



**Cabinet**  
24 July 2017

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

Wards affected: Kilburn

**To update on progress since the original approvals were given in November 2013, January 2015 and June 2015 and seek approval and re-affirmation of the original decision to proceed with the CPO in the light of the changes which have occurred on the Land North of Chippenham Gardens**

## **1 Summary**

- 1.1 The regeneration of South Kilburn is a fifteen year programme that is approximately half way through. It aims to transform the area into a sustainable and mixed neighbourhood and create a real sense of place and belonging. The programme will deliver around 2,400 new homes of which 1,200 will be made available for social rent for existing South Kilburn, secure council tenants. To date 1073 new homes have been delivered with 60% (639) new homes having been made available for existing secure tenants of South Kilburn. Woodhouse Urban Park was opened to the public in May 2016 and South Kilburn residents are able to utilise St Augustine's Sports Hall.
- 1.2 The Council's objective is to provide high quality new homes with values driven from market sales in order to maintain the viability of the Regeneration Programme in the long-term, and to achieve a substantial improvement in the living conditions of existing South Kilburn secure Council tenants.
- 1.3 The South Kilburn Masterplan review took place in 2016, and the community are at the heart of our decision making process. We have taken an inclusive and participatory approach to consultation and engaged with residents and stakeholders of South Kilburn with extensive local consultation from July through to December, which directly fed into the drafting of a revised South Kilburn Supplementary Planning Document 2017 (SPD). The SPD was adopted by Cabinet on the 19 June 2017 and will be an important document in determining how this area continues to transform over the next 10-15 years.
- 1.4 The South Kilburn Regeneration Programme also includes the delivery of a new larger high quality urban park and an improved public realm, a new local primary school, new health facilities, new retail facilities, an Enterprise Hub and

Community Space, improved environmental standards and a South Kilburn District Energy System. The South Kilburn Programme has been recognised for exemplar design for new build homes as well as landscape projects and has won a number of prestigious awards.

- 1.5 The report relates to Chippenham Gardens, which is a fundamental part of the South Kilburn Regeneration Programme. The Site comprises of 5-9 Chippenham Gardens, Kilburn Park Post Office and 4-26 Stuart Road (even numbers only) together defined as “**Chippenham Gardens**” (see appendix 1 – Existing Site Plan).
- 1.6 This report provides Cabinet with an update on the Chippenham Gardens project and seeks to reaffirm and confirm the use of the Compulsory Purchase Order (CPO) powers in order to secure vacant possession in order to bring forward the site for redevelopment within a timely manner and to meet the decant programme.

## **2 Recommendations**

That Members:

- 2.1 Note the updated information referred to in this report.
- 2.2 Note and endorse the Council’s Statement of Case dated 16 December 2016.
- 2.3 Reaffirm and authorise all steps to make, confirm and implement the London Borough of Brent (South Kilburn Regeneration– Land North of Chippenham Gardens) Compulsory Purchase Order.
- 2.4 Note there is a ‘Leaseholders in Regeneration Schemes’ paper to be presented to Cabinet for approval on 24 July 2017. It is advised that this report can be cross-referenced with this report for certain matters such as the Secretary of States approach and guidance to CPOs.

## **3 Detail**

### **Background and Update**

- 3.1 The Council's Scheme for the redevelopment of the Chippenham Site has the benefit of full detailed planning permission granted by the Council on 14 July 2016.
- 3.2 The stopping order for Chippenham Gardens was also approved by General Purposes Committee on 23 February 2017, which was fundamental aspect of the scheme.
- 3.3 The consented scheme will consist of 52 new high quality residential homes which will include 30 dwellings for sale on the open market and 22 social rented homes (for existing secure tenants of South Kilburn) comprising a range of 1 to 3 bedroom flats which consist of 24 x 1 bed, 19 x 2 bed and 9 x 3 bed, which could be subject to change. In addition, the development will provide new public realm,

car park spaces, landscaped private and shared gardens and associated highway and other infrastructure.

