

proposal 1 comments	proposal 2 comments	proposal 3 comments	Councils Response
I except a consultation with Brent Council on proposal of a secure tenancy with the south kilburn regeneration programme with the condition of a BSL sign language interpreter. (Prefered Ground floor property as I am 74 years old)	agree with the decision to give me a secure tenancy as I have lived in 4 Winterleys for 24 years.	I agree with the Draft allocation policy on the conidtion that I get a ground floor as I am a Deaf and am 74 years old.	Thank you for your comments. Your request for a ground floor replacement home will be discussed with you during your needs assessment and you will be offered a replacement home that meets, or exceeds, your housing need in accordance with the allocation policy. This offer will take into account any occupational therapy assessment undertaken in accordance with the allocation policy. In relation to your request for a BSL sign language interpreter, having discussed this with you, we understand that you wanted an interpreter so that you could attend the public meeting held on 16 October 2017. You then decided against attending that meeting and confirmed that someone would explain the process to you. If, at any time, you feel that you need the assistance of a BSL sign language interpreter in relation to any aspect of the relocation process, please do not hesitate to contact us.
It sounds alright	n/a	I hope it will get done, and it is the truth, that we will be consulted to make our views be heard	Thank you for your comments. You have been consulted on the Council's proposals (including the Council's proposed allocation policy) from the 2 October to 30 October. As part of this consultation process, you received a booklet summarising the Council's proposals and had the opportunity to provide any comments that you may have on those proposals by completing the feedback form provided with the consultation booklet (which you have done), by attending the public meeting held on 16 October 2017 and/or by calling us directly on the number provided in the consultation booklet. We will notify you of the outcome of the cabinet decision in due course.
I welcome the proposal 1 on the condition that I am moved to a council property with my existing tenancy, preferably a newly developed council property. Coupled with the full amount of homeless payments and disturbance for removal, reconnection, redirecting of post etc.	I think the compulsory purchase order should not be necessary, as a tenant I welcome the proposal for the regeneration, as my current property is delapidated. As I previously stated as long as we are guaranteed one of the properties from the new development with our existing tenancy, coupled with the homeless payments. I will not have anywhere unless its a council property.	I do not wish to move unless it's a council property newly developed	Thank you for your comments. As set out in the consultation booklet and draft allocation policy, the Council hopes to be able to offer you a permanent new home in South Kilburn in one of the following redevelopment sites: Chippenham Gardens, Gloucester and Durham, Peel and Queens Park/Cullen House. The consultation booklet and draft allocation policy explain that, unfortunately, this may not always be possible and set out the alternative options that will apply in those circumstances. The Council will be making home loss and disturbance payments to eligible tenants. The consultation booklet and draft allocation policy provides further details concerning those payments and sets out which secure tenants will be eligible. We note your comments concerning a CPO not being necessary but the Council remains of the view that a CPO may be required in order to ensure the delivery of the Council's comprehensive regeneration proposals for South Kilburn. This is for a number of reasons including ensuring that the Council is able to acquire all of the land that it needs to bring about the regeneration of 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court. It will also ensure the timely possession of all homes occupied by secure tenants living in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court. As set out in the consultation booklet and draft allocation policy, the Council would only use a CPO to recover possession of all homes occupied by secure tenants in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court where it needs to be assured the timetable for regeneration could be complied with.
