

Appendix 2

Draft South Kilburn Landlord Offer

1. There is going to be a residents' ballot in South Kilburn. This is to make sure that residents and the community support our plans to continue the regeneration.

2. Residents ballot

2.1. This section explains how the ballot will work, when you can vote and who is in charge. We will be holding a series of information events and drop in sessions before, during and after the ballot. You can also contact us to ask a question at any time.

2.2. Who is in charge of the ballot?

We have appointed Electoral Reform Services (ERS) as an independent body to organise and run the ballot. ERS has been managing ballots for organisations including the NHS, trade unions and other local authorities since 1988. The organisation evolved out of the Electoral Reform Society, which has an interest in promoting electoral good practice. This will be a closed ballot and ERS will not tell Brent Council, or anyone else, how residents have voted. If you would like to speak to Electoral Reform Services about the ballot, please call 020 8889 9203 or email customerservices@electoralreform.co.uk

2.3. How do I vote?

2.4. Within three months you will receive a voting pack containing a voting paper and a pre-paid reply envelope from ERS, with instructions on how you can vote. You will be able to vote by:

- Post
- Online
- Telephone.

2.5. What is the question?

'Are you in favour of the proposal to continue the regeneration of South Kilburn?'

You can vote either YES or NO.

2.6. What does the question mean?

If we continue the regeneration of South Kilburn, the affected blocks (listed) will be demolished and rebuilt on a phased basis.

Our landlord offer to you is explained in this booklet for existing council tenants and households in temporary accommodation and leaseholders.

The design of new homes will be developed on a site by site basis, in consultation with you.

2.7 When can I vote, and when is the last day to vote?

You can vote as soon as you receive your ballot paper. There will be a 21-day voting period.

2.8 When will I find out the result?

Within X days of the end of the voting period, we will send a letter to all residents on the estate to confirm the result.

3. Staying in touch

3.1. It is important that you have plenty of opportunities to be involved in the future regeneration of South Kilburn, and to have your say.

3.2. Before the ballot, we will get in touch with you to explain the process. There will also be lots of chances to talk with council officers, face to face.

3.3. We will continue listening to and speaking with you, as we have done since the start of this programme.

3.4. The community have been at the heart of the process to create new homes in South Kilburn. To create the type of place that you want to live, it was established that completely redeveloping South Kilburn would be necessary.

Since the start of the programme we have:

- Invited you to public meetings, so you can have your say
- Encouraged you to complete surveys, to let us know your opinions
- Invited you to design workshops with architects, so you can help develop the plans
- Organised study trips, to visit other similar schemes
- Invited you to exhibitions, to see the final designs
- Sent you information by post, to keep you up to date
- Provided work and training opportunities, for local people.

3.5.1 We will continue to work with you in this way for all future phases of the proposed redevelopment.

4. What's happening in South Kilburn?

4.1. The award-winning regeneration programme is approximately half way through. And it has already started to transform the area into a great place to live.

4.2. Once the regeneration programme is complete, we will have created 2,400 new homes – 1,200 of which will make sure all existing council tenants, and

households living in temporary accommodation, can stay living in South Kilburn.

4.3. We are also creating other community facilities to help make South Kilburn a friendly, inclusive and safe place to live:

- More new parks and open spaces
- New Primary School building
- New Health Centre, part of the Peel development
- New shops
- Improved Granville Plus Nursery School
- Improved community and enterprise spaces
- Better connected streets
- Better cycling facilities, including lanes, parking and hire
- Electric car charging points
- Lower energy bills in new homes.

5. Council Tenants and households living in Temporary Accommodation

5.1. If we continue the regeneration of South Kilburn, council tenants, and people living in temporary accommodation, will get:

- A new home on the estate, or the option to move to another council home elsewhere if you prefer
- A £6,800 home loss and disturbance payment when you move
- Removals, and other reasonable moving expenses, paid for
- A home that is the right size for your needs
- A home adapted to your needs, if you have a disability
- Choice of kitchen fittings and flooring, plus wall paint colour
- A safe and secure home, meeting all current building regulations
- A well-insulated and easy to heat home.

5.2. The South Kilburn Rehousing Team will contact you around one year before you are scheduled to move. They will carry out a visit and complete a Housing Needs Assessment which will confirm any:

- Changes in your circumstances
- Medical and other needs
- Other preferences (we will try to meet your preferences but cannot guarantee this in all cases).

