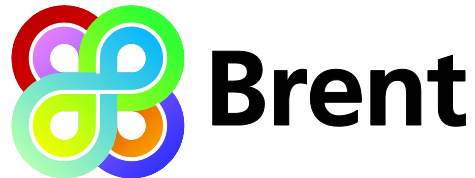


South Kilburn Cabinet Report 1 June 2015 Appendix 2



**Formal Consultation with Secure Tenants with Homes in Hereford House, Exeter Court and 4 to 26 Stuart
Road (even numbers only)
April 2015**

Responses to representations on three Proposals:

- 1) Proposal 1: Statutory consultation in connection with seeking approval of the Secretary of State for use of Ground 10A of the Housing Act, 1985**

- 2) Proposal 2: Consultation in connection with Intention to make a Compulsory Purchase Order on properties currently occupied by Secure Tenants, South Kilburn**

- 3) Proposal 3: Consultation in connection with draft Allocation Policy for Secure Tenants with homes Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only), South Kilburn**

1) Proposal 1: Responses to representations on statutory consultation in connection with seeking approval of the Secretary of State for use of Ground 10A of the Housing Act, 1985

No	Date of Representation	Representor	Comment	Response	Date of Response
1	9 April 2015	Secure tenant	I am happy about this proposal going ahead.	<p>Thank you completing the Comments Form. The Council notes your agreement with the proposal to seek approval of the Secretary of State for the use of Ground 10A of the Housing Act 1985 in relation to Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). The Council's Cabinet will consider all of the comments received by the Council in response to the notice of formal consultation from secure tenants living within Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). Subject to the Cabinet's approval, the Council intends to proceed with its application for consent to the Secretary of State to rely on Ground 10A of Schedule 2 of the Housing Act 1985 to obtain vacant possession of homes occupied by secure tenants living within Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only), South Kilburn. Subject to the Cabinet's approval, the Council also intends to proceed with its policy to promote a CPO(s) on properties currently occupied by secure tenants in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). The Council will write to you again in the coming months to let you know the outcome of this.</p> <p>Please feel free to call me on the number above if you have any queries. If you would like to speak to someone independent of the Council then you can obtain information and advice from First Call (Independent Resident and Tenant Advisor) on Freephone: 0300 365 7150.</p>	29 April 2015
2	27 April 2015	Secure tenant	Happy with proposal.	<p>Thank you completing the Comments Form. The Council notes your agreement with the proposal to seek approval of the</p>	27 April 2015

Formal Consultation with Secure Tenants with homes in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only), South Kilburn
Responses to representations, April 2015

No	Date of Representation	Representor	Comment	Response	Date of Response
				<p>Secretary of State for use of Ground 10A of the Housing Act 1985 in relation to Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). The Council's Cabinet will consider all of the comments received by the Council in response to the notice of formal consultation from secure tenants living within Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). Subject to the Cabinet's approval, the Council intends to proceed with its application for consent to the Secretary of State to rely on Ground 10A of Schedule 2 of the Housing Act 1985 to obtain vacant possession of homes occupied by secure tenants living within Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only), South Kilburn. Subject to the Cabinet's approval, the Council also intends to proceed with its policy to promote a CPO(s) on properties currently occupied by secure tenants in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). The Council will write to you again in the coming months to let you know the outcome of this.</p> <p>Please feel free to call me on the number above if you have any queries. If you would like to speak to someone independent of the Council then you can obtain information and advice from First Call (Independent Resident and Tenant Advisor) on Freephone: 0300 365 7150.</p>	

2) Proposal 2: Responses to representations on consultation in connection with Intention to make a Compulsory Purchase Order on properties currently occupied by Secure Tenants, South Kilburn

No	Date of Representation	Representor	Comment	Response	Date of Response
1	9 April 2015	Secure tenant	I am happy about this proposal going ahead.	Thank you completing the Comments Form. The Council notes your agreement with the proposal to make a Compulsory	29 April 2015

Formal Consultation with Secure Tenants with homes in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only), South Kilburn
Responses to representations, April 2015

