



Cabinet
15 January 2018

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

Update and approval of decisions to enable the disposal and redevelopment of 1-8 Neville Close, 1-64 Winterleys and 113-128 Carlton House and 1-71 Blake Court in pursuance of the Regeneration of South Kilburn

Wards Affected:	Kilburn
Key or Non-Key Decision:	Key
Open or Part/Fully Exempt:	Open
No. of Appendices:	Appendix 1 – Redline Boundary 1-8 Neville House, 1-64 Winterleys 113-128 Carlton House, Carlton Hall Appendix 2 – Masterplan including 1-71 Blake Court Appendix 3 – Responses to Consultation Appendix 4 – Consultation Documents Appendix 5 – Allocation Policy
Background Papers:	None
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1 Purpose of Report

- 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 This report seeks approval to authorise the Strategic Director of Regeneration and Environment to seek the Secretary of State's consent pursuant to Part V of Schedule 2 to the Housing Act 1985 to the disposal and development of 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House (as shown edged red Appendix 1) and 1-71 Blake Court (as shown within the SK Masterplan area at Appendix 2) for the purpose of Ground 10A of Schedule 2; and also seeks approval to authorise the final Allocation Policy for secure tenants with homes in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court.

2 Recommendations

That Members of the Cabinet:

- 2.1 Having noted and considered the responses to the consultation as set out in proposal 1 of Appendix 3, delegate authority to the Strategic Director of Regeneration and Environment to seek the Secretary of State's consent to the disposal and redevelopment of 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and Carlton Hall and 1-71 Blake Court (hereafter also referred to in this report as "**the South Kilburn properties**") pursuant to Part V of Schedule 2 to the Housing Act 1985 and to seek possession of those dwellings occupied by secure tenants by relying on Ground 10A of Schedule 2 of the Housing Act 1985.
- 2.2 Having noted and considered the responses to the consultation as set out in proposals 2 and 3 of Appendix 3 in connection with the intention to make a Compulsory Purchase Order(s) (CPO(s)) and to seek possession of **the South Kilburn Properties** under Ground 10A of Schedule 2 of the Housing Act 1985 subject to the Secretary of State's consent approve the adoption of the Allocation Policy as set out in Appendix 5 which will apply to the South Kilburn Properties.
- 2.3 Members note that this Allocation Policy which is referred to in previous paragraphs sets out the basis on which replacement homes will be allocated to secure tenants in the **South Kilburn Properties** and the legal means to be adopted for seeking possession of the **South Kilburn Properties**, through the use of Ground 10A of the Housing Act 1985 (if approval is given by the Secretary of State) and compulsory purchase powers under section 226(1)(a) of the Town and Country Planning Act 1990.

3 Detail

Background and Update

- 3.1 The South Kilburn Estate is an amalgam of Council residential blocks from the 1950's and 60's including a number of different post-war social housing typologies in poorly designed and low quality physical environment. The estate is located in the south of the borough and sits between Kilburn High Road to the east, Queen's Park to the north-west and extends towards Maida Vale

in the south. It is the Southern-most part of Brent and shares a boundary with the City of Westminster. It is an area surrounded predominantly by privately-owned terraced Victorian and Edwardian housing that command high values. The over and underground facilities of Queen's Park and Kilburn Park stations and Kilburn High Road over ground station lie close to the estate's borders.