I am quite satisfied that the council will apply to the authorities namely the secretary of state for what is seemingly the authorities approval to rehouse secure tenants and I must say that my present home winterleys was a very decent home since the time my tenancy began. thank you.	(Contact number provided) about this proposal for rehouse of tenant in Winterley's etc. I must say that I am not fully acquainted with the information given or mention at the meetings for the particular tenants but I will try my best to follow up the subject matter and I may mention once more that I am proud to be a secure tenant of Winterley's. Thank You		Thank you for your comments. I called you between the 20 October 2017 and the 24 November 2017 to see if there was any aspect of the consultation that you needed me to explain to you but, unfortunately, I was unable to reach you. I left you a message but have not heard back from you. I finally managed to reach you on the 24 November 2017 at 9:53am. If there is anything that you would like to discuss, please do not hesitate to call me on 0208 937 6140 or RSK@brent.gov.uk
Redevelopment sound all good as long as the process is not deign to displace poor tenants	A compulsory purchase is no solution to housing. Owning and buying house should be a voluntary decision for everybody	The consultation is an act of transparency. It help tenant get involve in decision making	Thank you for your response and comments. We confirm that the regeneration is not designed to displace poorer tenants from South Kilburn. As set out in the consultation booklet and draft allocation policy, the Council hopes to be able to offer secure tenants living in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court a permanent new home in South Kilburn in one of the following redevelopment sites: Chippenham Gardens, Gloucester and Durham, Peel and Queens Park/Cullen House. The consultation booklet and draft allocation policy explain that, unfortunately, this may not always be possible and set out the alternative options that will apply in those circumstances. We note your comments concerning a CPO not being necessary but the Council remains of the view that a CPO may be required in order to ensure the delivery of the Council's comprehensive regeneration proposals for South Kilburn. This is for a number of reasons including ensuring that the Council is able to acquire all of the land that it needs to bring about the regeneration of 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court. It will also ensure the timely possession of all homes occupied by secure tenants living in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court. As set out in the consultation booklet and draft allocation policy, the Council would only use a CPO to recover possession of all homes occupied by secure tenants in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court where it needs to be assured the timetable for regeneration could be complied with.
I have been a council resident for seventeen years. Now that I have to move to a new flat is good as long as it is comfortable and homely. I would like to stay in council residence because I have a difficulty in managing my household affairs. Having a chronic knee problem I hope it will be accessible.			Thank you for your comments. The preferences and concerns that you have expressed in your response concerning your replacement home will be discussed with you during your needs assessment and, in accordance with the allocation policy, you will be offered a replacement home that meets, or exceeds, your housing need. This offer will take into account any occupational therapy assessment undertaken in accordance with the allocation policy.
We agree on its proposal to apply to the secretary of state for the redevelopment of 1-64 winterleys.	Agree for Brent Council on its proposed policy to promote a compulsory purchase order.	we agree on the draft allocation policy, only if we are rehoused to suitable accommodation, a maisonette with the same spacious rooms, on a ground floor and a back garden.	Thank you for your comments. Unfortunately, we cannot guarantee that you will be offered a ground floor maisonette with a garden. Your preferences and needs will be discussed with you during your needs assessment and you will be offered a replacement home that meets, or exceeds, your housing need in accordance with the allocation policy.

		I'm all for proposal 3 do what you think is best for blake court	Thank you for your positive feedback.
I think it's a good idea for the secretary of state to approve this consultation. This will allow us to be up to date with the housing development plan. This will also allow secure tenants to have a say, as to what happens next.		As a secure tenant I feel that it might be a good idea to have a say, as to allocating placement homes. As many children attend local colleges, schools near by. This area has local transport, easy access to the shops and community areas.	Thank you for your comments. You have been consulted on the Council's proposals (including the Council's proposed allocation policy) from the 2 October to 30 October. As part of this consultation process, you received a booklet summarising the Council's proposals and had the opportunity to provide any comments that you may have on those proposals by completing the feedback form provided with the consultation booklet (which you have done), by attending the public meeting held on 16 October 2017 and/or by calling us directly on the number provided in the consultation booklet. We will notify you of the outcome of the cabinet decision in due course. In relation to the allocation of your replacement home, you will have the opportunity to discuss your preferences and needs concerning your replacement home during your needs assessment. You will then be offered a replacement home that meets, or exceeds, your housing need in accordance with the allocation policy.