- 3.4 The project is an integral and vital part of the Council's proposals for the regeneration of the South Kilburn area. The South Kilburn Masterplan Review 2016 is now complete and the recent adoption of the South Kilburn Supplementary Planning Document 2017 by Cabinet, has reconfirmed and reinforced the point that the successful delivery of the Chippenham Gardens Scheme is critical to the Council's on-going delivery of the South Kilburn Regeneration Programme as it will deliver 22 much-needed new affordable homes at social rent, for the programmed decant of existing secure tenants in future phases of the South Kilburn Regeneration Programme. Failure to deliver the 22 affordable homes as proposed within the timescales and phasing will have a detrimental impact on the future phases and the comprehensive wider regeneration of the South Kilburn Masterplan by preventing the Council from having a vacant site in order to bring future sites forward for redevelopment. Not being able to bring the site forward for redevelopment would also have an impact on the financial viability of the wider Estate regeneration which must be part of a self-funded programme. Failure to deliver the Chippenham Gardens Scheme would be detrimental to the comprehensive regeneration envisaged by the South Kilburn Masterplan.
- 3.5 On 5 September 2016 the London Borough of Brent (the "Council") made the London Borough of Brent (South Kilburn Regeneration Phase 2 – Land North of Chippenham Gardens) Compulsory Purchase Order 2016 (the "Order").
- 3.6 The Order has been made under section 226(1) (a) of the Town and Country Planning Act 1990.
- 3.7 The Council via its Cabinet Committee on November 2013 and 26 January 2015 and 1 June 2015 resolved to make the Order pursuant to its powers under section 226 of the Town and Country Planning Act 1990 (as amended) (the "1990 Act"). These various authorisations given by Cabinet related to the key steps involved in securing the necessary land assembly, including authorisation for land acquisition, both by agreement and compulsorily if required, commencing statutory consultation processes and the allocation policy for secure tenants affected by the Order in relation to the scheme described within section 5 of this Statement ("the **Chippenham Gardens**").
- 3.8 The purpose of the Order is to enable the Council to purchase compulsorily, to facilitate the carrying out of development, redevelopment and improvement, certain land in the South Kilburn Estate (the "Estate") in the London Borough of Brent. The land which is the subject of the Order comprises 5-9 Chippenham Gardens, Kilburn Park Post Office and 4-26 Stuart Road (even numbers only) and other land in the immediate vicinity and is shown Appendix 1. A copy of the map referred to in the Order accompanies this Cabinet Report and is attached see (Appendix 2 – Statement of Case).
- 3.9 The reasons for the order are two-fold. Firstly, to provide for the redevelopment of the Order Land to facilitate the Chippenham Gardens Scheme. This would lead to its transformation from a run-down and sub-standard urban form to a

modern and carefully designed development contributing to a better environment, a better mix of dwellings in the locality and increasing the number of affordable, social rented homes on the Order Land from 8 to 22. Secondly, the purpose of the Order is to support the South Kilburn Regeneration Programme by delivering a crucial and integral part of the programme to regenerate the Estate. This is achieved not only through the regeneration of the Order Land itself which contributes to the regeneration of the South Kilburn area, but by the new affordable dwellings being made available to the secure tenants of the homes on the Estate which are due for redevelopment as the next step in the programme. If homes are not available for "decant" of secure tenants, the programme would come to a halt.

- 3.10 The Council received statutory and non-statutory objections to the Compulsory Purchase Order. The Council prepared a Statement of Case in response to the objections raised – Appendix 3. The Council's Property team are negotiating to acquire these interests by agreement and these negotiations are ongoing, but the council may have to rely on CPO powers to acquire the interests and obtain possession if the negotiations by agreement are unsuccessful. All leaseholders have been offered a market value and compensation package in line with good practice under compulsory purchase and, for the owner-occupiers, an alternative and affordable rehousing solution via a shared equity property or property swap on the South Kilburn Estate has also been offered. To date one of the leaseholders has accepted and offer with two leaseholders remaining in negotiation.
- 3.11 The current site comprises of a Post Office and a Council residential block comprising of 12 flats. Of these 8 were social rented and 4 have been purchased under Right to Buy ("RTB") legislation. In regard to the social tenants, to date all have already been relocated to alternative accommodation elsewhere within South Kilburn.
- 3.12 Of the 4 leaseholders, one has been acquired by negotiated agreement and one leaseholder is currently in Heads of Terms working towards completion, leaving two leaseholders. One is an owner-occupier and one is an investment-owner with the unit let on a private rented basis. All leaseholders have been offered a market value and compensation package in line with good practice under compulsory purchase and, for the owner-occupiers, an alternative and affordable rehousing solution via property swap on the South Kilburn Estate has also been offered. Officers are currently in negotiations with the remaining leaseholders to acquire by agreement if possible.
- 3.13 Woodville Properties Limited ("Woodville"), are the freehold owners of 5-9 Chippenham Gardens and the Kilburn Park Post Office site (together the "Woodville Land"). On 11 November 2013, the Executive delegated authority to the then Strategic Director of Regeneration and Growth in conjunction with the Borough Solicitor and the Chief Finance Officer to enter into a collaboration agreement with Woodville. That collaboration agreement was entered into by the Council and Woodville on 19 December 2014 (the "Collaboration Agreement"). The current tenant of the Kilburn Park Post Office confirmed that they did not want to return to the new development. Consequently he has entered into an agreement to surrender his lease and vacate the site with Woodville. Woodville

