



**Scrutiny Committee
2 December 2015**

**Report from Strategic Director
Regeneration & Growth**

For Information

Report Title: South Kilburn Regeneration Programme

1.0 Summary

1.1 This report provides an update to Members of the Scrutiny Committee of the progress of the South Kilburn Regeneration Programme

1.2 The report sets out the main aims and ambition of the programme.

1.3 The report sets out the notable achievements to date and an outline of future projects. Effectively this report sets out to provide a “State of the Nation” type of summary of a very large and complex regeneration programme

2.0 Recommendations

2.1 To note the contents of this report

3.0 Detail

3.1 Between the period 2001 and 2011 South Kilburn was a designated New Deal for Communities area. £50m was spent in the area - under the direction of a board comprising a majority of local residents - on a range of socio-economic interventions including health, community safety, employment and education. Throughout this period there was an unprecedented engagement with local residents and it became clear that their number one priority was for new homes to replace poor standard accommodation across South Kilburn. Despite the best efforts by the then housing department, it proved exceptionally difficult to put together a scheme for the physical regeneration of South Kilburn that was economically viable.'

3.2 In 2010 Brent Council brought forward a new approach to delivering for the estate-wide redevelopment of South Kilburn. The previous attempt to deliver the scheme through a large scale stock transfer to a Housing Association was abandoned, and the Regeneration Department was tasked with developing a

new master plan and a new delivery mechanism for the area. The area designated the South Kilburn Regeneration Area is shown on the attached plan (Appendix A). The original phasing programme is shown in Appendix B

3.3 The stated aims of the programme were to deliver:

- 2,400 homes of which 1,200 will be made available to existing South Kilburn residents
- A new larger high quality urban park
- A new local primary school
- New health facilities
- Improved environmental standards
- An improved public realm
- A site wide energy solution

4.0 In addition over the life of the programme additional informal aims have been developed:

- a) Improve the quality of accommodation for tenants and residents on the estate
- b) To introduce a sense of place to the estate so that it integrated into the wider area
- c) For existing tenants, an almost unique offer of a guarantee of a new high quality home on the estate (if they wanted one rather than being required to move off the estate). Rents are set at target rent so are lower than other rents set in the borough
- d) A single move whenever possible
- e) Accommodation which suited their individual needs and circumstances
- f) Improvements to the public realm and infrastructure

4.1 Blocks of flats demolished and homes created:

To date, based upon the above master-plan and phasing programme the Council has delivered on a number of the planned schemes but has also been able to provide support for other projects.

The attached schedule sets out the number of flats demolished and homes created to date (Appendix C).

The success of the programme is based upon the ability to create sufficient units to enable the decant of the next block in the demolition sequence. The type of units required, the mix and the number all need to be carefully planned to avoid any imbalance between the demand and supply at any one time. Fortuitously at an early stage of this programme Brent was able to remove an unwelcoming, large traffic roundabout site and secure planning consent to build 133 new homes (75 affordable rent). As this was a clear site it provided the head-room to enable future moves.

4.2 In regard to the commitment to provide every tenant on the estate with a new home on the estate. Appendix C provides general information as to where Brent social tenants have moved to following relocation from blocks to be demolished (Appendix C).

4.3 Infrastructure and Public Realm

Already provided as a result of the Regeneration programme

Sports Provision

Land was provided for the construction of a new sports hall facility. Built by Westminster City Council, primarily for the, expanded, St. Augustine's Secondary School. The Council secured reduced rates for South Kilburn residents as part of the deal.

Adult Day Care Centre

The former Albert Road Day Care Centre was relocated to a more suitable central borough location in the John Billam Park. The South Kilburn Regeneration programme was able to contribute to the capital construction cost of this new purpose built facility by redeveloping the site for residential accommodation.

Community Space

New community space has been incorporated across the South Kilburn Programme. The Vale Community Centre, and South Kilburn Studios also provide community facilities that are used on a regular basis by the Council and Local Community.

