

 Brent	Cabinet 17 October 2022
	Report from the Director of Regeneration, Growth and Employment
Request for SCIL Allocation for Eight Projects	

Wards Affected:	Harlesden, Preston, Kensal Green, Kilburn, Willesden and Tokyngton
Key or Non-Key Decision:	Key
Open or Part/Fully Exempt: <small>(If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)</small>	Open
No. of Appendices:	Nine Appendix 1: Wembley Hostile Vehicle Measures Locations Appendix 2: Images from Harlesden Library Highlighting Key Changes Appendix 3: Carlton Vale Boulevard Scheme Design Plan Appendix 4: Stonebridge, Hillside Artist Impression Appendix 5: Preston Community Library, Artist Impression Appendix 6: Learie Constantine Centre Artist Impression Appendix 7: Brent Indian Community Centre Artist Impression Appendix 8: Morland Gardens Artist Impression Appendix 9: Church End Artist Impression
Background Papers:	None
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1.0 Purpose of the Report

- 1.1 To seek Cabinet approval for payment of Strategic Community Infrastructure Levy (Strategic CIL) funding towards eight separate projects as detailed in the main body of this report.

2.0 Recommendations

2.1 That Cabinet approves Strategic CIL funds to be allocated as follows:

- £0.9 million for use towards Wembley Transport Improvements;
- £413,000 for use towards Wembley Hostile Vehicle Measures;
- £559,100 for use towards Harlesden Library; and
- £1,951,162 for use towards the creation of Carlton Vale Boulevard.
- £102,427.26 for use towards the creation of a new community café and external amenity space as part of the Stonebridge redevelopment
- £1,015,684.77 for use towards the creation of a new community facility as part of the Preston Community Library redevelopment
- £2,643,445.04 for use towards the creation of a new community centre as part of Learie Constantine Centre redevelopment
- £2,479,770.31 for use towards the creation of a new community centre as part of the Brent Indian Community Centre redevelopment

2.2 That Cabinet delegates authority to the Corporate Director of Finance & Resources in consultation with the Lead Member for Finance, Resources & Reform to agree any additional SCIL allocations to the Morland Gardens project and any SCIL allocation to the Church End redevelopment project.

3.0 Detail

Strategic Community Infrastructure Levy (Strategic CIL)

- 3.1 Strategic CIL is a charge that can be levied on most new developments that has been granted planning permission. The purpose of Strategic CIL is to help the Council to deliver the infrastructure needed to support development in within the Borough. The application of Strategic CIL can be used to demonstrate to communities the benefits that new development can bring, through the provision of key infrastructure projects, place-making and local improvements.
- 3.2 The Local Plan outlines an ambitious strategy to accommodate development required to support a growing population. The development will provide a substantial amount of new homes, jobs and infrastructure.
- 3.3 Strategic CIL can be used to support development by funding the provision, improvement, replacement, operation or maintenance of infrastructure.
- 3.4 All of the requests are eligible for SCIL funding in line with the SCIL Regulations.

Wembley Transport Improvements

- 3.5 [Cabinet](#) approved SCIL funding of £6m for the North End Road Connector (NERC) and Wembley 2 Way Working projects in July 2018. The estimated cost of both schemes is £6m, included a 20% contingency but with no allowance for land acquisition.
- 3.6 As identified in the Wembley Area Action Plan there is the need for new road connections and junction improvements to support the ongoing development of the Wembley Growth area. Both these schemes were identified as beneficial for existing and new residents because these projects support growth of local businesses in the area by providing improved access and permeability to the area. The two projects provide improved permeability to the Wembley Growth Area.
- 3.7 The Wembley Two Way Working Project has been delivered to budget.
- 3.8 The NERC project provides a new access to North End Road from Bridge Road. This benefits residents and businesses by providing an alternative route across Wembley Park to access the North Circular Road, improving the traffic flow in the area. This route will provide an available vehicular route at all times - particularly useful for residents of North End Road who are impacted by the road closures on event days. This project complies with the CIL Regulations because it will help to support the growth in the area and improve traffic flow and connectivity through the area.
- 3.9 The scheme was substantially completed in June 2021, aside from the provision of a signalised junction (planned for autumn 2022, subject to TfL confirmation).
- 3.10 A report to the Capital Programme Board (CPB) in 2020, provided an update on the estimated costs at the time and also risks and mitigations. It identified and provided cost estimates for additional works, some of which were unknown at the time. The estimated costs were in the region of £4.1m with a number of unknown costs, the worst case scenario being £4.5m. The SCIL capital contribution ask is for the funding gap which would arise from the worst case scenario.
- 3.11 Since this 2020 report, due to unforeseen circumstances, there have been further cost escalations mainly arising from;
- Delays to commencement due to the need to reach a legal agreement on the acquisition of land from Micaela community school;
 - Provision of an alternative bus stop on Bridge Road;
 - The discovery of an old subway tunnel during construction, requiring significant additional work for the removal of part of the structure and the construction of the foundation for a retaining wall;
 - The need to accelerate works for completion ahead of the Euros;
 - The provision of a new zebra crossing to improve safety.