have recently indicated that they are interested in disposing of their interest to the Council rather, than participating in the Collaboration Agreement. Officers are currently negotiating with Woodville on a buyout figure.

- 3.14 The Council is currently working through the CPO process for the Chippenham Site, however the Council will continue and would prefer to seek to acquire the three residential units ahead of this process by mutual agreement. The justification for the CPO is set out in the Council's 16 December 2016 Statement of Case.
- 3.15 Chippenham Gardens is in accordance with the strategic objectives for the delivery of new high quality homes which offers family homes and mixed tenure and also that the Scheme is in accordance with the adopted planning policy framework for the area. Officer's considered the proposal in the context of the current Masterplan for South Kilburn (2005) and in making their decision had regard to the background of the South Kilburn Regeneration Programme and its wider objectives and the role of the subject site in delivering these objectives. The proposals for Chippenham Gardens accord with the adopted South Kilburn Supplementary Planning Document 2017 and form a fundamental part.
- 3.16 Before proceeding with the option to demolish the Order Land and redevelop the site, various options were looked at as to why demolition was the preferred and best option for the Site.

### **Alternatives**

- 3.17 The Order Land is not capable of piecemeal development with individual areas of land being brought forward in isolation, as the Site is too small to accommodate satisfactory or viable redevelopment in parts and because running through the Site is a Class 3 Storm Relief Sewer, which is a constraint to development of part of the Order Land. The combined approach of using the whole site to secure comprehensive development (including highway access) to serve the Scheme is considered to yield a significantly better redevelopment outcome for the area, particularly as it is one of a number of sites in the area to be regenerated on a comprehensive basis as part of the South Kilburn Regeneration Programme. It would not be possible to undertake a sustainable redevelopment of the Order Land in smaller parcels.
- 3.18 The refurbishment or other improvement of the existing 4-26 Stuart Road on the Order Land was not a feasible alternative due to their physical layout and characteristics. It was also not economic. When it was considered in 2015, the cost of bringing up the social rented homes to a decent home standard was approximately £520,000 (for 8 homes). This does not include the other benefits associated with the proposed redevelopment (such as the increase in the number of homes and the ability to contribute to the South Kilburn Regeneration Programme). There was no economically viable alternative to redevelopment and refurbishment would have represented much worse value for money in terms of the improvements achieved for the cost and wider associated benefits. The Statement of Case references £4.m for refurbishment to include external works. However this figure has not been verified by surveyors and therefore will not be relied upon in the Public Inquiry.