- 3.2 The estate is the largest concentration of social housing in Brent and amongst the largest in London. Much of the housing suffers from inherent internal design problems and the relationships between buildings, streets and spaces are poor and indeterminate. The area is not amenable for maintenance or improvement and as a whole the estate presents significant management challenges. These physical conditions manifest themselves in some of the highest levels of social and economic exclusion in the borough (and are amongst the highest in the country).
- 3.3 1-8 Neville House, 1-64 Winterleys and 113-128 Carlton House are more of the traditional 1950's Council blocks. Winterleys is a 12 storey residential block which now faces on to Woodhouse Urban Park, but is currently separated from the park by surface car parking. Neville House is a four storey residential block. Carlton House is a four storey residential block. Much of the existing site has poor definition of public and shared space and presents inactive frontages to the street and surrounding areas. Carlton Hall is a one storey detached community space currently occupied by the South Kilburn Trust.
- 3.4 1-71 Blake Court consists of three, six storey, loosely connected blocks of 72 residential dwellings forming the Southern part of Dickens, Blake, Austen horseshoe shape around a semi-public space.
- 3.5 A key principle of the phasing strategy for the South Kilburn regeneration programme is that the new affordable social rented homes developed on each site will, where the relevant needs are met, be made available to existing secure tenants within sites earmarked for development in the next phase(s). On this basis, the new affordable homes which are being developed at the Land North of Chippenham Gardens (being part of 'Phase 3a'); Gloucester House and Durham Court, (being part of 'Phase 3a'), Queens Park/Cullen House (being part of Phase 3a/3b) and Peel (being part of Phase 3a/3b) will primarily be for existing secure tenants of **the South Kilburn Properties**.
- 3.6 This in turn will ensure vacant possession of properties within **the South Kilburn Properties** to enable further phases within the South Kilburn regeneration programme to be brought forward for redevelopment and more existing South Kilburn secure tenants to be re-housed in new high quality homes.
- 3.7 The Executive and Cabinet have previously approved the adoption of allocation policies for earlier phases of the South Kilburn regeneration programme which set out the Council's policies for allocation of replacement homes to secure tenants living in homes which were/are to be demolished as part of the overall South Kilburn regeneration programme. The draft Allocation Policy for **the South Kilburn Properties** set out the Council's proposed policy for the allocation of replacement homes to secure tenants currently living in **the South Kilburn Properties** which will be demolished as part of the South Kilburn regeneration programme. It also sets out the two legal processes on which the Council will rely in order to secure possession of **the South Kilburn Properties** proceedings under Ground 10A of Schedule 2 of the Housing Act 1985 or a CPO(s).
- 3.8 On 14 August 2017 the Cabinet authorised that statutory consultation could be undertaken with secure tenants in **the South Kilburn Properties** on three proposals; (i) statutory consultation in connection with seeking approval of the Secretary of State pursuant to Part V of Schedule 2 to the Housing Act 1985 for use of Ground 10A of Schedule 2; (ii) consultation on the Council's proposal to make a CPO(s) on dwellings in **the South Kilburn Properties**; and (iii) consultation in connection with a draft Allocation Policy for **the South Kilburn Properties**.

3.9 The representations received in response to the consultation and the Council's responses to them are shown at Appendix 3. The Cabinet must consider all representations and the matters set out in this report before making any of the decisions recommended in paragraphs 2.1 and 2.2 of this report.

3.10 On 2 October 2017, formal notices were served by hand on all secure tenants in **the South Kilburn Properties** on the following three proposals:

- statutory consultation in connection with seeking approval of the Secretary of State for use of Ground 10A of the Housing Act, 1985;
- consultation in connection with intention to make a CPO(s) on properties currently occupied by secure tenants;
- consultation in connection with draft Allocation Policy for secure tenants living in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court.

3.11 The notice included a covering letter, booklet and comments sheet, copies of which are shown at Appendix 4. The booklet noted that comments or observations should be made to the Council within a period of 28 days, which commenced the day after the notices were served.

3.12 The letter invited affected secure tenants to attend a meeting on 16 October 2017 at 7pm at the South Kilburn Studios, 2A Canterbury Terrace, South Kilburn, NW6 5SW where the proposals the subject of consultation would be explained in detail and where affected secure tenants would have the opportunity to ask questions. 43 secure tenants living in **the South Kilburn Properties**, attended the meeting. Questions raised in response to the presentation included questions about the design of the new affordable homes, Right to buy, rent levels of the new affordable homes and number of parking spaces etc.

3.13 The booklet gave information on all three proposals that were the subject of formal consultation as follows:

Proposed use of Ground 10A

3.13.1 Pages two to seven of the booklet set out the main features of the regeneration of 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court and stated the Council's proposal to make an application to the Secretary of State for formal approval of the proposed redevelopment of 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court, for the purposes of Ground 10A.

Proposed use of CPO on dwellings occupied by secure tenants in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court.

3.13.2 Pages eight and nine of the booklet set out the rationale for the Council's proposal to promote a CPO(s) on dwellings occupied by secure tenants in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court, as part its proposed policy for securing possession; because the Council cannot be guaranteed to secure the regeneration of these blocks in a timely and efficient manner by the use of Ground 10A alone. The letter and booklet also advised that the Council intends to use CPO as a means to gain possession of dwellings occupied by secure tenants when it needs to ensure the timetable for regeneration could be complied with.