No	Date of Representation	Representor	Comment	Response	Date of Response
				<p>Purchase Order(s) (CPO) on properties occupied by secure tenants in Hereford. The Council's Cabinet will consider all of the comments received by the Council in response to the notice of formal consultation from secure tenants living within Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). Subject to the Cabinet's approval, the Council intends to proceed with its application for consent to the Secretary of State to rely on Ground 10A of Schedule 2 of the Housing Act 1985 to obtain vacant possession of homes occupied by secure tenants living within Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only), South Kilburn. Subject to the Cabinet's approval, the Council also intends to proceed with its policy to promote a CPO(s) on properties currently occupied by secure tenants in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). The Council will write to you again in the coming months to let you know the outcome of this. Please feel free to call me on the number above if you have any queries. If you would like to speak to someone independent of the Council then you can obtain information and advice from First Call (Independent Resident and Tenant Advisor) on Freephone: 0300 365 7150.</p>	
2	13 April 2015	Secure tenant	<p>I would not mind if the new homes Brent Council is proposing to build are secure and suitable for our needs. And also that we do not lose our tenancy.</p>	<p>Thank you completing the Comments Form. Your comment in relation to the draft Allocation Policy for Secure Tenants with homes in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only), states that you would not mind the proposals if the new homes that Brent Council is building are suitable for the needs of secure tenants and that you do not lose your tenancy. Paragraph 7.1 of the draft Allocation Policy for Secure Tenants with homes in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only), confirms all secure tenants living in these blocks will be made one Suitable</p>	8 May 2015

Formal Consultation with Secure Tenants with homes in Hereford House,
Exeter Court and 4 to 26 Stuart Road (even numbers only), South Kilburn
Responses to representations, April 2015

No	Date of Representation	Representor	Comment	Response	Date of Response
				<p>Offer of alternative accommodation that meets, or at the discretion of the Council, exceeds the housing need of secure tenants and their households.</p> <p>Secure tenants that move to new homes built as part of the South Kilburn regeneration programme will become tenants of a Registered Provider (Housing Association) and your tenancy will change from a secure tenancy to an assured tenancy. Both types of tenancies offer similar benefits, although there are some differences. For example, secure tenants have the right to manage their homes, a right that assured tenants do not have. However, the assured tenancy agreements ensure that rights such as the right of security of tenure and the Right to Buy your home remain. Further details are provided in the booklet 'Information for Secure Tenants of Phase 3a' (page 10) which was sent to you in August 2014.</p> <p>The Council's Cabinet will consider all of the comments received by the Council in response to the notice of formal consultation from secure tenants living within Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). Subject to the Cabinet's approval, the Council intends to proceed with its application for consent to the Secretary of State to rely on Ground 10A of Schedule 2 of the Housing Act 1985 to obtain vacant possession of homes occupied by secure tenants living within Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only), South Kilburn. Subject to the Cabinet's approval, the Council also intends to proceed with its policy to promote a CPO(s) on properties currently occupied by secure tenants in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). The Council will write to you again in the coming months to let you know the outcome of this.</p> <p>Please feel free to call me on the number above if you have any</p>	

Formal Consultation with Secure Tenants with homes in Hereford House,
Exeter Court and 4 to 26 Stuart Road (even numbers only), South Kilburn
Responses to representations, April 2015

No	Date of Representation	Representor	Comment	Response	Date of Response
				queries. If you would like to speak to someone independent of the Council then you can obtain information and advice from First Call (Independent Resident and Tenant Advisor) on Freephone: 0300 365 7150.	
3	27 April 2015	Secure tenant	Happy with proposal.	<p>Thank you completing the Comments Form. The Council notes your agreement with the proposal to make a Compulsory Purchase Order(s) (CPO) on properties occupied by Secure Tenants in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). The Council's Cabinet will consider all of the comments received by the Council in response to the notice of formal consultation from secure tenants living within Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). Subject to the Cabinet's approval, the Council intends to proceed with its application for consent to the Secretary of State to rely on Ground 10A of Schedule 2 of the Housing Act 1985 to obtain vacant possession of homes occupied by secure tenants living within Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only), South Kilburn. Subject to the Cabinet's approval, the Council also intends to proceed with its policy to promote a CPO(s) on properties currently occupied by secure tenants in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). The Council will write to you again in the coming months to let you know the outcome of this.</p> <p>Please feel free to call me on the number above if you have any queries. If you would like to speak to someone independent of the Council then you can obtain information and advice from First Call (Independent Resident and Tenant Advisor) on Freephone: 0300 365 7150.</p>	27 April 2015