- 3.12 Meetings have been held with Steers (NEC Project manager) and Volker Laser to discuss the final account, which has yet to be agreed.
- 3.13 The project is requesting an additional capital contribution from the Strategic CIL funds of £0.9 million.

Supporting Development & Growth

- 3.14 As a result of the growth proposed in the Wembley Growth Area, the Wembley Area Action Plan (2015) identified highway improvements to improve accessibility and the local environment. These infrastructure projects will help support this growth and development. The aim is to create a better place to live and work in, enabling residents to live harmoniously with the attractions located in Wembley and visitors to access them easily. The NERC and Wembley 2 Way Working were two of these projects. These projects improve access for residents and businesses, providing an alternative route across Wembley Park to access the North Circular Road. Delivery of these projects provide the opportunity for new bus routes, supporting sustainable transport.
- 3.15 The projects were reviewed by the Infrastructure Officer Working Group (IOWG) on 9 August 2022. It was considered that the projects meet the regulations for spending SCIL in accordance with Section 216(2) of the Planning Act 2008 (As amended). The IOWG also advised that they considered that the projects would be a good use of SCIL as they would support development and growth within the borough as outlined in the Brent Local Plan and the Wembley Growth Area AAP where these projects have been specifically identified to support the level of growth and development.

Wembley Hostile Vehicle Measures (HVM)

- 3.16 In 2017 the Metropolitan Police Counter Terrorism Security Advisor approached Brent Council, Quintain and the Football Association, recommending improvement of the security of the event-day area road network, thereby protecting the thousands of fans that attend Wembley on stadium event days from vehicular based terror attacks.
- 3.17 The only form of protection was from police cars being placed across the roads on either end of the crossing points to re-enforce the closures; this was only for sporting events, not concerts. Therefore, overall there was minimal means of protection to a terrorist attack from a vehicle on people visiting.
- 3.18 As of January 2022, all measures have been installed with the exception of Location 21, which is being held up by development works, and the newly identified sites works at Locations 35B and 11B, which are in design. Work will commence in September following the end of the events season. The locations are shown in Appendix 1, with the three outstanding measures marked in red.
- 3.19 Due to the extra contractual costs due to the delays at three locations and the additional cost of work at Locations 35B and 11B, the budget has been exceeded by an estimated £643,000; the S106 budget is £2.957m and the latest cost estimate is £3.6m (including £100,000 contingency).

- 3.20 The funding gap is therefore £0.643 million, required to ensure the project can be fully funded and completed.
- 3.21 The following funding has been identified to cover some of the shortfall:
- £130k from BTS/transformation reserve; and
 - £100k from Highways projects underspend.
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- 3.22 This, combined with a capital contribution of £413,000 from SCIL funds would enable the project to go forward.

Supporting Development & Growth

- 3.23 The HVM measures will support the proposed growth and development identified in the Wembley Growth Area. In addition they will provide a safe and secure environment, and enhance the attraction of the Stadium as a safe and secure environment to visit, in line with the Local Plan aspirations. The safe and secure environment will help to encourage and maintain growth and development within the Wembley area
- 3.24 The request was reviewed by the Infrastructure Officer Working Group (IOWG). It was considered that the project meets the regulations for spending SCIL in accordance with Section 216(2) of the Planning Act 2008 (as amended). The IOWG considered that the project would be a good use of SCIL as it would support development and growth within the borough as outlined in the Brent Local Plan.