Draft Allocation Policy for secure tenants with homes in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court.

3.13.3 Pages ten to fifty of the booklet included a copy of the draft Allocation Policy for 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court, which sets out the policy for the allocation of replacement homes to secure tenants currently living in homes within these blocks, which will be demolished as part of the South Kilburn regeneration programme. The consultation documents noted that the Allocation Policy had been drafted to reflect the intention to use both Ground 10A and CPO powers to seek possession of homes

currently occupied by secure tenants. The draft Allocation Policy also set out the policy and procedure for the making of home loss and disturbance payments to secure tenants, who are entitled to such payments in accordance with Council policy (including the Land Compensation Act 1973).

3.14 Following the public meeting on 13 October 2017 and the statutory consultation period, the following representations were received in relation to each proposal:

Proposal	Number of Comments
Statutory consultation in connection with seeking approval of the Secretary of State for use of Ground 10A of the Housing Act, 1985	Twelve (12)
Consultation in connection with intention to make a CPO on properties currently occupied by secure tenants	Seven (7)
Consultation in connection with draft Allocation Policy for secure tenants with homes 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court	Sixteen (16)

3.15 The representations received as part of this consultation process have now been considered and consequently it is proposed to update the original draft allocation policy that was included at pages ten to fifty of the booklet as follows:

- a) **Paragraph 7.1** – the original draft stated that the Council expects the property that the tenant currently resides in prior to vacating, to be left in a clean and tidy condition with unwanted goods lawfully disposed of. It also stated that if the property is not left in a tidy condition and unwanted items not disposed of, then the Council will have the discretion to deduct these costs from your home loss payment. This paragraph has been updated to make it clear that the reference to unwanted goods includes unwanted white goods.”
- b) **Paragraphs 7.5 6** – paragraph 7.5 of the original draft stated that there was going to be a shortage of certain sized replacement homes, particularly one bedroom homes, within the Chippenham Gardens, Gloucester and Durham, Peel and Queens Park/Cullen House Redevelopment Sites. It transpires that there may not be a shortage of one bed homes and so the wording of paragraph 7.5 has been adjusted to make it clear that a shortage is possible rather than certain.
- c) **Paragraphs 9.5 and 9.6** –have been updated to delete reference to the Rent Standard Guidance as this is not applicable currently. As a result, paragraph 9.5 will confirm that the target rents will be appropriately capped and indexed to the point of letting in line with all relevant legislation and guidance and paragraph 9.6. will confirm that annual rent increases will be in line with all relevant legislation and guidance applicable at the time of the review. It will also confirm that, currently, the Welfare Reform and Work Act 2016 provides that up to and including financial year 2020-21, all social rents are to be reduced by 1% per annum and that post financial year 2020-21, annual rents will increase or decrease in accordance with any new legislation and/or guidance (published by the Government, the Homes & Communities Agency or otherwise) to inform the annual review of social rent.
- d) **Paragraph 6.1 of Appendix 2** – the original draft stated that where a Secure Tenant has been taken to court for recovery of rent and the Secure Tenant has kept to the terms of the court order, then the Council will off-set any remaining rent arrears and outstanding court costs against any Home Loss Payment. This paragraph has been updated to make it clear that the Council can only deduct from the home loss payment (i) rent arrears, and (ii) any costs (including court fees) that the Court has ordered the tenant to pay in connection with any proceedings relating to the recovery of those rent arrears.

- 3.16 A copy of the final Allocation Policy for secure tenants with homes in homes 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court is shown at Appendix 5. Should the Cabinet approve the adoption of the final Allocation Policy which will apply to homes 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court, a letter summarising the changes to the Allocation Policy will be sent to all affected secure tenants in due course and further approval will be sought from the Cabinet to authorise the making of a CPO pursuant to section 226 of the Town and Country Planning Act 1990 to acquire all interests within 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House, Carlton Hall and 1-71 Blake Court (as shown edged red at Appendix 1 and Appendix 2).

