

By Hand

2 October 2017

Dear []

RE: South Kilburn Regeneration Programme – Formal Notice to Secure Tenants with homes in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court, South Kilburn.

This letter and the enclosed booklet and feedback forms are a notice of formal consultation, regarding three important proposals from the Council to Secure Tenants living in homes 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court, which form part of the South Kilburn regeneration programme.

The three proposals which are the subject of formal consultation are complex and will affect all Secure Tenants living in homes within 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court. Therefore you are advised to read this letter and the enclosed booklet very carefully.

You are invited to attend a meeting on **Monday 16 October 2017 at 7pm** where these proposals will be explained and you will have the opportunity to ask questions. The meeting will take place in the **South Kilburn Studios, 2A Canterbury Rd, Kilburn, London NW6 5SW**.

Please do not be alarmed by the letter, consultation booklet or feedback forms. This is a formal process which requires the Council to follow a strict format to ensure it is compliant with legislation. However at the meeting we will have officers on hand who will explain and take you through the various options and timetable, including explaining to you the options for re-housing within one of the new developments being brought forward on the South Kilburn Estate.

Please bring this letter and booklet along with you to the meeting.

Important Proposals affecting all Secure Tenants in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court:

A brief explanation of the three proposals which are the subject of formal consultation is set out below. You will find more information on each of these proposals in the enclosed booklet.

1. Statutory consultation in connection with seeking approval of the Secretary of State for use of Ground 10A of the Housing Act, 1985

The first proposal is to let Secure Tenants with homes in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court know that the Council proposes to apply to the Secretary of State (a government minister in the Department for Communities and Local Government) for formal approval of the Council's proposed redevelopment scheme 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court. If the Secretary of State gives this approval, then the Council will have the right to start legal proceedings for possession of existing homes occupied by Secure Tenants in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court under Ground 10A of Schedule 2 of the Housing Act 1985.

Please refer to page 4 of the enclosed booklet which explains what it means for Secure Tenants with homes in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court in more detail.

2. Consultation in connection with the Intention to make a Compulsory Purchase Order on properties currently occupied by Secure Tenants

The second proposal is to let Secure Tenants with homes in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court know about the Council's proposed policy for seeking possession from secure tenants living in homes in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court. This proposed policy includes the Council's proposal to promote a Compulsory Purchase Order(s) (CPO) under section 226(1)(a) of the Town and Country Planning Act 1990 on properties currently occupied by Secure Tenants living in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court.

The reason that the Council proposes to promote a CPO as part of its proposed policy for securing possession, is because the Council cannot be guaranteed to secure the regeneration of 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court in a timely and efficient manner by the use of Ground 10A alone. However, the Council would only use a CPO to get possession of existing homes of Secure Tenants in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court where it needs to ensure the timetable for regeneration can be complied with. Please refer to page 8 of the enclosed booklet which explains how the CPO process works and what it means for Secure Tenants with homes in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court.

3. Consultation in connection with the 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, South Kilburn

The third proposal is to get views from Secure Tenants with homes in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court on the draft Allocation Policy. This draft document sets out the policy for the allocation of replacement homes to Secure Tenants currently living in homes within 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court, which will be demolished as part of the South Kilburn regeneration programme.

The Allocation Policy has been drafted to reflect the intention to use both Ground 10A and CPO powers to get possession of existing homes of Secure Tenants in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court. Please refer to page 10 of the enclosed booklet which includes a copy of the 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.

Your comments & representations:

The main purpose of the consultation is to enable you to make comments about the Council's proposals, which the Council appreciates will have a major effect on you and your household. The Council is required by law to consider your comments in connection with seeking the approval of Secretary of State for Ground 10A and in connection with its proposed policy for seeking possession from secure tenants living in homes in 1-8 Neville House, 1-64 Winterleys, 113-128 Carlton House and 1-71 Blake Court (including the Council's proposal to use a CPO on properties currently occupied by Secure Tenants) and the 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.

If you have any comments on the proposals, please fill in the enclosed form or write them on your own paper, with your name and address, and return it to the Council at the following address:

Marie Frederick

Estate Regeneration Team,

Community Resource Centre, William Dunbar House, Albert Road, South Kilburn, London, NW6 5DE.

The final date for comments to be received is 5pm on Monday 30 October, 2017.

After the consultation has taken place, the responses to the consultation will be considered and the intention is to report the outcome of the consultation responses relating to the three proposals set out in this letter to the Council's Cabinet for its consideration and if appropriate, to seek authority from the Cabinet to proceed with the three proposals.

Further information or advice

If, after you have read this letter and the enclosed booklet you are unsure about anything or you want advice or further information you can contact the following:

Brent Council

Marie Frederick, Estate Regeneration Team, Tel: 020 8937 1621

Linda Beasley, Estate Regeneration Re-Housing Team, Tel: 020 8937 2512

Independent Advice

If you would like to speak to someone independent of the Council then you can obtain information and advice from:

First Call (Independent Resident and Tenant Advisor),

Freephone: 0300 365 7150

Citizens Advice Bureau

Brent Citizen Advice Bureau, 270 -272 High Road,

Willesden, London, NW10 2EY

Tel: 020 8438 1249; 0845 050 5250

You do not have to take any action in response to this letter unless you wish to.

Yours sincerely



Marie Frederick

Estate Regeneration Team

London Borough of Brent