

Appendix 8: Morland Gardens Redevelopment – Consultation Timeline and Feedback

The consultation timeline and a summary of feedback is as follows.

Phase – description	Date(s)	Notes
Students of Brent Start and residents of the local area	April 2019	<p>4 consultation events were hosted at Morland Gardens for staff, students, and the local community in April to May 2019.</p> <p>Over 100 respondents fed into the events.</p> <p>89% of consultees approved of the scheme, 3% disapproved, and the remainder neither approved or disapproved.</p> <p>Positive comments included:</p> <ul style="list-style-type: none">- Provision of an open resource centre with self-service computers and a small library space.- More overall space and larger classrooms- Better security for students/ a controlled access point- More social space- Mixed use development with housing and workspace- Provision of a multi-faith room- College space is all on one level, ground floor- Location of a public facing café that is lacking in the area.

		<p>Negative comments, although from a minority of respondents, included:</p> <ul style="list-style-type: none"> - Less parking for staff or students - Would prefer no housing in the scheme. - No outdoor space for students - Only single entrance - Concern over decant of college during build. - One respondent, the Willesden Heritage Society, suggested retaining the Victorian Villa. <p>How the feedback has informed the scheme:</p> <ul style="list-style-type: none"> - The scheme is in an area with strong transport connectivity, it is a car free development, only with spaces for housing and education use to meet the disability access requirements. - The majority were supportive of new homes if social housing, so this has not been removed from the proposition. - Outdoor garden space has been provided within the new designs for Brent Start staff and learners. - An additional entrance has been provided via the public café to the education centre. - Decant options have been considered and disruption to staff and learners will be minimised by delivering this in holiday periods.
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		<ul style="list-style-type: none"> - The proposed scheme will remove the Victorian Villa, as it compromises delivery of the education centre and new homes. The design has been updated to provide features that reflect the existing use, such as additional use of arches throughout the façade.
Ward Member meetings	<p>April 2019</p> <p>July 2019</p>	<p>All Stonebridge Ward Members attended sessions with the architects. Feedback included:</p> <ul style="list-style-type: none"> - The need for a new high quality adult education centre, as the current building is in very poor condition and not aspirational for the local community. - New housing should be entirely social housing and should not include any market sale homes. <p>An additional meeting was held in July 2019.</p> <ul style="list-style-type: none"> - At this meeting it was agreed that a Community Steering Group would be established made up of local organisations and emphasised the need for community involvement in the scheme to ensure it fully benefits local residents and businesses.
Community Steering Group	<p>August and September 2019</p>	<p>Focus groups held in Church End, Stonebridge and Harlesden reflected the following:</p> <ul style="list-style-type: none"> - Very supportive of the building design and proposed mix of housing (particularly as social rented housing and the number of 3 and 4 bedroom homes), as well as the new education and workspace facilities. - The group want to work together with the council to create an ambitious proposal for the uses in the building that supports local partnership working, focussed on the skills and employability of residents. The space could also be utilised to support entrepreneurial skills of the local community, building on the latent skills base to generate business start-ups (likely to be a maker space, utilising skills of cooking, clothing and jewellery). - Would like the café to be utilised to support learners of Brent Start and potentially respond to other issues such as homelessness or helping residents with learning disabilities.

		<ul style="list-style-type: none"> - Interested in utilising bookable areas of the centre for functions. The group believe there is demand locally for such spaces for hire in evenings and weekends. - Agreed input ideas and feedback to the internal design to ensure accessibility for the local community. One idea is to include artwork and historic information of the area to help represent the local community. <p>How the feedback will inform the scheme:</p> <ul style="list-style-type: none"> - The existing café in Morland Gardens is utilised for Brent Start learners with learning disabilities in 'café enterprise' courses. <p>For the future public facing café, this will be encouraged through the tender for an occupant.</p> <ul style="list-style-type: none"> - The building will be utilised for hire with promotion focussed in local communities, including specific partnerships. For example, The Five Precious Wounds Church would like to promote spaces for post-funeral events on weekends, something that the state is a clear gap in the local area. - Soft market testing will be completed for the affordable workspace. The focus will be on proposals to support local entrepreneurship, to use the space as an enterprise facility that can support start-ups and training.
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