4 Financial Implications

- 4.1 The financial implications of the policies for seeking possession from secure tenants in **the South Kilburn Properties** using Ground 10A of the Housing Act 1985, CPO under Section 226(1)(a) of the Town and Country Planning Act 1990 and the Allocation Policy for **the South Kilburn Properties** relates to the making of home loss and disturbance payments to secure tenants who are entitled to such payments in accordance with Council policy and legislation (including the Land Compensation Act 1973).
- 4.2 Secure tenants, who move out of their homes, provided they have lived there for at least twelve months before their move and it is their only or principal home, will be eligible for a home loss payment which is currently a minimum of £6,100 but which may change in line with government legislation over the period of the regeneration. The Council will always pay the rate which applies at the time of the secure tenant's move. In addition to home loss payments, reasonable disturbance costs, including, but not limited to, removal expenses, redirection of mail and telephone disconnection and reconnection may be payable to secure tenants who are entitled to such payments.
- 4.3 Anticipated home loss and disturbance payments to secure tenants with homes in **the South Kilburn Properties** can be resourced from the South Kilburn regeneration programme budget.

5 Legal Implications

Ground 10A of Schedule 2 to the Housing Act 1985

- 5.1 The Council is required to obtain the approval of redevelopment schemes from the Secretary of State when seeking to re-house secure tenants who will not leave the properties that are due to be demolished in furtherance of redevelopment schemes. Before seeking such approval, the Council is required to consult with affected tenants. Approval from the Secretary of State will enable the Council to use Ground 10A of Schedule 2 to the Housing Act 1985. The paragraph states that the landlord must first:
- a) serve a notice in writing on all secure tenants whose dwellings are affected by the scheme, stating: the main features of the scheme (or the scheme as it will be after a proposed variation to it); that the Secretary of State's approval is to be sought; and the effect of such approval in relation to proceedings for possession of the dwellings;
 - b) inform the tenants that they have a specified period (which must be at least 28 days) in which to make representations to the landlord; and
 - c) consider any representations during that period.
- 5.2 Unlike a tenanted transfer, however, no formal ballot is required to be carried out. However, the Secretary of State, before giving his consent, will consider the following:

- a) the effect of the scheme on the extent and character of housing accommodation in the neighbourhood;
- b) over what period of time it is proposed that the disposal and redevelopment will take place in accordance with the scheme;
- c) to what extent the scheme includes provision for housing provided under the scheme to be sold or let to existing tenants or persons nominated by the landlord;
- d) any representations made to him and, so far as they are brought to his notice, any representations made to the landlord.

5.3 The landlord, in this case, the Council, must not apply to the Secretary of State for approval of a scheme unless the statutory consultation procedure has been carried out.

Section 105 of the Housing Act 1985

5.4 Under section 105 of the Housing Act 1985, the Council as a local authority landlord has a duty to consult with those of its secure tenants who are likely to be substantially affected by a change in practice or policy relating to matters of housing management, which includes the management, maintenance and improvement of dwelling houses let by the Council under secure tenancies and the provision of services or amenities in connection with such dwelling houses. The consultation requirements under section 105 of the Housing Act 1985 must enable the secure tenants likely to be affected to be informed of the Council's proposals and to make their views known to the Council within a specified period. The Council, before making any decision on the matter, must consider any representations received during the specified consultation period.

Compulsory Purchase Orders

- 5.5 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 in relation to the land to be acquired". 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.
- 5.6 Compulsory purchase orders must only be made if the Council is satisfied that there is a compelling public interest to do so. The Compulsory Purchase guidance 2015 (the 2015 Guidance) states *"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 it is making a compulsory purchase order sufficiently justify interfering with the human rights of those with an interest in the land affected. Regard should be had, in particular, 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."*
- 5.7 Furthermore, in making the order there should be no impediments to its eventual implementation. The 2015 Guidance advises (in part): *"In demonstrating that there is a reasonable prospect of the scheme going ahead, the acquiring authority will also need to be able to show that it is unlikely to be blocked by any impediments to implementation. In addition to potential financial impediments, physical and legal factors need to be taken into account. These include the programming of any infrastructure accommodation works or remedial work which may be required, and any need for planning permission or other consent or license. Where planning permission*

will be required for the scheme, and has not been granted, there should be no obvious reason why it might be withheld.”