3) Proposal 3: Responses to representations on consultation in connection with draft Allocation Policy for Secure Tenants with homes Hereford House, Exeter Court and 4 to 26 Stuart Road, South Kilburn

No	Date of Representation	Representor	Comment	Response	Date of Response
1	9 April 2015	Secure tenant	We are three adults living in a two bedroom flat. My two daughters (21 and 26 years old) share one bedroom which can be inconvenient at times. Both of my daughters would preferably like to have their own bedrooms. Therefore, we would like a three bedroom accommodation.	<p>Thank you completing the Comments Form. You made a comment in relation to the size of the new home that you and your household will be offered. Paragraph 5.1 of the draft Allocation Policy confirms the size and type of the replacement home offered to a secure tenant will depend on a secure tenant's household make up. The Council's allocation policy that is in force at the time that the suitable offer is made will be used to decide the size of home for which secure tenants are eligible. The Council's current allocation policy is the Brent Housing Allocation Policy 2013 (amended November 2014) that adopts the Government's bedroom standard and, as such, provides that single people more than 21 years old should have their own bedroom.</p> <p>The Council's Cabinet will consider all of the comments received by the Council in response to the notice of formal consultation from secure tenants living within Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). Subject to the Cabinet's approval, the Council intends to proceed with its policy to promote a CPO(s) on properties currently occupied by secure tenants in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). The Council will write to you again in the coming months to let you know the outcome of this. Please feel free to call me on the number above if you have any queries. If you would like to speak to someone independent of the Council then you can obtain information and advice from First Call (Independent Resident and Tenant Advisor) on Freephone: 0300 365 7150.</p>	8 May 2015

Formal Consultation with Secure Tenants with homes in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only), South Kilburn
Responses to representations, April 2015

No	Date of Representation	Representor	Comment	Response	Date of Response
2	13 April 2015	Secure tenant	I have no objection on the new development as long as I get a secure home suitable for my needs.	<p>Thank you completing the Comments Form. You made a comment stating you have no objection to the new development as long as you get a secure home suitable for your needs. As per paragraph 7.1 of the draft Allocation Policy for secure tenants with homes in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only), all secure tenants living within Hereford, Exeter and 4 to 26 Stuart Road will be made one suitable offer of alternative accommodation that meets the need of secure tenants and their households. Secure tenants that move to new homes built as part of the South Kilburn regeneration programme will become tenants of a Registered Provider (Housing Association) and your tenancy will change from a secure tenancy to an assured tenancy. Both types of tenancies offer similar benefits, although there are some differences. For example, secure tenants have the right to manage their homes, a right that assured tenants do not have. However, the assured tenancy agreements ensure that rights such as the right of security of tenure and the Right to Buy your home remain. Further details are provided in the booklet 'Information for Secure Tenants of Phase 3a' (page 10) which was sent to you in August 2014.</p> <p>The Council's Cabinet will consider all of the comments received by the Council in response to the notice of formal consultation from secure tenants living within Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). Subject to the Cabinet's approval, the Council intends to proceed with its application for consent to the Secretary of State to rely on Ground 10A of Schedule 2 of the Housing Act 1985 to obtain vacant possession of homes occupied by secure tenants living within Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only), South Kilburn. Subject to the Cabinet's</p>	8 May 2015

Formal Consultation with Secure Tenants with homes in Hereford House,
Exeter Court and 4 to 26 Stuart Road (even numbers only), South Kilburn
Responses to representations, April 2015

