



Executive
23 June 2010

**Report from the Directors of
Policy and Regeneration and
Housing and Community Care**

Wards Affected:
Kilburn, Queens Park

South Kilburn Regeneration progress update

APPENDIX 3

**SOUTH KILBURN REGENERATION – DRAFT INCOME AND EXPENDITURE
PROFILE FOR REMAINDER OF PHASE 1**

(This appendix is not for publication as it contains the following category of exempt information as specified in paragraph 3, schedule 12(A) of the Local Government Act 1972 namely “information relating to the financial or business affairs of any particular person (including the Authority holding the information).

INCOME	2010/11	2011/12
Anticipated land receipt (Albert Road site)	6,586,000	
Anticipated land receipt (Carlton Vale site)	9,226,000	
Anticipated land receipt (Texaco)	827,000	
SK NDC Capital	2,500,000	
LBB 2009/10 underspend	434,000	
LBB Revenue Contribution	600,000	1,500,000
SK Neighbourhood Trust Contribution ¹	<i>TBC</i>	<i>TBC</i>
Anticipated land receipt (Cambridge House) ²		5,000,000
Anticipated land receipt (Wells Court) ²		4,000,000
Anticipated land receipt (Ely Court) ²		1,000,000
Anticipated land receipt (Bronte & Fielding) ²		9,000,000
Anticipated land receipt (Bond & Hicks Bolton) ²		2,500,000
TOTALS	20,173,000	23,000,000⁶

EXPENDITURE		
Enabling works for Zones 11a and 3c	1,601,000	
Masterplanning and Public Realm	485,000	
General Development Costs (all sites) ³	800,000	
Cambridge & Wells (design, planning & mgmt)	975,000	
Ely (design, planning & mgmt)	533,800	
Bond & Hicks Bolton (design, planning, mgmt)	910,000	
Bronte & Fielding (design, planning, demolition)		3,482,200
Albert Road West (zone 11a – design, planning)		1,320,000
Leaseholder buy outs ⁴	11,590,095	<i>TBC</i>
Home Loss Disturbance	1,768,000	
Accommodation to support decanting		1,500,000
HCA Grant Adjustment ⁵		4,000,000
TOTALS	18,662,095	10,302,000

Notes:

- 1 SKNT are currently preparing a capital strategy which will demonstrate their ongoing commitment and investment into South Kilburn's regeneration
- 2 The anticipated capital receipts are based on the values achieved for the first two sites at Albert Road and Carlton Vale, and need to be further tested. The assumptions underpinning these assumptions include vacant possession (ie. assuming the Council undertakes leaseholder buy outs in advance of sale) and an HCA grant component comparable to rates secured in 2009/10.
- 3 This includes legal advice, client side cost consultancy, RSL advisor and void management.
- 4 This assumes the Council undertakes all leaseholder buy outs from Cambridge, Wells, Ely, Bond, Hicks Bolton, Bronte and Fielding during the financial year 2010/11. No assumptions have been made at this stage for 2011/12, pending further discussion about the most efficient way of resourcing leaseholder buy outs.
- 5 The grant secured from the HCA for the Albert Road and Carlton Vale sites requires the Council to seek to ensure a reduced grant level for future phases of the sites. In effect the HCA have agreed to support the Council's cash flow position to the value of £4m.
- 6 For the Council to sustain its regeneration programme for South Kilburn there will be a need to continue to re-invest any surplus at the end of each phase into bringing forward future phases of the regeneration scheme.