder of the land, the Council will need to join in the grant of a lease.

3.4 The anticipated land demised of this lease is known as Transformer Chamber at Bronte & Fielding House, Cambridge Road, Kilburn, London NW6 5BG and is identified on the plan attached at Appendix 1.

4. LEGAL IMPLICATIONS

4.1 Under paragraph 4.2 of Part 4 of Brent Council's Constitution, Executive approval is required to acquire or dispose of leases where the term exceeds 25 years.

4.2 The documentation is in a draft stage in relation to the proposed grant of the 99 year lease of the substation site and it may be necessary for the Council to join in the grant of the 99year Lease of the substation site in addition to issuing ancillary consents related to the same land.

5. FINANCIAL IMPLICATIONS

5.1 The Lease rental charge will be one 'Peppercorn' per annum. Therefore there are no specific financial implications associated with the proposals contained within this report.

6. DIVERSITY IMPLICATIONS

6.1 There are no specific diversity implications associated with the proposals contained within this report.

7. STAFFING/ACCOMMODATION IMPLICATIONS

7.1 There are no specific staffing or accommodation implications associated with the proposals contained within this report.

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