

## Appendix 1 - Examples of Existing Regeneration Schemes in Growth Areas in the Borough

The following represent a selection of schemes in the borough within growth areas to provide current case examples.

### Neasden Growth Area

The 54-68 Dudden Hill Lane proposal comprises 301 residential dwellings, a supermarket, gym and commercial space. The applicant is currently offering 19% affordable housing on-site, all London Affordable Rent tenure. Financial viability is still being considered and feedback is awaited from the GLA on this matter.

The Neasden Goods Depot scheme proposes to deliver 1,151 new homes, 618 rented, 372 market sale and 161 as affordable housing. The affordable provision equates to 35% of the total 'for sale' residential element of the scheme. Financial viability is still in active discussion. The volume of development in this scheme is significantly above that identified in the SPD, more than doubling the number of homes and building heights. This in part has been justified by the need to overcome viability issues. It is subject to ongoing assessment by the planning department.

### Wembley Growth Area

This project secured GLA funding for the acquisition of land and the delivery of new housing, community and commercial space on Wembley High Road. The Council is presently in contract with Wates to deliver the Wembley Housing Zone (WHZ) mixed use regeneration of council-owned land at Cecil Avenue and Ujima House on Wembley High Road. The two schemes combined will provide 291 homes.

Wates' focus has been on design development to ensure both schemes meet new fire regulations, planning amendments, discharge of planning conditions, and a reserved matters planning application for Ujima House.

The Cecil Avenue scheme is now in the early stages of construction.

At Ujima House reserved matters planning was secured in January 2024 with demolition of the building due to follow. The current programme is for Ujima House scheme practical completion in January 2026 and the larger Cecil House scheme practical completion in September 2026.

### Alperton Growth Area

Peabody submitted an application to redevelop a site at 2A Bridgewater Road in Alperton to provide 173 new homes and over 2,000 sqm of industrial space and this scheme had secured a resolution to grant permission from the Brent Planning Committee. However, they looked to revise the layout of the scheme

following the announcement of the second staircase requirement and this coincided with significant increases in build costs and finance rates. They advised the Council in February 2024 that they could not proceed with the current scheme due to viability reasons and requested that the application is withdrawn. They advised that they will continue to investigate alternative proposals for the site.

### South Kilburn Estate Regeneration

The Hereford & Exeter scheme (H&E) is intended to replace the current 18 story Hereford House and four smaller Exeter House blocks with three courtyard buildings which are between 6 and 13 storeys in height. It will deliver 250 new homes, including a row of 16 terraced houses which are proposed on the former Granville Park site. The submitted scheme is 44% affordable (social rent) representing an increase in affordable housing floorspace. The scheme also includes the re-provision of Granville Urban Park, public realm improvements and a commercial unit.

### Burnt Oak/ Colindale Growth Area

Park Parade 383-397 Edgware Road A new build housing scheme that will deliver a minimum of 110 homes for Temporary Accommodation at Local Housing Allowance (LHA) rates. This in-borough scheme will provide much needed affordable accommodation for homeless households in Brent. The scheme also includes commercial retail space on the ground floor which can be leased directly by the Council or disposed on a long-lease, subject to market conditions.

### South Kilburn Growth Area

The Hereford & Exeter (H&E) is in full ownership of the Council, with the last leasehold buybacks completing in 2022. The Blue box storage facility was bought back by the council in December 2022, in part grant funded by the Housing Infrastructure Fund. Due to the site currently sitting empty there is a challenge posed by industrial scale fly-tipping, squatting and vermin infestation which is making the wider neighbourhood feel less safe and secure. There is a significant council resource being used for site security and this is further negatively impacting on the scheme's viability.

### Other Areas

383-397 Edgware Road In March 2023, the Council entered a two-stage design and build contract with Higgins. Since then, the contractor has been redesigning the scheme to reflect building safety requirements and to secure new homes. It is expected that Higgins will complete the required design amendments, submit a new planning application, and commence on-site demolition of the existing buildings in Summer 2024.