Fair play	the block belongs to the council anyways so they have the right.	I think it's the right thing to do for the tenant.	Thank you for your feedback. We will be writing to you in the new year advising whether the policy has been approved by Cabinet and should this take place you will be contacted by the Estate Rehousing Team to arrange the Needs Assessment.
How long will this process usually take and what is the likelihood that this proposal will be passed by the court?	I think it is very unreasonable that you are providing us with information that is difficult to digest and comprehend. How are we supposed to whole-heartedly give feedback if the booklet you have given, continuously use terminology that many minority families will not have even heard of. There is a lack of clarity; therefore, I would really appreciate it if we had someone here to personally ask questions and give feedback to. Thank you so much.	I don't understand and I feel that it would be beneficial if I received more information on this personally. Even though I attended the meeting last 14th October, I still didn't get some of the explanations.	Thank you for your comments. I called you between the dates of the 20 October -22 November 2017 to see if there was any aspect of the consultation that you needed me to explain to you but, unfortunately, I was unable to reach you. I left you a message for each time I have called but have not heard back from you. If there is anything that you would like to discuss, please do not hesitate to call me. We managed to speak at the Tenant Steering Group meeting regarding all three proposals and I hope all is clear. Should you have any three queries please do not hesitate to contact me.
The council and housing associations should ensure noise, disruption and dust is limited while demolishing blocks near tenanted homes.		The policy seems reasonable if the households medical and housing needs are assessed.	Thank you for your comments. When granting planning permission for any redevelopment taking place near occupied homes and other buildings, the Council's planning department will attach conditions to that permission which require the developer to take particular steps that are designed to mitigate any noise and nuisance that may be caused by the development. This [almost always] includes a requirement that the developer be a member of the Considerate Constructors Scheme. This scheme commits members to care about the appearance of the development, respect the community, protect the environment, secure everyone's safety and value their workforce. For information concerning that scheme can be found at www.ccscheme.org.uk . As set out in the consultation booklet and the draft allocation policy, the Council will complete a needs assessment for each secure tenant living in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court. This will assess the current circumstances of the secure tenant, any potential changes to their circumstances, medical and other needs as well as recording any preferences that the secure tenant may have. Every secure tenant will then be offered a replacement home that meets, or exceeds, their housing need. This offer will take into account any occupational therapy assessment undertaken in accordance with the allocation policy.

Feedback from event	Councils Response
What is the individual unit breakdown as shown in tables on the presentation?	This is identified in the allocation policy on pages 13-14 of the Formal Consultation with Secure Tenants with homes in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court.
Are pets allowed?	Meeting: We will check the position in regards to whether Pets are allowed and confirm this point following the meeting. Note: Since the meeting, we have checked the position in regards to whether Pets are allowed within your new home. As per the South Kilburn Assured Tenancy that you will need to sign up to before moving into your new home with the nominated Housing provider, the tenancy does provide a provision for you keeping pets and conditions of doing so. The Tenancy Agreement will be discussed with you at a later stage during the rehousing process
Can tenants exercise an rtb immediately or do they need to wait five years on a new build?	Meeting: We will check the position and confirm this to you. Note: Since the meeting, we have checked the position and confirm that under the South Kilburn Assured Tenancy that you will need to sign up to before moving onto your new home with the nominated Housing provider; there is no wording to suggest that tenants need to wait 5 years until they can exercise their Right to Buy. The tenancy agreement will be discussed with you at a later stage within during the rehousing process.
In the new redevelopment is there a place for senior citizens to go and relax? Community space? .	The redevelopments are inclusive of all ages. In addition across the South Kilburn Masterplan there are number of community spaces that can be enjoyed by the wider community.
Does the development accommodate car parking spaces?	The level of parking is limited and each scheme will be different in regards to parking provision. The Chippenham Gardens and Queens Park/Cullen House redevelopment will have no parking provision. The Peel and Gloucester and Durham redevelopment will have a level of parking provision but this will be limited parking of either within Controlled Parking Zone which will require a parking permit or surface parking. Your needs in regards to parking will be discussed at the time of your needs assessment.