Local Road Network

As part of the place making and re-connection of the estate to the adjoining areas, as sites have been developed, where possible, the former Victorian road layout has been reinstated. In the next phase it is hoped to open up the following roads, Stuart Road, Canterbury Road and, in conjunction with Brent Highways, introduce measures to improve Carlton Vale. Carlton Vale is the main route which bi-sects the South Kilburn Estate. It is proposed to also introduce a dedicated cycle highway along Carlton Vale up to Queens Park Station.

Future Public Realm and Infrastructure Projects:

Green Space

Already on site on the former Wood House is a new public park. It is scheduled to be completed in Spring 2016 and will provide accessible, safe and stimulating play space for local children and a relaxing area for local residents.

There is also a communal garden space, provided as part of the Catalyst Development, which will also be available to local residents. Within the current master plan there is also a proposal to enlarge and improve the Kilburn Park Open Space.

Medical Centre

As part of the proposals for the redevelopment of the Peel Precinct area the Council is incorporating plans to provide a large medical centre. This centre will provide a modern, purpose built facility for three local G.P. practices. All three practices are currently working with the Brent appointed architect, Penoyre & Prasad, to help design the facility. It is hoped, over the next year, to garner support and approval from NHS England for this much needed facility. Current plans also include a pharmacy. The target date for completion is 2019.

Education

Currently there are three state schools within the South Kilburn Estate. Brent, via Children & Families Department, is in early conversation with Carlton Vale Infants ND Kilburn Park Juniors in regard to provision of new build replacement facility and a single form expansion.

It is worth noting that as with all infrastructure and public realm works these projects are costs which need to be funded from the receipts generated by the sale of sites for private development. Apart from S.106 funding, which is generated by the SK developments, the South Kilburn Regeneration Programme receives no other form of external funding or internal subsidy. It is therefore, to date, a self-funded regeneration programme. All capital receipts generated within the Regeneration Programme are retained for future projects.

Recreation

Within the master-plan there is also a proposal to improve and possibly expand the Kilburn Park Open Space. As with all infrastructure and public realm projects these are costs which need to be funded from the receipts generated by the sale of sites for private development. Apart from S.106 funding the regeneration programme receives no other form of external funding and is therefore, to date, as self-funded regeneration programme.

5.0 Current Position

The programme has slipped, partly due to internal resources issues and also due to external factors such as the legal challenge by a licensee tenant at Gloucester House and in particular the safeguarding of a key development site by HS2 which effectively froze any development opportunity. However the following schemes are in progress and are at different stages of delivery:

Queens Park Place

Due for completion in late Spring 2016. It consists of 144 flats (28 affordable rent) and a new retail unit to be occupied by Marks & Spencer

Former site of Bronte & Fielding Houses

This scheme has just reached the topping out phase with United Living and Network Housing Group. They were selected in 2013 and it is due for completion in two phases. The first is expected to be available in April 2016 with the second phase completed toward the end of 2016. It will comprise 229 apartments (103 affordable rent) with a new public square facing onto Kilburn Park Road and a new footpath.

Argo House

This is a private development within the estate. However the Council secured 23 units for affordable rent to be offered to existing South Kilburn tenants as well as five shared equity units for South Kilburn leaseholders. This scheme will also come forward in the first half of 2016.

Chippenham Gardens

In collaboration with a private land-owner the Council is seeking to redevelop 5-9 Chippenham Gardens, Kilburn Park Post and 4-26 Stuart Road (even numbers only). It is hoped, subject to a planning application due to be submitted in mid-2016, to provide approximately 52 new homes (22 affordable

rent for existing secure tenants). The scheme should also undertake improvements to the Chippenham Gardens Open Space. Unfortunately the Post Office operator has turned down the opportunity to return to the site post-development and has instead decided to seek to permanently relocate elsewhere in the vicinity. Appendix D shows the location of the nearest alternative Post Office locations.

(Former site) Gloucester & Durham

Brent secured permission to replace the above blocks with 236 new homes (102 affordable rent) together with provision for the creation of space for a District CHP Energy Centre plus re-provision of play space and public amenity. This scheme was also designed to open up the vista towards the Grade 1 Listed St. Augustine's Church.