5.3. The size of your new home will be determined in line with the council's Housing Allocation Policy. Copies of the policy can be found online at: www.brent.gov.uk

5.4. You will receive one offer of accommodation that meets, or at the discretion of the council, exceeds the housing need of your household. Your offer will be either:

- A permanent move within South Kilburn to a new home
- A permanent move within South Kilburn to an existing council property

- A permanent move outside South Kilburn, if this is your preference.
- 5.5. Most households will only have to move once. However, a small number of short term temporary moves may be required for some households, to provide timely vacation of sites.
 - 5.6. We will make sure this only affects a small number of households and to minimise the length of any short-term move. Any household that is required to temporarily move will have a guaranteed right to return.
 - 5.7. If you want to move off the estate, we will try to relocate you to your area of choice. However, this will be dependent on suitable homes to match your needs being available.
 - 5.8. If a suitable sized family home is not available in the development, larger families with children over 18 may be offered an alternative solution.
 - 5.9. There will be a small increase in rent for new homes. Living in South Kilburn will still be excellent value for money.
 - 5.10. If there is a change in your circumstances, you must confirm these changes in person or in writing to the South Kilburn Re-Housing Team and provide all relevant documentation. Final verifications will be made by the council and the Registered Providers at the time that the new homes are ready to be allocated to you, to ensure that your circumstances remain the same. Fraudulent claims will be taken very seriously. If it is discovered that your current accommodation with the council is not your main or principal home, or that you have another tenancy elsewhere, this will be checked and verified by the fraud team. It could result in you losing your current tenancy and/or being prosecuted.

6. Leaseholders

- 6.1. If we continue the regeneration of South Kilburn, as a leaseholder you will get:
 - The choice of either selling your home back to us and leaving the estate, or buying a new property on the estate on a shared equity basis.
 - Market value for your home plus;
 - 10% home loss payment (owner occupiers), or 7.5% home loss payment (owner investors)
 - Solicitors fees, survey fees and other reasonable moving expenses paid.
- 6.2. In some cases, it may be impossible for the council to acquire all property interests by agreement in the projected timeframe or at a reasonable cost. We may therefore make a Compulsory Purchase Order via the courts in parallel with negotiations. This is to ensure that the regeneration timetable can be met and that we can continue to deliver much needed new homes.

6.3. There are a number of Housing options for leaseholders. Which are available to you will depend on the timing of when you move. They include:

6.4. Shared Equity; You will own a share of the property, with the council owning the remaining share. You will not have to pay rent.

6.5. Existing Council Property Swap; This enables you, as a leaseholder, to 'transfer' your equity into a void Council social rented unit that is not due for demolition. Any difference in value could be made up by the council.

6.6. Shared Ownership; You own a share of the property, and pay rent to a housing association on the remaining share. You can increase your ownership percentage over time, if you wish to.

7. Moving Home

7.1. The moving out timeline for existing South Kilburn tenants is shown below. (insert phasing map) Where possible, tenants may be able to move out of sequence to available properties.

7.2. The next sites to finish will be the former Gloucester & Durham blocks. Planning decisions have been submitted for each of Neville, Winterleys & Carlton and Peel. We will continue to keep you up to date with the latest news about each future scheme.

7.3. The above dates are correct as of July 2019. However, the schedule may change over time.

8. Community projects

8.1. Each stage of the South Kilburn regeneration has created new employment opportunities for local people. We will work with developers to make sure that all future phases of the regeneration will continue to create new jobs and training opportunities for local people.

8.2. The regeneration of South Kilburn has been captured by a local artist, Amelia Lancaster. She has hosted workshops and exhibitions alongside the community. Follow @southkilburn on Instagram to find out more.

8.3. Local young people worked together to create a short film and music video. The projects showcased the talent within the community, and also gave them a platform to share their views on the regeneration. You can watching the videos at www.brent.gov.uk/southkilburn

9. Additional Support

9.1. Communities First work with the council and community in South Kilburn. They provide free independent advice on the regeneration proposals to council tenants, households living in temporary accommodation and leaseholders. If you need any support on your rehousing options, or rights

relating to the regeneration or compensation issues, they will provide confidential independent advice.

9.2. To request this booklet in other languages, translation services or in large-print, please contact ERSK@brent.gov.uk

9.3. When moving into your new home, your landlord will work with you to resolve any initial problems. We monitor each new building closely and are working closely with the Housing Associations to make sure any issues are resolved as quickly as possible. For further support, please contact HousingPartnerships@brent.gov.uk

9.4. If you would like further information, please contact the Brent Council Estate Regeneration Team.