Harlesden Library

- 3.25 Harlesden Library has experienced declining use as the building's appearance and layout has become tired, with antisocial behaviour also increasing. Many local residents visit other libraries further away and some parents have fed back that they are uncomfortable with their children staying in the area after school.
- 3.26 In June 2021, Arts Council England launched its Libraries Improvement Fund and £285,000 has been secured for the Harlesden Library project, subject to match funding.
- 3.27 There are four main elements to the Harlesden Library project, namely:
- Improvements to the library
 - The refurbishment of the mezzanine to create a dedicated digital information and advice space that will be the home of the Harlesden Hub two days a week and function as a study and workspace area the rest of the time
 - Conversion of a room into a flexible community space
 - Providing teaching and learning space (initially for use by Brent Start)
- 3.28 The project will future proof the facilities for an estimated further ten years and

enable more flexible use, building in capacity for the service to adapt to changing community needs. These will be primarily community assets, developed to address social and cultural infrastructure challenges, build capacity in the local community and creative sector and develop new partnerships to enhance the service offer to residents.

- 3.29 In October 2021, the total cost of the project was £605,600 with a funding application to the ACE Libraries Improvement Fund for £285k already successful. A capital contribution ask of £320,600 from SCIL funds was required to make up this shortfall.
- 3.30 However, between the October 2021 project cost position and contractor tender returns in July 2022, inflation has increased significantly, with the construction industry additionally particularly affected by material and labour shortages, pushing up costs. The project scope has also increased to include a new heating system and enhancements to the Brent Start classroom area, thereby ensuring longer-term benefits to library users and residents using Brent Start services.
- 3.31 Therefore, a capital contribution ask £559,100 from SCIL funds (plus the £285k ACE Libraries Improvement Fund that has already been secured) would enable the project to go forward.

Supporting Development & Growth

- 3.32 The project will enable the Council to support the library needs of a growing population in a number of ways by improving access for individuals, families and school visits, providing local community space facilitating an expansion of the library offer, enable partnerships with local creative organisations and artists, which complements the growth of the creative sector nearby in Park Royal. Finally, the community space will also be available for hire and use outside of the library opening hours, which can bring more activity into the area and support the night-time economy.
- 3.33 The Harlesden Library SCIL request was reviewed by the Infrastructure Officer Working Group (IOWG). It was considered that the project meets the regulations for spending SCIL in accordance with Section 216(2) of the Planning Act 2008 (As amended). The IOWG also considered that the project would be a good use of SCIL as it would support development and growth within the borough as outlined in the Brent Local Plan.

Carlton Vale Boulevard (CVB)

- 3.34 Carlton Vale Boulevard is part of the South Kilburn Masterplan 2016 and Supplementary Planning Document 2017 to transform Carlton Vale into a sustainable, tree-lined avenue with significantly improved public realm, as shown in Appendix 3.
- 3.35 The proposed changes to Carlton Vale are required to reduce the dominance of cars and increase soft landscaping, aiding biodiversity and greater use for

walking and cycling, encouraging greater footfall, and complementing the new frontage associated with forthcoming developments on the street.

3.36 Some of the key benefits through the CVB project include:

- Planting of over 100 new trees to help mitigate air pollution and improve the public realm. This is critically important for adjacent schools, particularly with the high air pollution alert recently issued by the GLA across Brent in March 2022.
- New and improved pedestrian crossings helping reduce the north-south severance and improve road safety.
- Improved cycle lanes.
- E-vehicle charging points.
- Increased lighting that will enhance visibility and perception of safety, encouraging visits to local attractions such as South Kilburn Open Space, the Granville Centre, and the new square at Peel.
- Pavement widening where possible.
- New benches approx. every 50m to enhance the public realm.
- Sustainable Drainage Systems including rain gardens to reduce surface water runoff into sewers reducing flooding risks. There have been three damaging floods along Carlton Vale since the summer of 2020.
- Planting in the rain gardens to increase biodiversity, improve air quality and improve the public realm.

3.37 The total cost of the project is £6,669,900 following £1,166,000 of savings made to the original scheme, which has been reduced in scale and value engineered down. Funding of £305,273 from S106 obligations towards tree planting and £4,413,465 of Housing Infrastructure Funds (HIF) (agreed verbally, confirmation in writing still awaited) have been secured. HIF is to facilitate improvements and unlock housing growth.