All former tenants have been relocated with the majority moving to the new Catalyst Scheme on Cambridge Avenue, Rupert Road and Denmark Road. Two leaseholders remain and CPO powers may be required to secure vacant possession.

Peel Development

Only at RIBA Stage 1, this scheme seeks to replace 55 residential and 18 tertiary retail units with approximately 194 residential (42 affordable to rent). This scheme is predominantly a private residential scheme as it is necessary to cross subsidise the provision of 2380m² sq. m. of Medical Centre.

Incidentally, although not currently within the SK Master Plan area, the Council has recently been approached by the OK Club in association of the SK Trust with a request to review the potential of a joint development. This development would provide permanent long term space for the OK Club and the SK Trust as well as, subject to a successful GLA bid for funding, an Enterprise hub for the local business and community space. The Council would also seek to develop land which it holds freehold but is currently leased to the OK Club for residential development.

Salisbury Road Car Park Site

This site has been blighted for a number of years by HS2 proposals to locate a vent shaft and ATS on this site which consists of the public car park, former press, a council owned residential block (Cullen House), the Falcon Public House and TfL offices. In March 2013 Full Council authorised officers to raise a petition against this proposal. Since then there have been numerous discussions with HS2 which has culminated with HS2 incorporating within AP4 (a revision to the Bill) an alternative site at Canterbury Works (a privately owned site which consists of a vehicle repair garage).

If AP4 is adopted by Parliament this will free up the site and enable the redevelopment of Cullen House, which is situated on an island site surrounded by traffic. Effectively this site has been "on hold" since 2012 but in anticipation of the success of the lobbying of HS2, the planning permission, which was granted in 2012 has, through joint action by Genesis H.A. and Brent Council, been consented in November 2015.

The current consent is for the demolition of Keniston Press, Cullen House and The Falcon Public House and redevelopment of 137 flats (39 affordable) along with new public space and 1270 sq.m. of commercial space. Therefore,

subject to site assembly and agreement with private owners it is hoped this scheme could be on site in 2017.

6.0 Master-Plan

As can be seen in the attached appendix which set out the current master plan, the next major site to be brought forward is Hereford and Exeter. Given the scale of current schemes it is clear, subject to financial constraints and controls, that, additional internal project management resources will be required as we attempt to regain some lost time.

However it is also considered timely to refresh the Master-plan. Therefore, in conjunction with Planning colleagues it is proposed to consult local residents and tenants on a revised and refreshed master-plan and accompanying SPD. Brent will appoint master-plan architects, Cost Consultants and also engage with the local community in regard to proposals. These proposals will consider matters such as, infrastructure, density, mix and range of accommodation, phasing and also the possibility of incorporating additional sites into the Master plan area.

This work is expected to be concluded by June 2016.

7.0 Additional Benefits for the Regeneration Programme on South Kilburn Utilisation of vacated residential units

Rather than simply de-commission vacated units the Regen Team is working with Housing colleagues to identify units which would be suitable to provide alternative temporary accommodation. The re-use of vacated units provides a higher standard of accommodation for temporary homeless families compared to B&B and provides a saving to the TA budget.

Meanwhile Initiatives

The temporary garden and allotment space at the Former British Legion site was very well utilised by local residents, the former housing department porta cabins on Canterbury Road are now used by South Kilburn Trust to provide studio and office space to local residents who in turn provide training opportunities to local people. One notable success story is the band Klean Bandit who recorded and rehearsed from these studios and who have since achieved a No. 1 chart record.