- 3.19 A comprehensive approach is required to deliver the Chippenham Gardens Scheme and the benefits it will bring.
- 3.20 A "Do Nothing" alternative would not be acceptable because the dwellings occupied by the Council's secure tenants would continue to deteriorate, adding to future maintenance costs and would not bring about the environmental and social benefits which are a feature of the Chippenham Gardens Scheme. Further, the net increase in the number of affordable homes on the site (14) would not be achieved. Also, as explained above, refurbishment of the dwellings could not be achieved at economic cost.
- 3.21 Overall, it is concluded that there is no credible alternative which could meet the Council's regeneration and planning policy objectives for the Order Land within a reasonable timeframe.
- 3.22 The Council therefore considers that compulsory acquisition is essential to deliver the Chippenham Gardens Scheme, although it will continue to seek to secure the outstanding interests in the Order Land by agreement, wherever possible.
- 3.23 The Council is satisfied that there is a compelling case in the public interest for compulsorily acquiring the Order Land, and believes that the benefits which the Chippenham Gardens Scheme would secure in the public interest outweigh the effect of the acquisition on the rights of individuals. It is considered that in this case, the requirements of the guidance, domestic legal requirements and the requirements of the European Convention on Human Rights, are met.
- 3.24 It is thought prudent that the decisions taken in January and June 2015 to be reaffirmed at this stage (Appendix 2), in light of developments since then. The Council has received confirmation of approval of the Ground 10a application from the Secretary of State, planning consent for the scheme, approval of the stopping up order and the commencement of the CPO Process.
- 3.25 There have also been a number of emerging policy and guidance since 2015 such as Department for Communities and Local Government (DCLG) Compulsory Purchase Guidance 2015, the draft DCLG estate regeneration good practice guide 2016, – as well as the Council Development Management policies DPD, and the 2016 minor alterations to the London Plan and the Aylesbury Estate decision.
- 3.26 On 19 June 2017 the Cabinet granted approval to procure for a delivery partner in order to redevelop the Chippenham Gardens Site. The Council is seeking to engage a Delivery Partner now ahead of the site being fully vacant in order to speed up delivery timescales for both delivering the new homes, but also to assist with the wider South Kilburn programme. It is hoped that by the time a delivery partner is on board the site will be fully vacant. The current estimated target for a start on site is the First Quarter 2018.

3.27 As a result, as set out in recommendations 2.3 above, Officers are seeking Member confirmation of the proposed way forward.

#### **4 Financial Implication**

4.1 The financial model for the South Kilburn regeneration programme is to be self-financing within the funding envelope generated from on-going disposals. The capital receipts generated are reinvested back into the South Kilburn regeneration programme, to enable the rolling regeneration programme that delivers new homes.

4.2 The South Kilburn model has traditionally worked through a process of procuring delivery partners, who develop an existing site and generate high value properties. In return for this site, they build affordable and social housing, while also delivering capital receipts to support the capital programme.

4.3 The cost of the CPO process will be paid out of existing budgets. CPO processes are not always straight-forward and it is incumbent on the Council to demonstrate that it has put forward a fair and appropriate offer to owners. The Council has provided a variety of options for owners that are intended to satisfy the requirements of the legislation and mitigate its risk and the risk to the wider regeneration programme.

4.4 This report refers to the continuation of the existing programme of leaseholder buybacks, however, this is an existing financial commitment.

#### **5 Legal Implications**

##### **Compulsory Purchase Order**

5.1 The Council has power to make a compulsory purchase order under section 226 (1) (a) of the Town and Country Planning Act 1990 if it thinks that the acquisition will “facilitate the carrying out of development, redevelopment or improvement or in relation to the land”. Under section 226(1) (A) the Council must not exercise the power under sub paragraph (a) unless it thinks that the development, redevelopment or improvement is likely to contribute to the achievement of any one or more of the following objects – (a) the promotion or improvement of the economic wellbeing of their area; (b) the promotion or improvement of the social wellbeing of their area; (c) the promotion or improvement of the environmental wellbeing of their area. 4.10 Compulsory purchase orders must only be made if the Council is satisfied that there is a compelling public interest to do so. Paragraph 12 of the Guidance on compulsory purchase and the Crichel Down Rules for the disposal of surplus land acquired by, or under the threat of, compulsion:

5.2 “A compulsory purchase order should only be made where there is a compelling case in the public interest. An acquiring authority should be sure that the purposes for which the compulsory purchase order is made justify interfering with the human rights of those with an interest in the land affected. Particular consideration should be given to the provisions of Article 1 of the First Protocol

to the European Convention on Human Rights and, in the case of a dwelling, Article 8 of the Convention.