3.38 If the scheme is solely reliant on the HIF funding a place-making scheme would not be deliverable and it is likely that the HIF offer would be withdrawn.

3.39 The total cost of the project includes contingency costs that have been included within the RIBA Stage 4 Cost Plan by the appointed cost consultant. The contingency costs, including inflation and risks, are considered standard considering the nature of the project.

3.40 The funding gap at £1,951,162 is being sought from SCIL. This would be split between £1,722,162 to enable the project to go forward and £229,000 to the lifetime maintenance. It is expected that over a 25 year period, 40% of the maintenance spend would occur in the first 12.5 years and 60% of the maintenance spend in the remainder.

Supporting Development & Growth

3.41 The population of South Kilburn is set to double through the wider regeneration proposals. The CVB project provides a transformational piece of infrastructure connecting current and proposed developments with improved active travel through the improved cycle lanes and wider and more attractive pavements.

The project will help to increase footfall, providing support to current and future local businesses, public spaces and community facilities.

- 3.42 This is a key piece of infrastructure to help support development and growth within South Kilburn.
- 3.43 The CVB SCIL request was reviewed at the Infrastructure Officer Working Group (IOWG). It was considered that the project meets the regulations for spending SCIL in accordance with Section 216(2) of the Planning Act 2008 (As amended). The IOWG also considered that the project would be a good use of SCIL as they would support development and growth within the borough as outlined in the Brent Local Plan.

Stonebridge: Hillside & Milton Avenue

- 3.44 The Stonebridge redevelopment is split across two sites located at Hillside and Milton Avenue. The redevelopment will deliver 73 affordable homes across the two sites and a new commercial facility on the Hillside site.
- 3.45 The Milton Avenue site comprises 22 residential units (22 x 4 bed houses) to address the Council's need for affordable family sized accommodation.
- 3.46 The Hillside site comprises 51 residential units (16 x 1 bed, 25 x 2 bed and 10 x 3 bed flats) and 246sqm of commercial floor space (Use class E). The commercial space is located on a prominent corner position with landscaping improvements and new paving areas directly outside. Such a use in this location will complement the adjacent open space and would bring activity to the immediate area.
- 3.47 A new overall capital contribution ask of £102,427.26 from SCIL funds towards the commercial space would enable the project to go forward.

Supporting Development & Growth

- 3.48 Due to high levels of population growth owing to new development there will be a need for new community and cultural facilities to ensure the provision of social infrastructure to meet the needs of our diverse community. The neighbourhoods experiencing the highest levels of deprivation are largely located in the south around the Harlesden, Neasden, Stonebridge and South Kilburn areas. This commercial space is a key piece of social infrastructure that will help both existing communities and new communities together in the Stonebridge area and will help complement future mixed developments such as the Bridge Park Masterplan.
- 3.49 The request was reviewed by the IOWG on 29 September 2022. It was considered that the project meets the regulations for spending SCIL in accordance with Section 216(2) of the Planning Act 2008 (as amended). The IOWG considered that the project would be a good use of SCIL as it would support development and growth within the borough as outlined in the Brent Local Plan.

Preston Community Library

- 3.50 The Preston Community Library redevelopment will deliver 12 affordable homes (6 x 1 bed, 2 x 2 bed and 4 x 3 bed) and a new community space on the ground floor. The new community space was designed in collaboration with Preston Community Library and provides more usable space with greater flexibility to cater for a wide range of community events and activities.
- 3.51 Heads of Terms are agreed with Preston Community Library for a new peppercorn rent lease to run the community use space on the ground floor upon completion. Preston Community Library is aiming to run the community use space as a local hub that seeks to provide a range of services in partnership with the voluntary sector including: a new community library, English to Speakers of Other Languages (ESOL) classes, film club, art classes, memory lounge for people suffering with dementia. There will also be opportunities for other voluntary sector organisations to use the new facility.
- 3.52 A new overall capital contribution ask of £1,015,684.77 from SCIL funds would enable the project to go forward.
Supporting Development & Growth
- 3.53 This community hub will help to support growth and development that is outlined in the Brent Local Plan particularly in the North West part of the borough. It is in proximity to Northwick Park Growth Area. This SCIL funding investment will help deliver a modern, replacement community hub that will strengthen the existing sense of community by celebrating Brent's diversity, heritage and culture, and creating places where Brent's communities can meet.
- 3.54 The request was reviewed by the IOWG on 29 September 2022. It was considered that the project meets the regulations for spending SCIL in accordance with Section 216(2) of the Planning Act 2008 (as amended). The IOWG considered that the project would be a good use of SCIL as it would support development and growth within the borough as outlined in the Brent Local Plan.