Educational Site Visits

Main contractors are encouraged to reach out to the local schools and youth in the area and arrange open days when children can safely go on site and possibly develop an interest in the various professions and trades which are involved in a large development project

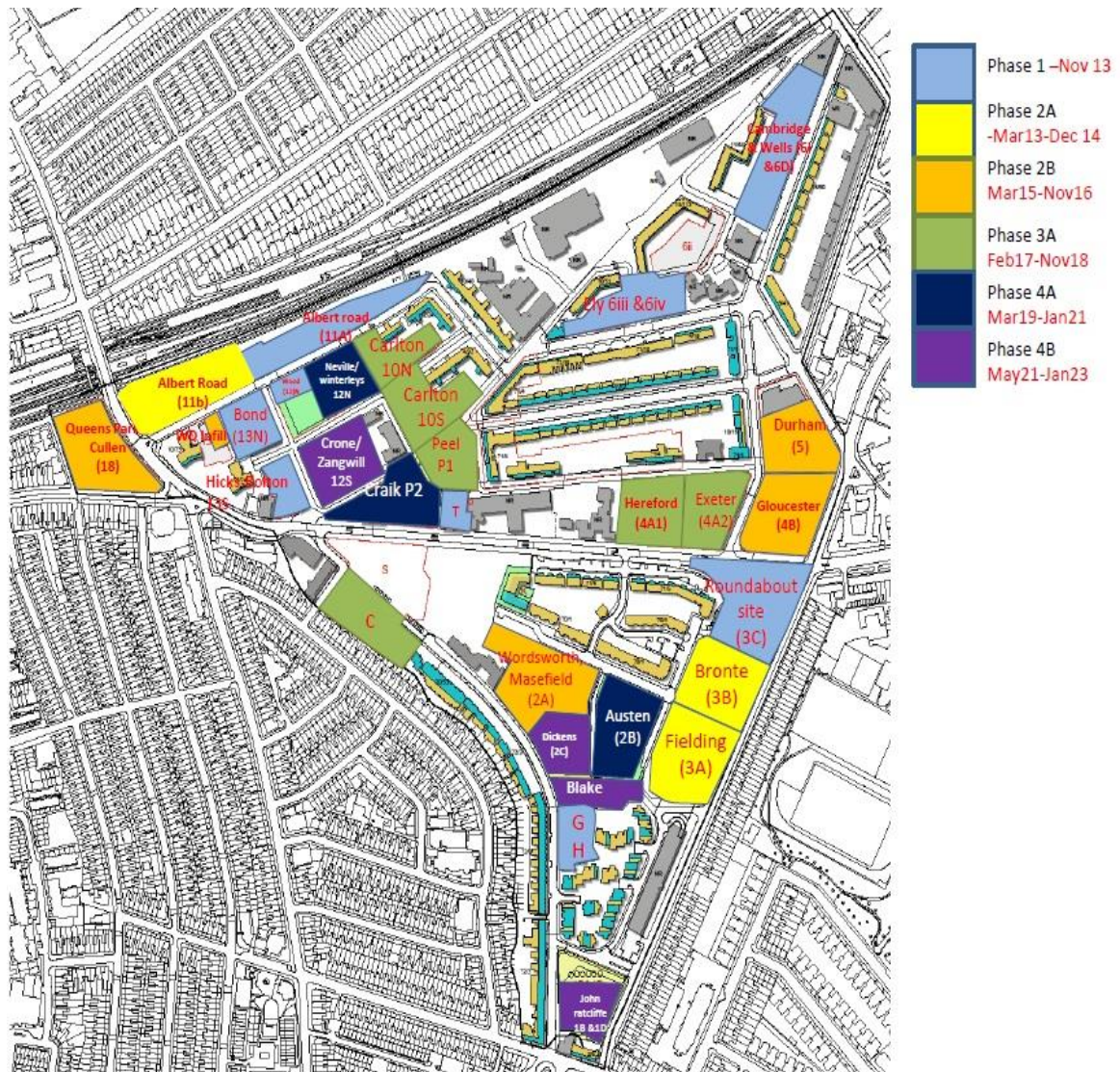
Construction Job Opportunities and Apprenticeships

Each development contract let by Brent Council requires the contractor to offer job opportunities to local people and to also to offer apprenticeships. The Regen Team works with the Council's Employment Team and also with the SK Trust to ensure these opportunities are exploited for maximum benefit to the local community.

