



Cabinet
14 March 2016

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

Wards affected:
Kilburn

South Kilburn Regeneration Programme – Phase 4 notices

1 Summary

- 1.1 This report summarises the progress made on the regeneration of South Kilburn and sets out the approvals required by the Cabinet to further progress Phase 4 of the regeneration programme.
- 1.2 The report sets out the approvals required by the Cabinet to serve demolition notices on Phase 4B of the South Kilburn regeneration programme (being Dickens House, Blake Court, Crone, Zangwill and John Ratcliffe House). This will enable the next major phase of the Regeneration programme to be initiated.

2 Recommendations

Retrospective report on deliverables to date

- 2.1 That the Cabinet note the progress made to date in delivering the South Kilburn Regeneration as detailed in the report at Appendix 1.

Phase 4B Demolition Notices

- 2.2 That the Cabinet authorise the serving of demolition notices and the suspension of secure tenants' Rights to Buy in relation to secure tenancies in blocks Dickens House, Blake Court, Crone, Zangwill and John Ratcliffe House (together defined as '**Phase 4B**' of the South Kilburn regeneration programme) and authorise the Strategic Director of Regeneration and Environment to issue all and any notices required to be issued in connection with such demolition.

3 Detail

Retrospective report on deliverables to date

- 3.1 Officers were recently invited to attend Scrutiny Committee to provide that Committee with an overview of the SK Regeneration Programme. A summary of the programme to

date was provided and is attached as Appendix 2 for Cabinet Members as it provides a succinct summary of the physical regeneration outcomes to date.

Demolition Notices

- 3.2 On 15 October 2012, 11 February 2013 and 26 January 2015 the Executive/Cabinet authorised the serving of demolition notices and the suspension of secure tenants' Right to Buy in relation to secure tenancies on Phase 3 (being Peel Precinct, 8 to 14 Neville Close (all numbers inclusive), 97 to 112 Carlton House (all numbers inclusive), Hereford House and Exeter Court) and Phase 4A (being Craik Court, Austen House, Neville House, Winterleys and 113 to 128 Carlton House (all numbers inclusive)). Consequently the Council is now engaged in buying back leasehold properties within the above blocks due for demolition as part of the South Kilburn regeneration programme in preparation for redevelopment.
- 3.3 Similarly, to assist the smooth operation of the next phase of the programme and to prevent increased leaseholder acquisition costs, authority is now being sought to serve demolition notices and suspension of secure tenants' Right to Buy in relation to secure tenancies within Phase 4B (namely blocks Dickens House, Blake Court, Crone, Zangwill and John Ratcliffe House) of the South Kilburn regeneration programme.

4 Financial Implication

Demolition Notices

- 4.1 The serving of demolition notices on the affected residents can be undertaken within existing resources so does not have an additional financial implication.

5 Legal Implications

Demolition Notices

- 5.1 Initial Demolition Notices need to be served on secure tenants in accordance with the provisions of Section 138A and Schedule 5A of the Housing Act 1985 as amended by the Housing Act 2004 to prevent the Council from having to complete Right to Buy sales. Schedule 5A sets out what must be included in the Initial Demolition Notice, including the intention to demolish, the reasons for demolition and identifying the period within which the landlord intends to demolish. The period set out in the notice to carry out the demolition works must be not more than reasonable to carry out the proposed demolition of the relevant properties or in any case not expire more than seven years after the date of service of the notice.

6 Diversity Implications

- 6.1 South Kilburn was identified as a priority area for driving economic opportunity and regeneration within Brent – Creating Opportunities, Improving Lives (Brent Borough Plan 2013-14). The Regeneration Strategy for Brent 2010-2030 identifies the transformational change of South Kilburn within strategic priority one. The area was previously a New Deal for Communities area and as such, all interventions are specifically targeted at those people who suffer socio-economic disadvantage in society. The South Kilburn Trust, through its widening participation, seek to find ways of involving and engaging with all local residents and particularly those who the council traditionally finds 'hard to reach'. There has been and will continue to be widespread resident consultation and community engagement as proposals for the physical regeneration of the area are developed and delivered.

- 6.2 The new homes in South Kilburn are available to all secure tenants currently living in properties due for demolition as part of the South Kilburn regeneration programme within the neighbourhood regardless of their ethnicity, nationality or national origin, age, gender, marital status/civil partnership, sexual orientation, disability, gender identity or expression or religion or belief. A proportion of new homes are designed to be accessible and wheelchair adaptable while the allocations process considers the specific housing needs of secure tenants in respect of issues related to their protected characteristics. The Estate Regeneration Housing Team will carry out comprehensive Needs Assessments to ensure tenants' needs are effectively assessed and addressed.

7 Staffing/Accommodation Implications

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

8 Background Papers

Appendix 1 Plan A - Current Masterplan

Appendix 2 Scrutiny Report

9 Contact Officers

Marie Frederick
Senior Project Manager Estate Regeneration
Tel: 020 8937 1621
E-mail: marie.frederick@brent.gov.uk

Aktar Choudhury
Operational Director of Regeneration
Tel: 020 8937 1764
Email: aktar.choudhury@brent.gov.uk

LORRAINE LANGHAM
Strategic Director of Regeneration and Growth