- 5.3 It is necessary therefore to consider the human rights implications of making CPOs. The Convention Rights applicable to the making of any CPO orders are Articles, 6 and 8 and Articles 1 of the First Protocol.
- 5.4 The Guidance advises that an acquiring authority should only make a compulsory purchase order where there is a compelling case in the public interest to do so. The Council is satisfied that there is a compelling case for the use of its compulsory purchase powers.
- 5.5 The Order Land forms part of the Estate (and thus forms part of the area which is the subject of the South Kilburn Regeneration Programme). Although the Council is the majority freeholder and landlord, there are a number of leasehold and other interests within 4-26 Stuart Road (even numbers only) needing to be secured as well as other interests in other land affected by the Order. The Estate is suitable for a sustainable and phased approach to development and the Order is required to secure land and property rights to enable the Scheme to be implemented.
- 5.6 The Council has considered the reasons why it is necessary to acquire the property interests identified in the Statement Case (Appendix 3) and this Cabinet report. The freeholders and leaseholders have been invited to enter into discussions with the Council with regard to compensation, in accordance with the advice contained in the Guidance.
- 5.7 The purpose of the Order is to enable the Council to acquire: all freehold and leasehold interests not already in Council ownership; land the ownership of which it has not been possible to ascertain, notwithstanding diligent enquiry; land where agreement to acquire cannot be reached, and such acquisition is necessary in order to achieve delivery of the Chippenham Gardens Scheme with a programmed start on site of 2017, subject to confirmation of the Order.
- 5.8 Section 122 of the Local Government Act 1972 provides that a principal Council may appropriate for any purpose for which the Council are authorised to acquire by agreement land which belongs to the Council and is no longer required for the purpose for which it is held immediately before the appropriation.
- 5.9 The Council's negotiations with the freeholder and leaseholders have indicated that it is likely that the timely acquisition of these interests on reasonable terms and within a realistic timescale will, in some instances, only be achievable through compulsory purchase. Compulsory purchase powers are therefore essential to enable the necessary interests to be acquired and for site assembly to be achieved, thereby enabling the Chippenham Gardens Scheme to be delivered. The Chippenham Gardens Scheme will contribute to the improvement of the economic, social and environmental well-being of the South Kilburn area and the compulsory purchase of the Order Land is justified in these circumstances.



- 5.10 The overarching consideration for the Council when making the Order and for the Secretary of State in deciding whether it should confirm the order (as set out in paragraphs 12 to 15 of the Guidance) is whether there is a compelling case in the public interest which justifies the interference with the human rights of those with an interest in the land affected.
- 5.11 Paragraphs 2 and 12 of the Guidance advise that a compulsory purchase order should only be made where there is a compelling case in the public interest. An acquiring authority should be sure that the purposes for which the compulsory purchase order is made justify interfering with the human rights of those with an interest in the land affected and is proportionate. Particular consideration should be given to the provisions of Article 1 of the First protocol to the European Convention on Human Rights and, in the case of a dwelling, Article 8 of the Convention.
- 5.12 The Council considers that there is a compelling case in the public interest for the making and confirmation of the Order for the reasons outlined in this Statement. The need for the development of the Order Land is acknowledged and supported in the adopted local planning policy framework as set out in section 8 of the Statement of Case (Appendix 3).
- 5.13 Delivery of the Chippenham Gardens Scheme would help fulfil the Council's key planning policy objectives for the area and transform the Order Land. It would contribute significantly to the improvement of the economic, social and environmental well-being of the area as set out in the Statement of Case (Appendix 3).
- 5.14 Detailed planning permission for the Chippenham Gardens Scheme was granted on 14 July 2016 (Planning ref 16/1191). The Council is confident that there is a very high likelihood of the Chippenham Gardens Scheme proceeding, given the commitment to the delivery of it demonstrated to date, in securing planning consent for it, the acquisition of interests by agreement, the making of the Order, the availability of funding and the further steps it is taking to deliver the project. The steps taken include ensuring that all the secure tenants have already been allocated a new home and that one leasehold interest has been acquired by agreement, as well as working with the outstanding leaseholders and other interests to try to acquire their interests by agreement. The Council believes that there are no credible alternatives to compulsory purchase to achieve the purposes of the Order following the limited progress made so far with the approach taken of extensive efforts to seek to acquire interests by negotiation.
- 5.15 It is highly unlikely that all the outstanding interests required could be assembled by agreement within a reasonable timescale, which would prevent for the programmed start on site of autumn/winter 2017, subject to confirmation of the Order. In making its assessment of the justification of the Order, the Council has taken into account the rights of those who may be affected by the Order (as referred to in section 10 in the Statement of Case – Appendix 3). In addition, the Council has had due regard to its public sector equality duty under section 149 of the Equality Act 2010 (referred to in section 11 of the Statement of Case – Appendix 3). In the Council's view, the considerable public benefits of new high quality homes involving a net increase of 14 new affordable homes and an

overall net increase of 40 new high quality homes, an enhanced public realm and investment into the local area, and enabling the progress of the South Kilburn Regeneration Programme, outweigh the interference with the human rights of those likely to be affected by compulsory purchase and there is a clear compelling case, in the public interest, for the making and confirmation of the Order.