No	Date of Representation	Representor	Comment	Response	Date of Response
				<p>approval, the Council also intends to proceed with its policy to promote a CPO(s) on properties currently occupied by secure tenants in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). The Council will write to you again in the coming months to let you know the outcome of this.</p> <p>Please feel free to call me on the number above if you have any queries. If you would like to speak to someone independent of the Council then you can obtain information and advice from First Call (Independent Resident and Tenant Advisor) on Freephone: 0300 365 7150.</p>	
3	27 April 2015	Secure tenant	Happy with proposal.	<p>Thank you completing the Comments Form. The Council notes your agreement with the draft Allocation Policy for Secure Tenants with homes in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). The Council's Cabinet will consider all of the comments received by the Council in response to the notice of formal consultation from secure tenants living within Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). Subject to the Cabinet's approval, the Council intends to proceed with its application for consent to the Secretary of State to rely on Ground 10A of Schedule 2 of the Housing Act 1985 to obtain vacant possession of homes occupied by secure tenants living within Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only), South Kilburn. Subject to the Cabinet's approval, the Council also intends to proceed with its policy to promote a CPO(s) on properties currently occupied by secure tenants in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). The Council will write to you again in the coming months to let you know the outcome of this.</p> <p>Please feel free to call me on the number above if you have any queries. If you would like to speak to someone independent of</p>	27 April 2015

Formal Consultation with Secure Tenants with homes in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only), South Kilburn
Responses to representations, April 2015

No	Date of Representation	Representor	Comment	Response	Date of Response
				the Council then you can obtain information and advice from First Call (Independent Resident and Tenant Advisor) on Freephone: 0300 365 7150.	
4	29 April 2015	Secure Tenant	Requested confirmation that secure tenant's medical needs and those of the secure tenant's household will be taken into account when be offered a replacement home.	Thank you for completing the Comments Form. The Council notes your request for confirmation that your housing needs and those of your household will be taken into account when be offered a replacement home. Paragraph 5.2.1 of the draft Allocation Policy for secure tenants with homes in Hereford House, Exeter Court and 4 to 26 Stuart Road, confirms where a secure tenant or a member of their household requires larger accommodation on health grounds. For example, this may apply where a secure tenant or a member of their household needs their own bedroom for medical reasons or needs a carer/personal assistant or some special bulky medical equipment. These will be considered on a case by case basis, taking into account the advice of the Council's District Medical Officer and reports from relevant adult/children social services.	
If 5	29 April 2015	Secure tenant	It is good to make new houses for safety and security, to have a nice view of the city and for helping people with housing need.	Thank you completing the Comments Form. You made a comment in relation to the safety and security of the new homes. All the new homes built as part of the South Kilburn regeneration programme are designed with the safety and security of residents in mind, by placing entrances and windows on street frontages and around public spaces to increase activity, neighbourliness and security by passive surveillance. Secured by Design principles, a UK flagship initiative that advocates designing out crime to promote safer neighbourhoods, are incorporated in the design of outdoor spaces. You also made a comment in relation to helping people in housing need. The South Kilburn regeneration programme aims to deliver 2,400 new high quality homes, with a net gain of around 1,200 dwellings. It is anticipated around 50% of the new	8 May 2015

Formal Consultation with Secure Tenants with homes in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only), South Kilburn
Responses to representations, April 2015

No	Date of Representation	Representor	Comment	Response	Date of Response
				<p>homes will be available to existing secure tenants of South Kilburn.</p> <p>The Council's Cabinet will consider all of the comments received by the Council in response to the notice of formal consultation from secure tenants living within Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). Subject to the Cabinet's approval, the Council intends to proceed with its application for consent to the Secretary of State to rely on Ground 10A of Schedule 2 of the Housing Act 1985 to obtain vacant possession of homes occupied by secure tenants living within Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only), South Kilburn. Subject to the Cabinet's approval, the Council also intends to proceed with its policy to promote a CPO(s) on properties currently occupied by secure tenants in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). The Council will write to you again in the coming months to let you know the outcome of this.</p> <p>Please feel free to call me on the number above if you have any queries. If you would like to speak to someone independent of the Council then you can obtain information and advice from First Call (Independent Resident and Tenant Advisor) on Freephone: 0300 365 7150.</p>	
6	29 April 2015	Secure tenant	1. To my understanding once the development is finished the council will only have few flats to give it to these secure tenants. If I think how many secure tenants we are living on those building which are planned to be redeveloped,	Thank you completing the Comments Form. You made a comment that, once the development is finished, the Council will only have a few flats to give to secure tenants. The South Kilburn regeneration programme aims to deliver 2,400 new high quality homes (of which around 1,200 will be made available for existing secure Council tenants living in homes due for demolition as part of the South Kilburn regeneration programme), improved open spaces, new shops, new health facilities and a new consolidated school. 131 new homes within	8 May 2015