Contact Officer

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Appendix A



Appendix B

The South Kilburn Regeneration Programme is being delivered in phases.

Phases and start dates						
Phase 1a Complete	Phase 1b June 2012	Phase 2a March 2013	Phase 2b March 2015	Phase 3 Feb 2017	Phase 4a March 2019	Phase 4b May 2021
Marshall House	Ely Court	Bronte House	Durham Court	Hereford House	Craik Court	Crone/ Zangwill Court
Site 3C Roundabout Site	Cambridge Court	Fielding House	Gloucester House	Exeter Court	Austen House	Dickens House
Texaco	Wells Court	Site 11b, Albert Road	Wordsworth House	97 to 112 Carlton House	Neville House	Blake Court
Gordon House	Bond and Hicks Bolton		Masefield House	1 to 57 Peel Precinct	Winterleys	John Ratcliffe House
	Wood House		Queens Park/ Cullen House	8 to 14 Neville Close	113 to 128 Carlton House	

APPENDIX C

Secure Brent Council tenants: This spreadsheet shows the addresses the secure tenants who used to live at the following blocks Bond House, Bronte House, Cambridge Court, Fielding House, Hicks Bolton House, Marshall House and Wells Court have now been relocated to:

Bond House	George House (New Development NW6) x5	Granville Road NW6 x4
	Neasden Lane North NW10 x1	Swift House NW6 x1
	McDonald House (New Development NW6) x1	
Bronte House	Allington Road NW6 x1	Kingston House NW6 x1
	Austen House NW6 x2	Kilburn Lane W10 x3
	Canterbury Road NW6 x3	Kilburn High Road NW6 x1
	Bisham Court x1	Len Williams House NW6 x1
	Broadfield Close NW2 x1	McDonald House(New Development NW6) x9
	Claremont Road NW6 x1	Mascotts Close NW2 x1
	Dickens House NW6 x2	Merle Court (New Development NW6) x5
	Dyne Road NW6 x1	Oakington Manor Drive HA8 x1
	Ellerslie Gardens NW10 x1	Oriel House x1
	Franklin House (New Development NW6) x12	Swift House (New Development NW6) x19

	<p>George House (New Development NW6) x20</p> <p>Gloucester House NW6 x1</p> <p>Granville Road (New Development NW6) x2</p> <p>Hansel Road (New Development NW6) x5</p> <p>Hollister House (New Development NW6) x16</p> <p>Hereford House NW6 x1</p>	<p>Princess Road NW6 x4</p> <p>Randolph Avenue x1</p> <p>Thames Court NW6 x1</p> <p>William Dunbar House NW6 x1</p> <p>Malvern Road NW6 x1</p> <p>Bond House NW6 x1</p>
Cambridge Court	<p>Canterbury Road NW6 x2</p> <p>Granville Road (New Development NW6) x5</p> <p>Merle Court (New Development NW6) x1</p>	<p>Princess Road NW6 x3</p> <p>Tavistock Road NW10 x1</p>
Fielding House	<p>Allington Road NW6 x1</p> <p>Austen House NW6 x3</p> <p>Cavendish Road NW6 x1</p> <p>Chapel Close x1</p> <p>Chatsworth Road NW6 x1</p> <p>Claremont Road NW6 x1</p>	<p>Malvern Road NW6 x1</p> <p>McDonald House (New Development NW6) x9</p> <p>Mendip House x1</p> <p>Merle Court (New Development NW6) x8</p> <p>Princess Road NW6 x3</p> <p>Purves Road NW10 x1</p>