### **Appropriation of Land for Planning Purposes**

- 5.16 Appropriation is subject to third party rights over the land and in respect of the South Kilburn Estate as it is housing land the prior consent of the Secretary of State under Section 19 of the Housing Act 1985, if the appropriation includes land on which dwellings have been built or land over which owners or occupiers of dwellings have rights.
- 5.17 Section 203 of the Housing and Planning Act 2016 provides broad powers for over-riding third party rights including easements, restrictive covenants and other matters, subject to payment of any compensation. The practical effect of these powers is that any rights which may exist do not delay or obstruct the development. This provides effective assurance to the developer that he will have a good title to the land
- 5.18 The land must no longer be required for the purpose for which it is held immediately before appropriation. This test will be satisfied by deferring the date of the appropriation to a time when it is clear that the scheme will proceed. Once the appropriation is effected, the appropriated land will be held for planning purposes.

## **6 Equality Implications**

- 6.1 The new affordable 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. In regards to the Chippenham site all of the secure tenants have now moved to alternative properties. Secure tenants within the South Kilburn Regeneration Programme will be offered the opportunity to move into the new affordable (social rent) units once the Chippenham Gardens scheme is delivered. The additional units will be made available to other secure tenants living in properties due for demolition as part of the South Kilburn regeneration programme and following the detailed Masterplan Review 2016 and the recently adopted South Kilburn Supplementary Planning Document 2017.
- 6.2 Every effort should be made to provide the secure tenants with suitable alternative accommodation and to reach mutually acceptable agreements with the leaseholders to buy their properties without seeking legal action. When identifying the options and alternatives put forward, the Council should proactively engage with affected residents and leaseholders.
- 6.3 As with all other schemes that are part of the South Kilburn regeneration programme, full consideration has been given to residents and leaseholders with protected characteristics, particularly people with disabilities and / or other types

of vulnerabilities due to older age, childcare and/or caring responsibilities, socio-economic status (lone parents and large families).

### **Race / Ethnicity**

- 6.4 Due to the ethnicity profile of the area, full consideration has been given to the impact on black, Asian and minority ethnic individuals/groups. The Council has ensured that the options put forward to residents and leaseholders provide reasonable and affordable alternatives that enable them to remain in the area and maintain their family and community ties, as per Article 1 of the First Protocol and Article 8 of the European Convention on Human Rights.

### **Age/Carers/Disability/Pregnancy and maternity**

- 6.5 The requirements for anyone who is older or with a disability, or those who are pregnant or on maternity to have to move from their current property (residential or commercial property) is likely to be more difficult and could suffer greater psychological effects, including stress. (This in turn has an impact on carers).
- 6.6 To mitigate this, for the secure tenants who are moving, the re-housing team provides help to secure tenants through the moving process, additional support and services to those who require it can be provided.
- 6.7 Leaseholders may be affected if they are seeking to acquire a similar sized property in the surrounding area as the value for a Local Authority property tends to be less than a non-Local Authority property. To counteract these resident leaseholders have been offered the option of shared-equity or a property swap on the South Kilburn Estate. The purpose of making the offers on the Estate is to ensure that the objectors remain on the Estate are within the same locality and there is a real sense of social cohesion. For those who move off the estate, they may have to increase/get a new mortgage agreement which could be difficult for older residents or those with caring/dependent children responsibilities.
- 6.8 The Equalities position for who currently remains at Stuart Road are detailed in the Equalities Impact Report (Appendix 4). Cross reference should also be made with the Housing Policy Report.
- 6.9 The new accommodation on the Chippenham Site has been designed (10%) have been designed to be wheelchair adaptable dwellings and meet the requirements set out in Part M4 (3) 'wheelchair user dwellings'. All other dwellings across the scheme have been designed to meet the requirements set out in Part M4 (2) 'accessible and adaptable dwellings'.

## **7 Staffing/Accommodation Implications**

- 7.1 There are no specific implications for Council staff or accommodation associated with the proposals contained within this report save as detailed elsewhere in Section 3.

## **8 Background Papers**

Appendix 1 – Existing Site Plan

Appendix 2 – 26 January 2015 + 1 June 2015 (Executive Decisions)

Appendix 3 – Statement of Case

Appendix 4 – Equalities Impact Report

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