Queen Park Development – how many units?	The total number of new homes to be built on Queens Park is 137 and the total number of homes available for Secure Tenants is 39.

Concern for families who presently have a secured tenancy with 4 bedrooms. Does the scheme accommodate with similar room sizes and how is allocation determined?	The allocation of your new home will be determined following your needs assessment and in line with the approved allocation policy. Should the Cabinet (Council) approve the draft allocation policy, then section 4 to section 7 covers the process and steps taken the allocation of new homes.
Will the service charge increase?	Service Charges will be charged with your new property and will be separate from your rent and there will be some increase due to general maintenance requirements of the new development. This will be discussed within your needs assessment with a housing officer.
Will I still have a secured tenancy?	If you move into a new replacement home provided by a Housing Association you will have an assured tenancy agreement."". This will be further discussed with you at the time of your allocation.
Who will be responsible for the buildings/development?	We are still yet to appoint a developer partner/contractor for Chippenham Gardens, Peel and Queens/Park Cullen House Sites. Once they have been appointed this information will be communicated to you. We have appointed Telford Homes to construct the redevelopment at Gloucester House and Durham Court and Notting Hill Housing Trust will be responsible and will manage the affordable homes. The sale of private sale homes pays for the delivery of affordable homes.
Why doesn't the council invest money in renovation?	The 2010 Decent Homes Programmes invested funds to improve quality standards of the existing housing stock – this has now been completed. The Council carried out a strategic Masterplan Review last year and relooked at the approach and strategy for the delivery of new homes. Refurbishment alone will not address more fundamental issues which can only be addressed by the redevelopment. The Cabinet approved the South Kilburn Supplementary Planning Document which endorsed the provision of new high quality homes, providing mixed and balanced communities as sense of place, new open spaces, retail health facilities and much more. For more information on the outcome and objectives of the Masterplan Review please see: www.brent.gov.uk/southkilburn
When is the CPO activated?	In order for the Council to bring forward the redevelopment a CPO may be needed and this will often work in tandem with the Ground 10A process. If possession of homes occupied by secure tenants cannot be obtained to ensure the timely delivery of the Council's regeneration proposals under Ground 10A, then the CPO route would be actioned."
Are smart meters compulsory in the new developments?	Smart meters are compulsory in the new redevelopments. If this is a concern, please discuss during your needs assessment.
Will our rent increase?	There will be an increase in rents as this is a new product. There is a guide to what these new rents were in previous developments on page 27 of the booklet. They are much lower than housing associations rents and are known as target rents. The table which was included as guide has also had a minor adjustment to clause 9.4 where the 2 bed guided base assumption was inaccurate. The revised revision is below. 1 Bed 118.70 2 Bed 149.74 (cap) 3 Bed 158.06 (cap) 4 Bed 166.37 (cap)
Can we stay with within a council property rather than being transferred to housing association?	This will be discussed at the time of your needs assessment and is covered at paragraph 2.15 of the allocation policy.
Once we are transferred to a housing association what is your policy for right to buy?	The terms and conditions that the Council agrees with the housing association will require the housing association to offer all transferring secure tenants a right to buy that replicates the right to buy you have currently.
Home loss payment does it increase?	The Home Loss Payment is currently £6,100. It may increase in line with government legislation over the period of the regeneration and we will keep you updated should and when this changes.
If we want the right to buy will it be more expensive due to construction costs?	No the government sets the rates.

