

 <p>Brent</p>	<p>Resources & Public Realm Scrutiny Committee 30 November 2016</p> <p>Report from Strategic Director Regeneration and Environment</p>
<p>For Information</p>	
<p>Report for Scrutiny on Call In Report on South Kilburn Regeneration Programme– Carlton & Granville Centres Site – Development Options</p>	

1.0 Summary

1.1 This briefing has been prepared in response to the Scrutiny call in, in regards to the decisions made by the Cabinet on 15 November 2016 in respect of the South Kilburn Regeneration Programme - Carlton and Granville Centres Site – Development Options Report from the Council’s Strategic Director of Regeneration and Environment.

2.0 Recommendations

2.1 That the Members of Scrutiny Committee note the information provided by officers in response to the specific reasons for Call-In and having regard to the options available to the Scrutiny Committee conclude that the grounds for the Call-In are rejected and the decision can be implemented.

3.0 Detail

3.1 The following reasons were stated for the Call-In by a Councillor and are addressed in turn below.

Reasons for call-in included:

- That the process has been flawed with mistakes, warnings not heeded and lack of early consultation.
- That insufficient notice has been given to the views of the two Centres, local Councillors and other interested parties.

3.2 That the process has been flawed with mistakes, warnings not heeded and lack of early consultation.

Process

A report went to Cabinet on 25 July 2016 (“the July Report”) in respect of the Carlton and Granville Centres site and an option for the demolition and redevelopment of the Carlton and Granville Centres site was approved by Cabinet. The decisions on that report included that the site be included within the wider Masterplan Review (South Kilburn) and for there to be

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local consultation, amongst other recommendations. A copy of the full decisions are available with the July Report and section 3.2 of the November Cabinet Report.

It is acknowledged that consultation was not undertaken prior to the July report and this was in part due to the need to prepare a bid to the GLA in tight timescales to retain funding. However, prior to consideration of the report considered by the Cabinet in November (“the November report”), which is the subject of the Call – In, the matter was fully consulted upon, which resulted in a significantly different set of recommendations to Cabinet in the November report. These recommendations were approved by Cabinet and supersede the decisions made in respect of the July Report.

Lack of Early Consultation

The consultation in respect of this project has taken place post the July Report. The November report did recognise that key feedback from the consultation, and through officer meetings, has been that the community has been upset that there was a lack of consultation prior to the July Report, that they were not presented with options for the site and that the report had paid no attention to their services and failed to outline the future of these services. This is not disputed but was corrected prior to the November report which is the subject of this Call - In.

Prior to the November report officers embarked upon a wide ranging series of consultations. This formal consultation was not launched until September to avoid the summer holiday period when many consultees may well have been on holiday. The following is a schedule of the consultation events held prior to the November report.

Public Consultation

- Public Consultation Event held on 1 September 2016 for the Proposed Redevelopment of the Carlton and Granville Centres site. This event was widely leafleted to the local community. A feedback form was available at the event.
- South Kilburn Masterplan Review 2nd Public Exhibition (13 September 2016) – included the Proposed Redevelopment of the Carlton and Granville Centres site. This event was widely leafleted to the local community. A feedback form was available at the event.
- The public consultation for the Carlton and Granville Centres site ran from 1-27 September. Information was available on the Council website along with an online feedback form.

One to One meetings with Occupiers of the two Centres were held, the consultation response for occupiers was extended beyond the public consultation date to give them time to have a one to one meeting and respond:

- Brent Start – 6 September 2016
- Granville Plus Nursery School – 8 September 2016 (meeting with Headteacher). 23 September 2016 (meeting with parents). 3 October 2016 (Governors meeting)
- Barnardos Children Centre – 15 September 2016
- Granville Community Kitchen and Otherwise Club – 21 September 2016
- Concorde Café – 5 October 2016

Given the above it is clear that there was extensive consultation with the interested and affected parties prior to the submission and consideration of the November report and therefore the concern that there was a lack of early consultation in respect of that report, and the decisions made in respect of it, is misplaced.

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3.3 That insufficient notice has been given to the views of the two Centres, local Councillors and other interested parties

The results of the public consultation are in appendix 1 of the November report and appendices 2-6 include notes on the Council's engagement with the occupiers of the two centres. As can be seen from the appendices, the consultation and the comments from the various parties were included and given careful notice, within the November report.

In particular the November report moved away from the July Report recommendation, which was for a demolition of the two centres, to a more controlled and phased approach. Thus the November report sought approval to progress with Phase 1 of the redevelopment and approval to commence the procurement of a Design Team to progress Phase 2.

Phase 1 will only have an impact on the Granville Centre. It will not involve any demolition and will be a substantial refurbishment of the existing building in order to accommodate the desired Enterprise Hub. The Granville Centre is currently an underused and largely empty building.

The delivery of Phase 1 will allow for the Nursery School and Barnardos Children Centre to stay on site in their current locations. The Granville Community Kitchen and Otherwise Club would have to make arrangements with the South Kilburn Trust, who it is proposed will run the Enterprise Hub, to share the space they use and will use within the proposed Enterprise Hub, but to date this is expected to be achievable.

Phase 2 would affect both centres. As outlined in the November report, the Council is seeking to review options for Phase 2 in light of the consultation taken into account within the November report. If the decisions made in respect of the November report proceed, the Council will seek to engage with a Design Team to take forward a review of the options for the site and to conduct in-depth engagement with the local community.

