

**LONDON BOROUGH OF BRENT**

**Meeting of the Full Council**

**16 May 2004**

**Report from Director of Housing**

For: action

Wards affected: Kilburn & Queens Park

**Report Title: Authority to apply for inclusion on the 2006 to 2007 stock transfer register**

**1. Summary**

- 1.1 This report asks Members' to endorse the authority given by the Executive in January 2005 for officers to submit an application to the Office of the Deputy Prime Minister for inclusion on the stock transfer register for the period 2006 to 2007, in relation to South Kilburn.

**2. Recommendations**

- 2.1 To endorse the Executive decision to submit an application to the Office of the Deputy Prime Minister for inclusion on the stock transfer register for the period 2006 to 2007.

**3. Detail**

- 3.1 Members will be aware of the large programme of regeneration that is on-going in South Kilburn. It is anticipated that the programme will result in 1,534 homes being demolished and rebuilt, 1,419 new units being built for private sale, and provision of non-housing facilities. Officers are progressing the selection of a delivery partner and other steps are being taken to implement the Masterplan, as authorised by the Executive.
- 3.2 As part of the regeneration of South Kilburn it is anticipated that a partial stock-transfer (of 1,534 units) to a Registered Social Landlord will be necessary. Accordingly, the Executive agreed on 17 January 2005 to authorise officers to submit an application to the Office of the Deputy Prime Minister, for inclusion in the stock transfer register for 2006 to 2007.

- 3.3 Members are now asked to endorse the decision of the Executive on 17 January 2005.
- 3.4 The report to the Executive on 17 January 2005 is attached as Appendix 1. Members should note that this was a confidential report to the Executive as it contained information on the expenditure to be incurred by the Authority, (some of which continues to be commercially sensitive) and for this reason the report contains certain blanked-out paragraphs/sections. Members' attention is particularly drawn to Section 3 of that report. The record of the Executive's decision is attached at Appendix 2 of this report.

#### **4. Financial Implications**

- 4.1 None.

#### **5. Legal Implications**

- 5.1 The contemplated transfer of land/stock is required to be included on the Secretary of State's annual disposals programme, commonly known as the "stock transfer register" (section 135 of the Leasehold Reform, Housing and Urban Development Act 1993). Regulations require Full Council to agree the application.
- 5.2 The Council is not obliged to proceed with a stock transfer merely by appearing on the register.

#### **6. Diversity Implications**

- 6.1 The diversity implications of the Masterplan were fully addressed in a report to the Executive in July 2004. The subject of this report does not have any diversity implications itself, but it is worth noting that the current Council approach will require that at least 20% of any properties transferred go to a BME Registered Social Landlord.

#### **Background Papers**

Reports to the Executive (various dates)  
South Kilburn Masterplan

Anyone wishing to inspect these papers should contact Maqsood Ahmed, South Kilburn Regeneration Office, 2-23 Peel Precinct, Kilburn, London, NW6 5BS.

**Martin Cheeseman**  
**Director of Housing**