Formal Consultation with Secure Tenants with homes in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only), South Kilburn
Responses to representations, April 2015

No	Date of Representation	Representor	Comment	Response	Date of Response
			<p>it's incomparable. And I believe as a result of the new development and as per the "formal consultation with secure tenants" booklet I have received, most people will suffer and loose most of our rights. Therefore I strongly believe that the development should not go ahead on the cost of people's right. Should the Secretary of State approves the development, the council should also respect people's rights i.e. we should have a choice where to live, our contract should remain secure etc.</p> <p>2. To create this new policy just for these selected buildings now at the last minute is not fair at all, personally I think that the policy sound very intimidating and it will only add more stress and pressure in to my life and this is not necessary. The council should treat people</p>	<p>the Bronte House and Fielding House redevelopment site and the Site 11b redevelopment site will be affordable (social rent) and, where it is possible to do so, secure tenants living in homes within Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only) will be offered a replacement affordable home within these sites, though this cannot be guaranteed by the Council. However, all secure tenants living in these blocks will be made one suitable offer of alternative accommodation in accordance with the final Allocation Policy for these blocks. You also made a comment that 'most people will suffer and loose most of our rights'. The Council acknowledges the stress and uncertainty that may be felt by some secure tenants as a result of moving. This may be particularly acute for older and disabled secure tenants. To help with this, the Council will ensure that the Estate Regeneration Team will help each secure tenant through the re-housing process. This will include identifying secure tenants' re-housing needs and requirements, informing them about the re-housing and move process, keeping them updated with the project and move timescales and supporting residents throughout the whole process. The Estate Regeneration Team will be able to allocate additional support and services to assist secure tenants when moving home. For example, offering a packing and unpacking service to help older/disabled secure tenants with the move.</p> <p>Secure tenants will not lose most of their rights as a result of the regeneration; secure tenants that move to new homes built as part of the South Kilburn regeneration programme will become tenants of a Registered Provider (Housing Association) and your tenancy will change from a secure tenancy to an assured tenancy. Both types of tenancies offer similar benefits, although there are some differences. For example, secure tenants have</p>	

Formal Consultation with Secure Tenants with homes in Hereford House,
Exeter Court and 4 to 26 Stuart Road (even numbers only), South Kilburn
Responses to representations, April 2015

No	Date of Representation	Representor	Comment	Response	Date of Response
			<p>right and allow people to choose where to live and what they can afford, i.e. I don't think I will move to my perfect preferred area or house/flat, however I should have the choice to decide what I can compromise and what I can live with. I believe the council had given the right to choose by offering more flats to these people who were living on these previous demolished buildings and we should get the same opportunity and be treated equally. This policy should not be agreed, it will be waste of money and time for everyone. There are a lot of children and old people who lives in these flats and it's simply not fair.</p> <p>3. This again is very intimidating and unfair policy. When I went through the booklet, it actually made me feel like a prisoner and very insecure. I think that after 12 + years in my flat I</p>	<p>the right to manage their homes, a right that assured tenants do not have. However, the assured tenancy agreements ensure that rights such as the right of security of tenure and the Right to Buy your home remain. Further details are provided in the booklet 'Information for Secure Tenants of Phase 3a' (page 10) which was sent to you in August 2014.</p> <p>In your comments you also note that secure tenants should have a choice of where to live. Preferences of secure tenants are recorded at the housing needs assessments. Whilst the Council cannot guarantee such preferences will be met, all secure tenants living within Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only) will be made one Suitable Offer of alternative accommodation that meets the housing need of the secure tenant and their household. Paragraph 7.2 of the draft allocation policy sets how the allocation of a replacement home will be prioritised to ensure that secure tenants are fairly prioritised.</p> <p>The Council notes your comment that creating this new policy for selected buildings now at the last minute is not fair. The Council develops, in consultation with affected residents, allocation policies for phases/blocks which are due for demolition as part of the South Kilburn regeneration programme to set out the policy for the allocation of replacement homes. As outlined in paragraph 5.5 of the Allocation Policy for secure tenants with homes in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only), the Council will make a suitable offer to each secure tenant living in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only) at least six months before the time they need to move. The draft Allocation Policy was not intended to intimidate secure tenants, rather, it was intended to clearly outline the how allocations are</p>	