Learie Constantine Centre

- 3.55 The Learie Constantine Centre redevelopment will deliver 26 affordable homes (12 x 1 bed, 7 x 2 bed and 7 x 3 bed) and a new community centre on the ground floor. The new community centre was designed in collaboration with the Learie Constantine West Indian Association and provides approximately 489sqm of new community use space, increased from the current provision of 292sqm.
- 3.56 Heads of Terms are agreed with the Learie Constantine West Indian Association for a new peppercorn rent lease to run the community centre on the ground floor upon completion. The West Indian Association is aiming to run the new community centre that will include a new hall, stage, meeting rooms, commercial kitchen for a range of community events and activities including opportunities for private hire and voluntary sector organisations to use the new facilities.

- 3.57 A new overall capital contribution ask of £2,643,445.04 from SCIL funds would enable the project to go forward.

Supporting Development & Growth

- 3.58 Due to high levels of population growth owing to new development in both Neasden Stations and Church End Growth Areas there will be a need for new community and cultural facilities to ensure the provision of social infrastructure to meet the needs of our diverse community. The Brent Local Plan emphasises the need to ensure that community facilities are not lost where they meet or could meet a potential need and ideally enhanced to address these needs. This SCIL funding investment will help deliver a modern, replacement community centre that will strengthen the existing sense of community by celebrating Brent's diversity, heritage and culture, and creating places where Brent's communities can meet.
- 3.59 The request was reviewed by the IOWG on 29 September 2022. It was considered that the project meets the regulations for spending SCIL in accordance with Section 216(2) of the Planning Act 2008 (as amended). The IOWG considered that the project would be a good use of SCIL as it would support development and growth within the borough as outlined in the Brent Local Plan, in particular the growth proposed across Neasden Stations and Church End Growth Areas.

Brent Indian Community Centre

- 3.60 The Brent Indian Community Centre redevelopment will deliver 29 affordable homes (14 x 1 bed, 5 x 2 bed and 10 x 3 bed) and a new community centre on the ground floor. The new community centre was designed in collaboration with the Brent Indian Community Centre and will be a high quality replacement for the existing community centre.
- 3.61 Heads of Terms are agreed with the Brent Indian Community Centre Association for a new peppercorn rent lease to run the community centre on the ground floor upon completion. The Brent Indian Community Centre is aiming to run the new community centre that will include a new hall, stage, meeting rooms, commercial kitchen and IT suite for a range of community events and activities, including opportunities for private hire and voluntary sector organisations to use the new facilities.
- 3.62 A new overall capital contribution ask of £2,479,770.31 from SCIL funds would enable the project to go forward.

Supporting Development & Growth

- 3.63 Due to high levels of population growth owing to new development in both Neasden Stations and Church End Growth Areas there is a need for community facilities that will support development. This SCIL funding investment will help deliver a modern, replacement community centre that will strengthen the

existing sense of community by celebrating Brent's diversity, heritage and culture, and creating places where Brent's communities can meet.

- 3.64 The request was reviewed by the IOWG on 29 September 2022. It was considered that the project meets the regulations for spending SCIL in accordance with Section 216(2) of the Planning Act 2008 (as amended). The IOWG considered that the project would be a good use of SCIL as it would support development and growth within the borough as outlined in the Brent Local Plan, in particular the growth proposed across Neasden Stations and Church End Growth Areas.

Morland Gardens

- 3.65 In January 2020, Cabinet agreed an investment package of £43m to deliver the Morland Gardens development. The Morland Gardens development secured planning permission in October 2020 to deliver a state of the art adult education centre, 65 new affordable homes, 675 sqm of affordable workspace for start-up businesses from the local community, and a public facing café. A SCIL allocation of £15.2 million towards the education facility was agreed by Cabinet on 14 January 2020.
- 3.66 In August 2022, the Council appointed Hill Partnerships Ltd as the main contractor to deliver this scheme. Hill Partnerships Ltd is currently progressing delivery of RIBA Stage 4 – Technical Design in order to finalise the contractor's proposals and final build cost.
- 3.67 Officers are therefore recommending delegated authority for the Corporate Director of Finance & Resources to agree any additional SCIL allocation to deliver the non-residential elements of the Morland Gardens scheme.