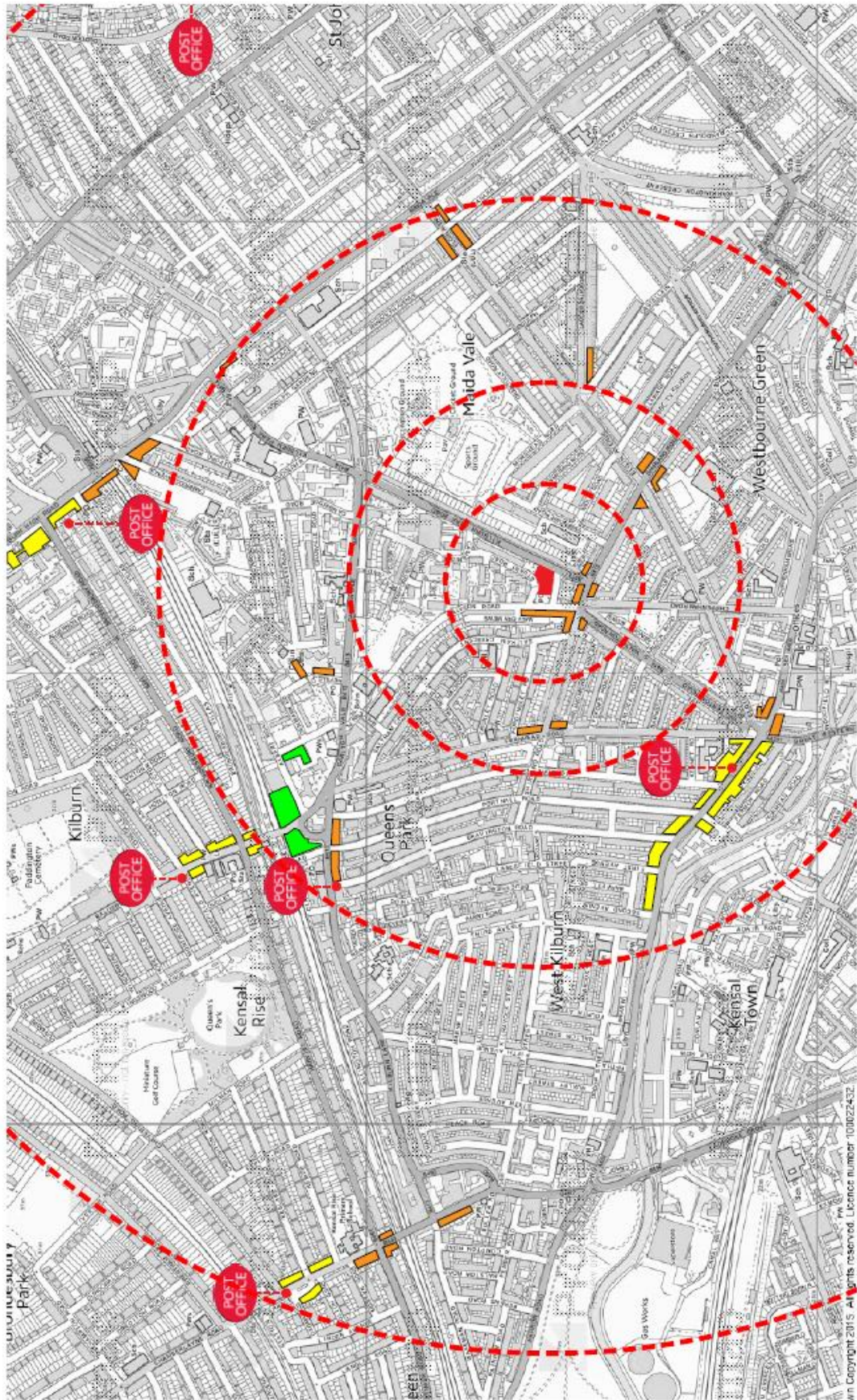
	<p>Farm Road Wembley x1</p> <p>Fishers Way Sudbury x3</p> <p>Franklin House (New Development NW6) x7</p> <p>George House (New Development NW6) x24</p> <p>Gloucester House NW6 x2</p> <p>Granville Road (New Development NW6) x6</p> <p>Harrow Road Wembley x1</p> <p>Hereford House NW6 x1</p> <p>Hollister House (New Development NW6) x13</p> <p>Kilburn Lane W10 x4</p>	<p>Quadrant Court Wembley (new development) x1</p> <p>Sancroft Close NW2 x1</p> <p>Shackleton House NW10 x1</p> <p>Swift House (New Development NW6) x10</p> <p>Thames Court NW6 x1</p> <p>Turner Court x1</p> <p>Tylers Gate Kenton x1</p> <p>William Dunbar House NW6 x2</p> <p>William Saville House NW6 x1</p> <p>Wood Road x1</p>
Hicks Bolton House	<p>George House (New Development NW6) x2</p> <p>Merle Court (New Development NW6) x2</p>	<p>Swift House (New Development NW6) x2</p>
Marshall House	<p>Canterbury Road NW6 x4</p> <p>Chichester Road NW6 x1</p> <p>Gloucester House NW6 x1</p>	<p>Granville Road (New Development NW6) x9</p> <p>Princess Road NW6 x4</p> <p>Vincent Gardens NW2 x1</p>