Formal Consultation with Secure Tenants with homes in Hereford House,
Exeter Court and 4 to 26 Stuart Road (even numbers only), South Kilburn
Responses to representations, April 2015

No	Date of Representation	Representor	Comment	Response	Date of Response
			<p>have been very decent tenants, I paid my bills on time I never gave any kind of problem to anyone and now the council will take my rights away just like that?? This is unacceptable and this is how it made me feel reading the booklet. I understand the council may have difficulties with few tenants however the majority decent reasonable tenants should not be ignored and their rights have to be respected. Until now, some people have been offered and they have been viewing flats up 5-6 times and some have not offered or viewed any flat at all. I strongly believe that everyone should be treated equally and have a chance to choose where they wish to live. I would like to add that some people also have the opportunity to bid on Locata, however I have asked to be register for it months ago, I called few</p>	<p>made and prioritised and explain the re-housing process and options. The Council also notes your comment that the Council may have difficulties with few tenants but the majority of tenants are decent and reasonable and should not be ignored and their rights have to be respected. The Council anticipates that the majority of secure tenants in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only) will move to their replacement home voluntarily. In order to provide certainty that the Council can deliver its programme of regeneration on time, the legal process for relocating secure tenants is detailed in paragraph 8 of the draft allocation policy. Finally, with regards to the comment you made in relation to bidding on Locata, I understand you have now been given your registration details for Locata. The Council's Cabinet will consider all of the comments received by the Council in response to the notice of formal consultation from secure tenants living within Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). Subject to the Cabinet's approval, the Council intends to proceed with its application for consent to the Secretary of State to rely on Ground 10A of Schedule 2 of the Housing Act 1985 to obtain vacant possession of homes occupied by secure tenants living within Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only), South Kilburn. Subject to the Cabinet's approval, the Council also intends to proceed with its policy to promote a CPO(s) on properties currently occupied by secure tenants in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). The Council will write to you again in the coming months to let you know the outcome of this. Please feel free to call me on the number above if you have any</p>	

Formal Consultation with Secure Tenants with homes in Hereford House,
Exeter Court and 4 to 26 Stuart Road (even numbers only), South Kilburn
Responses to representations, April 2015

No	Date of Representation	Representor	Comment	Response	Date of Response
			times and I am still waiting to hear from them. Although the chances on Locata are very limited, I Personally think that it may help to open up my views to houses outside South Kilburn and hopefully speed up the process a bit as I don't mind to move out as early as possible if I found the right place.	queries. If you would like to speak to someone independent of the Council then you can obtain information and advice from First Call (Independent Resident and Tenant Advisor) on Freephone: 0300 365 7150.	
7	29 April 2015	- Independent Resident Advisor - Tenant Representative	[Paragraph] 5.1 – Requiring same gender children to share a room until the age of 21 is inappropriate for a regeneration project, and will make the Council's task in rehousing families on this large scheme more difficult. Other Inner London Council's have maintained a different age limit for their Decant policy whilst maintaining the National Bedroom Standard for their Borough wide Allocation policy. Brent should explore these options for this and future phases in order to maintain positive tenant	Thank you for your comments in relation to the draft Allocation Policy for Secure Tenants with Homes in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only). The draft Allocation Policy has been drafted to align with the Brent Housing Allocation Policy 2013 (amended November 2014) which adopts the Government's bedroom standard which allocates one bedroom to each pair of children or young people aged between 10 to 20 years old of the same gender. Paragraph 5.2.4 of the draft Allocation Policy for Secure Tenants with Homes in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only) notes that the Council will offer a secure tenant a larger replacement home than they would otherwise be entitled to under the Brent Housing Allocation Policy 2013 (amended November 2014) where household members will be aged 21 years or above by the time the secure tenant will move into the replacement home. In practice it means that secure tenants would be no worse off; for example secure tenants in Hereford House with a two-bedroom property with two children of the same gender would continue to share a room in their	8 May 2015