Support Growth & Development

- 3.68 As outlined above, the neighbourhoods experiencing the highest levels of deprivation are largely located in the south around the Harlesden, Neasden, Stonebridge and South Kilburn areas. A new state of the art centre is required to create an aspirational learning environment for the community, partners, learners and staff. Morland Gardens will be an asset to be utilised with and by the local communities of Stonebridge, which have some of the lowest average income, skills, and highest economic inactivity in Brent.
- 3.69 This SCIL funding investment will help deliver a range of modern, replacement community facilities that will strengthen the existing sense of community by celebrating Brent's diversity, heritage and culture, and creating places where Brent's communities can meet and will help complement future mixed developments in the Stonebridge area such as the Bridge Park Masterplan.

Church End

- 3.70 The Church End development comprises 99 affordable homes, a new market square to replace the existing market and commercial use space. In February

2022, the Council appointed Wates as the main contractor to deliver this scheme.

- 3.71 Wates is currently progressing delivery of RIBA Stage 4 – Technical Design in order to finalise the contractor’s proposals and final build cost.
- 3.72 Officers are therefore recommending delegated authority for the Corporate Director of Finance & Resources to agree the appropriate SCIL allocation to deliver the non-residential elements of the Church End scheme such as the new market square for local traders, improvements to the town centre and new community/cultural infrastructure to help small and medium enterprises.

Support Growth & Development

- 3.73 As outlined previously, the neighbourhoods experiencing the highest levels of deprivation are largely located in the south around the Harlesden, Neasden, Stonebridge and South Kilburn areas. A new market square and commercial use space will be assets used by the local communities of Church End, which have some of the lowest average income, skills, and highest economic inactivity in Brent. Furthermore, this development will be a catalyst for improving the Church End town centre area, deliver vital social infrastructure to make Church End Growth Area, as designated in the Brent Local Plan, a more attractive neighbourhood in which to live, work, and visit.

4.0 Alternative Options Considered

Wembley Transport Improvements

Option A – Do Nothing (No in principal agreement to SCIL allocation)

- 4.1 The NERC project is nearly finished aside from plans for signalisation. Leaving the existing T junction in operation would slightly reduce costs, but it would also reduce safety for road users. It may also result in the route being deemed not suitable for bus services, as they would have difficulties with right turn manoeuvres.

Wembley Hostile Vehicle Measures (HVM)

Option A – Do Nothing (No in principal agreement to SCIL allocation)

- 4.2 By not providing funding, the work at Location 21, and the additional works at Locations 35B and 11B will not be completed. This would negate the whole aim of the project to improve the security of the road network leading into the event day area by leaving a gap in the HVM ring of preventative measures.

Harlesden Library

Option A – Do Nothing (No in principal agreement to SCIL allocation)

- 4.3 If investment is not made, the current building and facilities will continue to decline and impact on the ability of the library service to meet the needs of the growing Harlesden population.
- 4.4 Delaying investment would likely increase maintenance costs and the Council would lose the grant funding for this project. This would also risk further disruption to the service and the community by undertaking the works in a reactive way following breakdown, rather than through advanced planning.
- 4.5 If SCIL is not provided, then the Council will not receive the £285,000 (47% of the project costs) Arts Council grant.

Carlton Vale Boulevard

Option A – Do Nothing (No in principal agreement to SCIL allocation)

- 4.6 The existing poor quality road environment would remain, with just reactive maintenance.
- 4.7 The transformational impact would not be secured. Keeping Carlton Vale in its current condition will provide an ongoing, poor quality, high pollution, harsh urban environment which does not compliment the high quality new developments taking place around it. Ongoing flood risk in the area would remain high. This may limit the attractiveness and potential £psf value of the market sale properties along Carlton Vale that will be delivered as part of later phases within the South Kilburn programme.
- 4.8 Without capital funding, the Council would lose its £4,413,465 of funding from the HIF as the Council must commence the spending of this money by March 2023 and without capital funding, the scheme will not be able to progress.

Option B – Scale back the proposals to the HIF amount

- 4.9 This is not considered feasible. It would become a road improvement scheme rather than a transformational place-making one and would not meet the criteria for HIF (to unlock housing), and therefore the HIF allocation of over £4m would be likely to be withdrawn.