Wells Court	Canterbury Road NW6 x3	Kilburn Lane W10 x1
	Canterbury Terrace NW6 x3	Mcdonald House (New Development NW6) x2
	Creswell House x1	Merle Court (New Development NW6) x5
	George House (New Development NW6) x3	Princess Road NW6 x2
	Granville Road NW6 x9	

APPENDIX D

New Homes For South Kilburn

Proposed redevelopment of 5-9 Chippenhams Gardens, Kilburn Park Post Office and 4-26 Stuart Road (even numbers only)



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Second Public Exhibition 5 Nov 2015

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GRAND TOTAL COMPLETED OR CURRENTLY UNDER CONSTRUCTION

New homes provided within South Kilburn from 2011 to date 100% nomination to South Kilburn secure tenants for the affordable homes

McDonald House (formerly Gordon House) Network Stadium Housing) Decanting of tenants from Bond Hse, Hicks Bolton House Wood House & Marshall House						
	Status	1 Bed	2 Bed	3 Bed	4 Bed	Total
McDonald House NW6	Complete 2011	3	15	8	0	26

Merle Court (formerly Texaco site) Catalyst Housing, Decanting of tenants from Wells Court, Ely, Cambridge Court, Bond, Wells						
	Status	1 Bed	2 Bed	3 Bed	4 Bed	Total
Merle Court Carlton Vale NW6	Complete 2012	9	17	12	4	42

Albert Road Site 11A London & Quadrant Housing Decanting of tenants from Bronte & Fielding House NW6						
	Status	1 Bed	2 Bed	3 Bed	4 Bed	Total
Albert Road NW6	Complete 2012	23	62	17	11	113
Site 3C Carlton Vale NW5	Completed 2013	14	30	23	8	75

Phase 1B						
Catalyst Housing, Cambridge Ely Wells, Hicks and Bond Site. Decanting tenants from Gloucester, Durham, Masefield Wordsworth House						
	Status	1 Bed	2 Bed	3 Bed	4 Bed	Total
Cambridge Avenue, Bristol Walk, Gorefield Place	Complete 2015	16	22	10	10	58

Falconbrook & Walbrook	Complete 2014	13	26	17	8	64
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Total homes completed to date

378

Phase 2A Site Bronte/Fielding Site, Kilburn Park NW6 & Albert Rd NW6						
Decanting tenants from Hereford, Exeter, Stuart						
	Status	1 Bed	2 Bed	3 Bed	4 Bed	Total
Bronte/Fielding Site & Network Stadium Housing	On site 2013 schedule completion 2016	49	38	12	4	103
Albert Rd L&Q Housing	On site 2013 schedule completion 2016	11	10	6	1	28

Argo Site Kilburn PK Rd Home Group Housing will be available early 2016						
Status On site schedule completion 2016	1 bed	2 bed	2 Bed equity swaps	3 Bed	4 Bed	Total
	16	7	5	0	0	28

Homes to be ready for 2016

159

Peel Site (partner not engaged as yet) Bispoke development for tenants at Peel, Neville Close and 97 to 112 Carlton House						
	Status	1 Bed	2 Bed	3 Bed	4 Bed	Total
						41