The Council would envisage that the site would still deliver an Enterprise Hub, Education/Community Space and Housing, with the priorities being: to secure a permanent enterprise hub, to secure the future of the Nursery School, to secure the future of the Barnardo's operated Children's Centre (within the South Kilburn area although not necessarily on this site) and to secure the future of the Granville Community Kitchen and Otherwise Club as being incorporated into the Enterprise Hub space.

Brent Start is due to leave the Carlton Centre in 2017 as they are developing their own property strategy which will see them reduce their permanent physical presence whilst maintaining their offer to residents and a more detailed separate report will be brought to Members in due course to outline this strategy.

However for the purposes of the November report it was considered reasonable to presume that a future Brent Start function operating within this site is not envisaged beyond mid-2017. As the Concorde Café does appear to be linked with Brent Start, when Brent Start vacates the Carlton Centre, officers would need to consider if the café can continue to operate and it may not be suitable to accommodate this on site. In the longer term the Council would need to consider if a café function is appropriate in this building, especially as a new café is proposed as part of the "Peel" site. Therefore, officers will need to enter into discussions with Concorde Café regarding the future of their operation post vacation by Brent Start.

The November report stated that:

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Taking the site forward with a Design Team, the Council would seek to ensure that:

- There is robust consultation
- Would review the viability of a complete demolition versus retaining all/parts of the building
- Consult with English Heritage

The views of interested and affected parties have in fact been taken on board by the November report, which is the subject of this Call – In. It is however, acknowledged that the July report, due to the lack of prior consultation and lack of consideration of some of the implications of its recommendations, unnecessarily upset and caused concern to local Ward Councillors and other interested parties.

3.4 A member who has supported the call-in has provided further reasons for the call-in:

The following reasons were stated for the Call-In by a Councillor and those upon which it is appropriate for officers to comment are addressed in turn below:

The failure of the Cabinet to ensure that consultation took place with the users of the Granville Centre including the Granville Plus Nursery School.

Consultation has taken place with all identified occupiers of the centre on a one to one basis, as identified above.

There has been three events with the Granville Plus Nursery School:

- Granville Plus Nursery School – 8 September 2016 (meeting with Headteacher)
- 23 September 2016 (meeting with parents)
- 3 October 2016 (Governors meeting)

Public Consultation

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3.5 The failure of the Cabinet to consider (ignored) warnings from a local councillor, that no consultation had taken place with the local community the Head of a popular local school and the parents who use it. Therefore putting valuable community assets under the unnecessary threat of closure and demolition.

Officers carried out a series of consultation events following the July report as identified above.

3.6 The failure of the cabinet to adequately question the officer (consultant) who prepare the report on whether proper consultation had taken place, as it seem likely the consultant ever visited The Granville /Carlton centres or spoke to stakeholders.

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Officers have met in person with each of the current identified occupiers of the centres. Officers have received tours of the Granville Plus Nursery School, space used by the Granville Community Kitchen and Otherwise Club and have visited the Concorde Café.

3.7 The failure of the cabinet to engage with the South Kilburn Trust putting £2 Million at risk for a local employment Hub.

The South Kilburn Trust has been engaged, including working with Council officers in regards to the submissions to the GLA for funding for the Enterprise Hub.

The South Kilburn Trust is a member of the Enterprise Hub project board, which includes Council officers and the GLA .

The South Kilburn Trust are in discussions with Council officers to agree a lease for the space within the Granville Centre.

The South Kilburn Trust were invited to the consultation event on the 1 September 2016 and the Exhibition on the 13 September 2016. A meeting was also held after the 1 September consultation with the Head of Estates Regeneration and the Chief Executive of the South Kilburn Trust.

The South Kilburn Trust have raised a number of points via a letter to the Chair of the Scrutiny Committee. Whilst this letter is not directly related to the Call-In, it is considered that some reassurance to the South Kilburn Trust as to the council's continuing commitment to the joint working relationship with them should be provided.

An indicative timetable for Phases 1&2 (appendix 1) has been developed, but it should be noted that at this stage the timetable is subject to change. The council cannot commit at this time to what the recommendation for the final option for this site (phase 2) will be as this will be developed through consultation, architectural development, planning and financial viability considerations.

See appendix 1 for Phase1 & 2 Timetable.

The July Cabinet report resolved that:

(iv) that the Strategic Director for Resources in consultation with the Strategic Director for Regeneration and Environment, Chief Legal Officer and Chief Finance Officer enter into a legal agreement with the South Kilburn Trust and the GLA to secure their funding contributions in return for project delivery of the Enterprise Hub by March 2018, and setting out Council commitment to underwrite the shortfall in project funds;

Whilst the timescales have changed since the July Cabinet report, in that only phase 1 can be delivered by March 2018, the Council is still committed to the delivery of phase 2 of the Enterprise Hub, working with the South Kilburn Trust.

It is currently proposed that the council give some written reassurance to the South Kilburn Trust that the council will continue to work with the South Kilburn Trust to realise a Permanent Enterprise and Community Hub. As indicated in the July report, it is anticipated that the South Kilburn Trust will provide £2million towards the interim and permanent Hub and that the Council will make a financial commitment where there is a shortfall.

3.8 The failure of the Lead member for Regeneration to visit Kilburn or talk to stakeholders from May to the present day to re-assure local residents that there would be adequate consultation.

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3.9 The failure of the Lead Member for regeneration to response to email requests for a meeting between Local councillors the Leader and CEO, between July and November.

4.0 Financial Implications

4.1 Refer to November Report

5.0 Legal Implications

5.1 Refer to November Report

6.0 Diversity Implications

6.1 Refer to November Report

7.0 Staffing/Accommodation Implications (if appropriate)

7.1 Refer to November Report

Background Papers

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