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12. The number of social rented units being provided seems to be significantly in excess of the number of secure tenant households being consulted. Given that the take up for the new RSL homes will not be 100%, it is likely that there will be a significant number of surplus units. Whilst this will be welcome news for many families, it may be deemed unreasonable if the Council proposed to rehouse significant numbers of households ahead of phase as part of the South Kilburn regeneration programme without paying Home Loss and Compensation costs.			We agree it is possible that there may be a number of surplus homes however this will only become clear when all of the secure tenants currently living in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court have been relocated. If we do have any surplus home, we may decide to try and relocate residents living in future phases early and are currently considering introducing a new policy under which the Council would be able to make home loss and disturbance payments in those circumstances. We confirm that, prior to introducing any such policy, we would undertake any consultation required.
		7.2 See point earlier - (Ground 10A - 12) Surplus Homes	As above

		<p>7.1. Condition of your Property - I am not clear that debts other than rent can be deducted from Home Loss payments. In practice, does all property including unneeded white goods need to be cleared from homes that will be either refurbished for temporary let or remain vacant.</p>	<p>The Council has taken legal advice on its ability to deduct rent arrears and other costs from the home loss payment. It understands that there is case law which confirms that the Council can deduct rent arrears from the home loss payment and that other costs can be deducted where it is fair to do so. The Council is proposing to limit its entitlement to deduct such other costs to (i) 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 and (ii) any costs associated with cleaning the property (where the Council is going to use that property to house residents on a temporary basis under the Council's homelessness duty pending demolition of the properties) and disposing of any unwanted goods after the tenant has left. The Council considers that this is a fair and proportionate approach. We confirm that the tenant must remove all unwanted white goods on leaving the property.</p>
		<p>7.4.2 - Priority 2 - Children Under 10 - I am aware that this policy detail caused some issues around the allocation of 3 bed homes in the earlier phase, the Council needs to consider whether it does want to offer additional priority to families on this basis.</p>	<p>The Council has considered your point and wishes to leave the policy as drafted.</p>
		<p>7.5 Secure Tenants with One Bedroom Needs - With 69 of the new units to be 1 bed properties, it is unclear that a shortfall would apply to existing 1 bed tenants and if so that it would exclusively apply to this group.</p>	<p>The Council remains concerned that, once all the needs assessments have been conducted, there may still be a shortage of new 1 bedroom homes. As such, the Council wishes to retain paragraph 7.5 of the draft policy but will update the opening wording to make it clear that there is only a possibility of a shortage (rather than a certainty).</p>
		<p>9.5 Rent Levels for existing social rented homes are being reduced by 1% per annum until 2020, with new rent guidance to apply from that point in time. The Rent Standard Guidance referred to does not currently apply. There will need to be clarity on the actual gap between existing tenants rents and those for new homes, not least as the introduction of Universal Credit will have ended direct payment of rents for many tenants by that point in time.</p>	<p>We have updated 9.4 Table to reflect a minor error in the 2 bed base assumptions to 2 Bed 149.74 (cap) : We will amend paragraph 9.5 to delete reference to the Rent Standard Guidance as we agree that this does not apply 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. We are also going to amend paragraph 9.6. to confirm that (i) annual rent increases will be in line with all relevant legislation and guidance applicable at the time of the review, (ii) 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 (iii) post financial year 2020-21, annual rents will increase or decrease in accordance with any new legislation and/or guidance to inform the annual review of social rent.</p>
		<p>9.10 RSLs often regard items as service charges which were previously part of Council tenants rents, which can increase affordability issues and reduce the take up of new homes. There will need to be focus in discussions with the RSLs and tenants over service charge items and the potential implications. In particular the costs for CHP systems including any standing charges will be a consideration. Any great discrepancy in housing costs would make it more difficult for the Council to rely on Ground 10a in terms of suitable alternative accommodation.</p>	<p>We are aware of this potential issue and we will be reviewing the proposed service charge costs on new replacement homes with Housing Associations at the appropriate time. We will provide clear and transparent information to secure tenants on the likely service charge cost at the time of the offer and, where we do not have information as the actual costs that are likely to be incurred, we will provide secure tenants with an estimate of the likely costs based on service charges costs payable on similar developments.</p>