Stonebridge: Hillside & Milton Avenue

Option A – Do Nothing (No in principal agreement to SCIL allocation)

- 4.10 If the SCIL investment is not made, then this will place additional pressures on the Council's capital borrowing requirements to deliver the non-residential elements of this scheme and potentially prevent other schemes from coming forward in the Stonebridge area that may be reliant on capital borrowing. It is not possible to scale back proposals as the scheme is current on site and will be completed for handover in 2023.

Preston Community Library

Option A – Do Nothing (No in principal agreement to SCIL allocation)

- 4.11 If the SCIL investment is not made, then this will place additional pressures on the Council's capital borrowing requirements to deliver the non-residential elements of this scheme and potentially prevent other schemes from coming forward that may be reliant on capital borrowing.
- 4.12 Given that the Council has agreed Heads of Terms with Preston Community Library to manage the community use space, there is risk of reputation damage to the Council for not following through on delivery. It is not possible to scale back proposals as the scheme is current on site and will be completed for handover in 2023.

Learie Constantine Centre

Option A – Do Nothing (No in principal agreement to SCIL allocation)

- 4.13 If the SCIL investment is not made, then this will place additional pressures on the Council's capital borrowing requirements to deliver the non-residential elements of this scheme and potentially prevent other schemes from coming forward that may be reliant on capital borrowing.
- 4.14 Given that the Council has agreed Heads of Terms with the Learie Constantine Centre West Indian Association to manage the community use space, there is risk of reputation damage to the Council for not following through on delivery. It is not possible to scale back proposals as the scheme is current on site and will be completed for handover in 2024.

Brent Indian Community Centre

Option A – Do Nothing (No in principal agreement to SCIL allocation)

- 4.15 If the SCIL investment is not made, then this will place additional pressures on the Council's capital borrowing requirements to deliver the non-residential elements of this scheme and potentially prevent other schemes from coming forward that may be reliant on capital borrowing.
- 4.16 Given that the Council has agreed Heads of Terms with the Brent Indian Community Centre to manage the community use space, there is risk of reputation damage to the Council for not following through on delivery. It is not possible to scale back proposals as the scheme is current on site and will be completed for handover in 2024.

Morland Gardens

Option A – Do Nothing (No in principal agreement to SCIL allocation)

- 4.17 If the SCIL investment is not made, then this will place additional pressures on the Council's capital borrowing requirements to deliver the non-residential elements of this scheme and potentially prevent other schemes from coming forward that may be reliant on capital borrowing.

Option B - Scale back the proposals and redesign scheme

- 4.18 Given that the Council has appointed a contractor on the planning permitted scheme described in 3.60, a fundamental re-design will now require planning permissions and potentially prevent some of the non-residential uses like the adult education centre, affordable workspace and or café from coming forward. Significant delays to the overall project programme, may also jeopardise the Council from securing the full £6.5m GLA grant for this scheme.

Church End

Option A – Do Nothing (No in principal agreement to SCIL allocation)

- 4.19 If the SCIL investment is not made, then this will place additional pressures on the Council's capital borrowing requirements to deliver the non-residential elements of this scheme and potentially prevent other schemes from coming forward that may be reliant on capital borrowing.

Option B - Scale back the proposals and redesign scheme

- 4.20 Given that the Council has appointed a contractor on the planning permitted scheme described in 3.62, a fundamental re-design will now require planning permissions and potentially prevent some of the non-residential uses like the new market square and/or commercial use space from coming forward. Significant delays to the overall project programme, may also jeopardise the Council from securing the full £9.9m GLA grant for this scheme.

5.0 Financial Implications

- 5.1 As of 31st March 2022, there is approximately £70m of unallocated SCIL receipts. The contribution of SCIL for the projects outlined in this report would be **£10,064,589.40**.

6.0 Legal Implications

- 6.1 CIL is a charge which can be levied by local authorities on new development in their area. It helps them deliver the infrastructure needed to support development. It can be used to fund a broad range of facilities including transport facilities, play areas, open spaces, parks and green spaces, cultural and sports facilities, healthcare, schools, district heating schemes and other community facilities. This flexibility gives local areas the opportunity to choose what infrastructure they need to deliver their relevant plan, supported by the Infrastructure Delivery Plan. Brent's Infrastructure Delivery Plan includes transport facilities, active travel measures and library redevelopment and expansion.
- 6.2 The levy can be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure, if necessary to support development.

