

Carlton & Granville Centres Site – South Kilburn Development Options 1-4

1.0 Option 1

53 units provided meeting a mixture of housing tenure to meet a section of the community which may not be catered for in the existing South Kilburn programme this would include:

- 9 Family Homes. Affordable Housing for medium to large families
- 18 units for the New Accommodation for Independent living initiative for those who have extra care or support needs, arranged in 3 co-living clusters.
- 15 Move-On Homes for single people who are homeless or on the housing waiting list
- 11 Down-size/accessible homes aimed at elderly residents already in South Kilburn wishing to down-size.

2.0 Option 2

53 units provided all of one tenure.

Having met with the Operational Director for Adult Social Care to discuss the NAIL programme in further detail this site could be ideally suited to accommodate the biggest demand in this service from older people needing extra care.

This NAIL programme is still to deliver 400 of the required homes in a bid to provide a replacement for residential care. This is known to be the biggest revenue savings programme at Brent Council, and something we could accommodate on this site.

External community activity is an excellent fit for these residents and there would be an excellent blend of services in the activities already happening in The Granville for older people and the day time services sought by this section of the community. Benefits may also be found between this and the childrens services on site.

The minimum number of units this scheme would need to provide is 40 plus accommodation for care staff to cover the night time care required.

3.0 Option 3 (Recommended)

Approximately 23 units delivered in response to some of the consultation responses. This option endorses the principle of a less dense scheme whilst still achieving the benefits housing provides on a site, specifically community safety with 24 hours passive surveillance of the outdoor spaces below.

A reduction in housing presented on this option will respond to the community concerns on scale of development and residential impact on this community site. It also resolves technical issues regarding the build and management of the space and should provide a more acceptable level of development as the taller housing element is removed from this option

It should be recognised that viability will have to be worked through and some private housing may be required however the preference is for affordable units.

4.0 Option 4

No housing delivered as part of the longer term plans this option would still require refurbishment of the existing buildings for community and enterprise use. Financial impacts would need to be further considered.