



**Resources and Public Realm  
Scrutiny Committee**  
12 September 2019

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

**Carlton and Granville Phase 2 - Update**

<b>Wards Affected:</b>	Kilburn
<b>Key or Non-Key Decision:</b>	Non key
<b>Open or Part/Fully Exempt:</b> (If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)	Open
<b>No. of Appendices:</b>	None
<b>Background Papers:</b>	None
<b>Contact Officer(s):</b> (Name, Title, Contact Details)	Alice Lester Operational Director Regeneration Growth and Employment <a href="mailto:Alice.lester@brent.gov.uk">Alice.lester@brent.gov.uk</a>

**1.0 Purpose of the Report**

- 1.1 To update the Committee on the decision of the Cabinet following the referral back to Cabinet following consideration by the Scrutiny Committee.

**2.0 Recommendation(s)**

- 2.1 To note the report

**3.0 Detail**

- 3.1 On 11 March 2019 Cabinet decided to continue with the Carlton and Granville Phase 2 proposals. This decision was called in for consideration by the Resources and Public Realm Committee in accordance with Standing Order 14.
- 3.2 The Scrutiny Committee considered this on 03 April 2019 and referred the decision back to the Cabinet, with some recommendations.
- 3.3 The Cabinet re-considered the matter on 15 April.

- 3.4 In confirming its decision, Cabinet supported the following recommendations made by the Resources and Public Realm Scrutiny Committee:
- a) In terms of the recommended design option, the 23 units of housing be provided as social housing. In recognising the need to address issues in relation to viability, Cabinet will explore a predominance of three or four bedroom 'family sized' accommodation.
  - b) Appropriate noise-reduction safeguards be provided for tenants within the new housing units in order to manage the relationship between the mixed residential and community use on the site. Such a provision is to ensure that noise concerns do not limit the use of the facility by the community.
  - c) A minimum level of local social enterprise provision is guaranteed within the Enterprise Hub.
  - d) Community governance options being developed in terms of future management of the site must be based around the Key Stakeholder Group and involve a broader local community membership. Such governance options must have open membership to locals, with democratic processes for the selection of people and positions.
- 3.5 In response to these matters
- a) The unit mix has been re-considered in favour of larger family units. The scheme now being considered by planning officers is for 18 units, comprising 4 x 1 bed, 3 x 2 bed, 4 x 3 bed, 7 x 4 bed.
  - b) Noise has been well considered, the design has been adjusted to support the various activities on site. The large hall, likely to accommodate the noisiest activities, includes a comprehensive ventilation system which does not rely on opening windows thus keeping the noise pollution to a minimum. The application being considered by planning officers contains a comprehensive noise impact assessment. Recommendations from this report will continue to be implemented through specification details as the scheme develops.
  - c) The level of Social Enterprise will be developed into the lease at the point of occupation however the current set up is focused on local small businesses. The ethos behind the Granville is that the small businesses 'give back' to the community so, social enterprise is at the heart of The Granville.
  - d) Members of the wider community have been invited to express an interest in joining the membership of the Key Stakeholders Group. The invite was sent to all addresses in South Kilburn w/c 7 May 2019 and has been available online since. To date 2 applications have been received; the invite will close by the next meeting (11 September 2019). The terms of reference and accountability of this group is in development and will be concluded with the new members.

## **4.0 Financial Implications**

4.1 None

## **5.0 Legal Implications**

5.1 None

## **6.0 Equality Implications**

6.1 The Council must, in the exercise of its functions, have due regard to the need to:

- a) eliminate discrimination, harassment and victimisation
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it, pursuant to s149 Equality Act 2010. This is known as the Public Sector Equality Duty.

6.2 The Public Sector Equality Duty covers the following nine protected characteristics: age, disability, marriage and civil partnership, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

6.3 The purpose of the duty is to enquire into whether a proposed decision disproportionately affects people with a protected characteristic. In other words, the indirect discriminatory effects of a proposed decision. Due regard is the regard that is appropriate in all the circumstances.

6.3 This report is for noting not for a decision.

## **7.0 Consultation with Ward Members and Stakeholders**

7.1 Ward members were able to attend the Cabinet meeting where the recommendations from Scrutiny were considered.

## **8.0 Human Resources/Property Implications (if appropriate)**

8.1 None

**Related documents:** Summary of decisions taken by Cabinet on 15 April 2019

**Report sign off:**

**AMAR DAVE**

Strategic Director of Regeneration  
and Environment.