- 5.8 A compulsory purchase order must only be made if the Council is satisfied that there is a compelling public interest to do so. Paragraph 12 of the 2015 Guidance states:
- “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 it is making a compulsory purchase order sufficiently justify interfering with the human rights of those with an interest in the land affected. Regard should be had, in particular, 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.”*
- 5.9 Article 1 of the First Protocol of the European Convention on Human Rights (“ECHR”) states: *“Every natural or legal person is entitled to peaceful enjoyment of his possessions”* and *“No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by the law and by the general principles of international law.”*
- 5.10 Article 8(1) of the ECHR states: *“Everyone has the right to respect for his private and family life, his home and his correspondence.”* However, this is a qualified right. Article 8(2) states: *“There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.”*
- 5.11 If any duly made objections to the making of a compulsory purchase order are not withdrawn, the Secretary of State must hold an Inquiry and consider the conclusions and recommendations of the Inspector before confirming the CPO Order.
- 5.12 The acquisition procedure is governed by the Acquisition of Land Act 1981, the Compulsory Purchase (Vesting Declarations) Act 1981, the Compulsory Purchase Act 1965 and various regulations made under this legislation”.
- 5.13 Before and during the compulsory acquisition process, the Council would normally be expected to continue the process of seeking to acquire the properties sought by negotiation and private agreement. However, in the case of secure tenants, assuming the Council provides suitable alternative accommodation for such tenants, they will be only able to claim the statutory home loss payment (the minimum amount of which is currently £6,100) plus disturbance costs. Secure tenants would be able to claim home loss payments and disturbance payments if the process under Ground 10A of the Housing Act 1985 is used to secure vacant possession of such properties.

Allocation Policy

- 5.13 Local authorities can only allocate social housing in accordance with their own allocation schemes. However, there is flexibility within Brent’s Allocation Scheme (as in many other local authorities’ letting schemes to allow for the application of Local Lettings Policies, for example where this would contribute to protecting existing stable communities and wider community objectives, and this has been applied frequently for previous local allocation policies for previous regeneration schemes in South Kilburn.

Public Sector Equality Duty

- 5.14 Under the Equality Act 2010, the Council has a duty to have due regard to the need to: eliminate unlawful discrimination, harassment and victimisation and any other conduct prohibited by the Act; advance equality of opportunity between people who share a protected characteristic and people who do not share it; and foster good relations between people who share a protected characteristic and people who do not share it. This is the Public Sector Equality Duty (PSED). The protected characteristics covered by PSED are as follows: age, disability, gender, gender reassignment, marriage and civil partnership (but only in respect of eliminating unlawful discrimination), pregnancy and maternity, race (this includes ethnic or national origins, colour or nationality), religion or belief (this includes lack of belief) and sexual orientation.

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. Secure tenants within the South Kilburn Regeneration Programme will be offered the opportunity to move into the new affordable (social rent) units when the schemes are delivered.
- 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. The housing team will carry needs assessments for every secure tenant in order to and make an assessment of their needs and to make a suitable offer of housing in line with the policy.
- 6.3 As with all schemes that are part of the South Kilburn regeneration programme, full consideration is and will continue to be 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 (single parents and large families).

Race / Ethnicity

Due to the ethnicity profile of the area, full consideration is and will continue to be given to the impact on black, Asian and minority ethnic individuals/groups. The Council will/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

- 6.4 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 people with childcare and caring responsibilities.
- 6.5 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.
- 6.6 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 implications, the Council offers to resident leaseholders a number of options such as the option of shared-equity or a property swap on the South Kilburn Estate (where available). The purpose of making the offers on the Estate is to allow

residential leaseholders to remain on the Estate within the same locality and to help provide for 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 childcare responsibilities.

- 6.7 The anticipated Social Value benefits from this proposal outlined in section 9 will further enhance the equality outcomes for residents with protected characteristics living in the area.

7 Consultation with Ward Members and Stakeholders

7.1 This paper has been circulated to ward members.

8 Human Resources/Property Implications (if appropriate)

- 8.1 There are no specific implications for Council staff or accommodation associated with the proposals contained within this report.

9 Public Services (Social Value) Act 2012

- 9.1 The Council is under duty pursuant to the Public Services (Social Value) Act 2012 ('the Social Value Act') to consider how services being procured might improve the economic, social and environmental well-being of its area; how, in conducting procurement processes, the Council might act with a view to securing that improvement; and whether the Council should undertake consultation.
- 9.2 The services being procured as part of the South Kilburn regeneration programme aim to improve the economic, social and environmental well-being of residents of South Kilburn and continue to deliver much needed new affordable homes to rehouse existing secure tenants of South Kilburn, hugely improving their living conditions and reconnecting the area to its surrounding neighbourhoods.

Report sign off:

AMAR DAVE

Strategic Director of Regeneration and Environment