Wembley Transport Improvements

- 6.3 The Traffic Management Act 2004, places a legal duty on the Local Authority to manage the network in the most effective way possible.

Wembley Hostile Vehicle Measures (HVM)

- 6.4 There are no legal implications as a result of this report.

Harlesden Library

- 6.5 The Council has a statutory duty 'to provide a comprehensive and efficient library service for all persons' for all those who live, work or study in the area. This proposal will support the Council's delivery of this duty by improving and investing in library facilities, enhancing the library offer for residents and improving access for residents with additional needs.

- 6.6 Engagement with the local community and key stakeholders has been undertaken in developing the project and will continue at key stages through the project delivery. The project has also been developed following research with the community commissioned by the library service in 2019 and also responds to needs identified in the Harlesden Neighbourhood Plan, the Council's Digital Strategy and the Health and Wellbeing Strategy.

Carlton Vale Boulevard

- 6.7 There are no legal implications as a result of this report.

Stonebridge: Hillside & Milton Avenue

- 6.8 There are no legal implications as a result of this report.

Preston Community Library

- 6.9 There are no legal implications as a result of this report.

Learie Constantine Centre

- 6.10 There are no legal implications as a result of this report.

Brent Indian Community Centre

- 6.11 There are no legal implications as a result of this report.

7.0 Equality Implications

- 7.1 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.

7.2 Under the Public Sector Equality Duty, having due regard involves the need to enquire into whether and how a proposed decision disproportionately affects people with a protected characteristic and the need to consider taking steps to meet the needs of persons who share a protected characteristic that are different from the needs of persons who do not share it. This includes removing or minimising disadvantages suffered by persons who share a protected characteristic that are connected to that characteristic.

7.3 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.

Wembley Transport Improvements and Wembley Hostile Vehicle Measures (HVM)

7.4 The new access road has been designed to required highway standards and will be fully accessible.

7.5 The project has been subject to screening and there are considered to be no equalities implications that require full assessment.

Harlesden Library

7.6 The project has positive equality implications by helping to make the Harlesden Library accessible for a wider age range of users and particularly enhancing the offer for children, young people and students.

7.7 The project also supports the Black Community Action Plan goals through the opportunities to bring particular improvements and resources for that community who make up a majority of the local population in Harlesden.

Carlton Vale Boulevard

7.8 The scheme has been designed to ensure compliance with the Equality Act, Healthy Streets for London, Pedestrian Comfort Guidance for London and London Cycling Design Standards. Throughout the design process, a number of disability groups were engaged with.

New Council Homes Programme

7.9 All development sites in the New Council Homes Programme have had an initial screening analysis to establish the equality impacts. As part of the planning application process, the Council has considered the equality impacts of its decisions in relation to the scheme designs to ensure that 10% of the affordable housing provision is wheelchair accessible/easily adaptable dwellings.

7.10 The mixed developments at Stonebridge, Preston Community Library, Learie Constantine Centre, Brent Indian Community Centre and Church End will have positive impacts in terms of providing permanent affordable housing where allocations will be based on the Housing Allocations Policy to meet housing need. These mixed development schemes will also bring forward a range of modern community facilities and commercial spaces that will either replace and/or provide additional facilities that will be accessible for all residents to benefit from across the borough.

Morland Gardens

7.11 A full Equality Impact Assessment has been completed for Morland Gardens and was considered by Cabinet as part of the scheme approval in January 2020. The scheme has a number of benefits, the affordable housing will be allocated based on the Housing Allocations Policy and there will be improved accessibility to the adult education centre on one level (the current building includes areas that are not accessible to people with physical disabilities) along with the provision of a new prayer room.

8.0 Any Other Implications (HR, Property, Environmental Sustainability - where necessary)

8.1 No implications at this stage.

9.0 Proposed Consultation with Ward Members and Stakeholders

9.1 The relevant Lead Members have been kept updated on the projects, and will continue to be informed of progress. Stakeholders, including relevant communities, have been involved in various consultation events and have helped inform the design of the schemes.

Report sign off:

Alice Lester

Director of Regeneration, Growth and Employment