



Secure Tenants with Homes in Phase 2b, South Kilburn Consultation Strategy

1. Purpose:

This paper sets out the consultation strategy for Secure Tenants with homes with in Gloucester House, Durham Court, Masefield House and Wordsworth House, which will be demolished in Phase 2b of the South Kilburn regeneration programme. Secure tenants with homes in these blocks are being formally consulted on three proposals: (i) the Council's proposal to apply to the Secretary of State for use of Ground 10A of the Housing Act 1985; (ii) the Council's proposal to make a Compulsory Purchase Order (CPO) on properties in Phase 2b that are currently occupied by Secure Tenants; and (iii) consultation in connection with a draft Allocation Policy for Phase 2b.

2. Background:

The regeneration programme aims to change South Kilburn into a sustainable and mixed community by delivering 2,400 new high quality homes, improved open spaces, new shops, new health facilities and a new consolidated school.

The regeneration of South Kilburn is taking place in phases. The first phase of the South Kilburn regeneration programme is now complete. 360 high quality homes have been built, of which 256 are affordable and have been occupied by South Kilburn households. The next phase, Phase 2, is expected to provide 437 high quality new homes in South Kilburn, 225 of which will be made available for existing tenants. 208 of the new homes in Phase 2 will be delivered along Cambridge Avenue, Chichester Road and Rupert Road. 122 of these new homes will be made available for existing Secure Tenants (i.e. Council tenants) and are expected to be ready around summer 2014. The remaining 229 homes are being planned as part of the redevelopment of Bronte House and Fielding House on Kilburn Park Road. 103 of these homes will be made available for existing Secure Tenants and are expected to be ready around summer 2016.

The Council needs to re-house Secure Tenants living in homes within Phase 2b of the South Kilburn regeneration programme so that their current homes can be demolished and brought forward for development. This is so the Council can continue to deliver new, high quality homes for existing South Kilburn households.

The Council hopes that suitable offers of alternative accommodation made to Secure Tenants in accordance with the Allocation Policy for Phase 2b will be acceptable to every secure tenant. However, there is a chance that this will not be possible in every case and that some Secure Tenants will not be prepared to move to the replacement home that the Council has offered to them. In order to ensure that the Council undertake the proposed regeneration of Phase 2b of the South Kilburn regeneration programme, it needs to be able to get timely possession of homes where Secure Tenants have refused to move.

The Council is consulting on the two legal processes it proposes to use to seek possession of homes where Secure Tenants have refused to move. The first is by court proceedings brought under Ground 10A of Schedule 2 of the Housing Act 1985. The second legal process that the Council proposes to use to seek possession of homes where Secure Tenants have refused to move is to promote a CPO under section 226(1)(a) of the Town and Country Planning Act 1990.

The Council is also consulting Secure Tenants with homes in Phase 2b on the draft Allocation Policy for Phase 2b. This policy sets out the Council's proposed policy for the allocation of replacement homes to Secure Tenants living in homes located in Phase 2b which will be demolished as part of the South Kilburn regeneration programme and sets out the aforementioned two legal processes on which the Council will rely in order to secure possession of homes occupied by Secure Tenants in Phase 2b.

3. Approach:

A targeted consultation strategy has been designed which has the following aims:

- Receive and consider any comments made by Secure Tenants on the Council's proposal to make an application to the Secretary of State for the redevelopment of Phase 2b of the South Kilburn regeneration programme for the purposes of Ground 10A of Schedule 2 of the Housing Act 1985
- Receive and consider any comments made by Secure Tenants on the Council's proposed policy to promote a Compulsory Purchase Order (CPO) under section 226(1)(a) of the Town and Country Planning Act 1990 on properties currently occupied by Secure Tenants in Phase 2b, South Kilburn
- Receive and consider views from Secure Tenants with homes in Phase 2b of the South Kilburn regeneration programme on the draft Allocation Policy for Phase 2b

4. Target Audience:

- Secure Tenants with homes with in Gloucester House, Durham Court, Masefield House and Wordsworth House, which will be demolished in Phase 2b of the South Kilburn regeneration programme
- Tenant representative
- Independent Resident Advisor
- Internal Stakeholders: Brent Housing Partnership, Housing Policy

5. Methodology

It is proposed that the following consultation will be undertaken with the target audience on the three proposals:

What?	With Whom?	Aim?	When?
Briefing	Tenant Representative Independent Resident Advisor	- To brief Tenant Representative and Independent Resident Advisor on the three proposals that will be the subject of upcoming formal consultation	5 th March 2013 South Kilburn Area Office, Community Resource Centre
Briefing	Internal Stakeholders	- To brief BHP and the Housing Policy Team on the policy to ensure it aligns fully with all existing policy and procedures	TBC
Letter, Booklet &	Target audience	- To explain in detail the three important proposals which are the	Wednesday 27 th March 2013

What?	With Whom?	Aim?	When?
Comments Sheet		<ul style="list-style-type: none"> - subject of formal consultation - To advise of a meeting where the proposals will be explained in detail & have opportunity to ask questions - To advise on deadline for submitting any comments on any of the proposals 	
Meeting	Tenant Steering Group Secure Tenants with homes in Phase 2b of the South Kilburn regeneration programme	<ul style="list-style-type: none"> - To present the proposals that the Council is formally consulting on and give Secure Tenants an opportunity to ask questions 	Thursday 4 th April 2013 19:15 The Vale Community Centre, 1 Pentland Road, NW6 5RT
Request for comments	Target audience	<ul style="list-style-type: none"> - To seek comments from the target audience on the three proposals which are the subject of formal consultation 	No later than Thursday 25 th April 2013
Consultation report	The Executive Committee	<ul style="list-style-type: none"> - To seek approval of the Executive Committee on the consultation report which will include a summary of the feedback received from secure tenants occupying properties in Phase 2b in response to the three consultation proposals and the Council's responses to the feedback received. - If the Executive is satisfied that the consultation has been undertaken correctly and thus approves the consultation report then Executive approval will be sought to authorise the Director of Regeneration and Major Projects to seek the Secretary of State's consent to the disposal and development of Phase 2b for the purpose of Ground 10A of Schedule 2 to the Housing Act 1985 and authorise the final Phase 2b Allocation Policy 	Monday 20 th May 2013

The Council has hand delivered a copy of the letter, booklet and comment sheet to all Phase 2b secure tenants, tenant representative and Independent Resident Advisor. The Council has requested comments on the three proposals being consulted on. The Council will provide written responses to feedback received and will collate a summary of the responses into a consultation report. Officers will report back to the Executive detailing the outcome of this statutory consultation; and may, depending on the outcome of the consultation and members views on that, seek Executive approval to a) authorise the Director of Regeneration and Major Projects to seek the Secretary of State's consent to the disposal and development of Phase 2b for the purpose of Ground 10A of Schedule 2 to the Housing Act 1985; and b) authorise the final Phase 2b Allocation Policy.