Formal Consultation with Secure Tenants with homes in Hereford House,
Exeter Court and 4 to 26 Stuart Road (even numbers only), South Kilburn
Responses to representations, April 2015

No	Date of Representation	Representor	Comment	Response	Date of Response
			engagement with regeneration plans.	replacement home. Secure tenants in Exeter Court and 4 to 26 Stuart Road (even numbers only) (three-bedroom properties) may qualify for 'Needs Plus' which would adjust the basic housing needs assessment to offer one more bedroom than the secure tenant would otherwise qualify for. Therefore, the policy in relation to the size of the replacement home offered to secure tenants will remain as per the draft Allocation Policy for secure tenants in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers only).	
8	29 April 2015	- Independent Resident Advisor - Tenant Representative	[Paragraph] 7.3.2 – As with [paragraph] 7.3.3, this paragraph should make clear that a Council home offered within South Kilburn will meet the Decent Homes Standard and be fully decorated. [Paragraph] 7.4.2 – As [paragraph] 7.3.2.	The Council proposes to include an additional sentence at the end of paragraphs 7.3.2 and 7.4.2 in response to this comment which reads as follows: <i>All replacement homes within South Kilburn that are existing council properties not due for demolition as part of the South Kilburn regeneration programme are likely to meet the Decent Homes standard. Where a Secure Tenant with a [one bedroom housing need]/[housing need of two bedrooms or more] moves to a permanent Council home within South Kilburn that are existing council properties not due for demolition as part of the South Kilburn regeneration programme, the Council will fully decorate the property.</i>	8 May 2015
9	29 April 2015	- Independent Resident Advisor - Tenant Representative	[Paragraph] 9.1 - Rent Levels – The statement in paragraph 3 <i>[Annual rent increases for the new replacement homes will, like Council rents, be in line with the Government's recently issued guidance on social rent, which currently provides that annual rent</i>	The Council's Cabinet approved an overall average rent increase for 2015/16 of 2.8% (average £3.14 per dwelling per week) for the main properties within its stock. This increase takes into account the government's rent restructuring guidance, is consistent with the previously agreed rent policy and enables the investment in the Council's housing stock as set out in the Housing Revenue Account asset management plan. To make the rent increase position clearer, paragraph 9.1 of the Allocation Policy for secure tenants with homes in Hereford House, Exeter Court and 4 to 26 Stuart Road (even numbers	8 May 2015

Formal Consultation with Secure Tenants with homes in Hereford House,
Exeter Court and 4 to 26 Stuart Road (even numbers only), South Kilburn
Responses to representations, April 2015

No	Date of Representation	Representor	Comment	Response	Date of Response
			<p><i>increases will be limited to the Consumer Price Index plus one per cent.] may need to be revised to reflect the apparent flexibility within Government guidance given that Brent Council's rent increase at 2.8% for 2015/16 has exceeded the guidance limit of 2.2%.</i></p>	<p>only) has been amended as follows: <i>Annual rent increases for the new replacement homes will be in line with the Government's guidance on social rents. Registered Providers are required to meet the 'key requirements' set out within the Rent Standard Guidance. The Rent Standard guidance currently provides that annual rent increases for social housing will be limited to the Consumer Price Index plus one per cent.</i></p>	