

SOUTH KILBURN NW6

SK NEWS

Winter 2024

In this issue:

THE STORY SO FAR

**WHAT'S HAPPENING
WITH PEEL & NEVILLE,
WINTERLEYS, CARLTON HALL
& CARLTON HOUSE?**

**LATEST NEWS ON CARLTON
& GRANVILLE**





Welcome to your new South Kilburn newsletter

You told us you wanted to learn more about what's happening with the South Kilburn Regeneration Programme – we are delighted to welcome you to your new South Kilburn regeneration newsletter! Here you can find out information on the building works happening in the neighbourhood and the latest news and events.

Regeneration is not just about building new homes it's about building a thriving neighbourhood and community. For example, the new affordable workspace along Carlton Vale is supporting new businesses and incredibly talented film producers, fashion designers, photographers, artists etc in succeeding and growing their business right here in our neighbourhood. Find out more on page 18.

We hope that you enjoy reading this first edition and find the information useful. We would really like to hear your thoughts, views and ideas on the newsletter and how we can make it even better next time. Please do get in touch with us at ersk@brent.gov.uk or come and visit us at the Regen Office: **Community Resources Centre, William Dunbar House, Albert Road, London NW6 5DE.**

Best wishes,
The SK Team

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Front cover: Tumaini Lawrence from Kai Personal Design, one of the occupants of the Affordable Workspace

Left: Peel Plaza CGI

The story so far

As the regeneration programme reaches its halfway point, we start this first edition of the newsletter by looking back on what we have achieved.

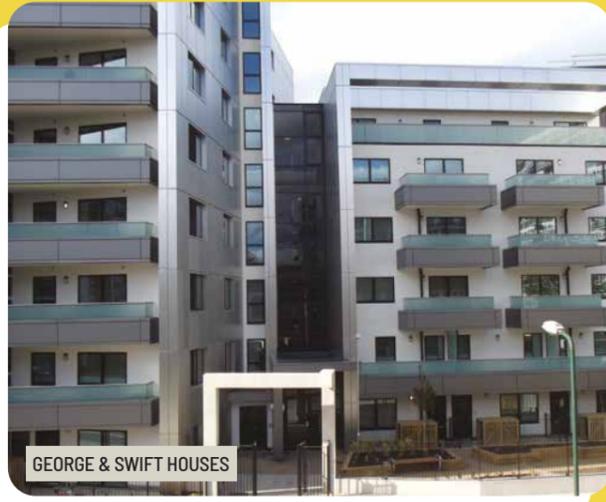
Several hundred families have been rehoused in modern and comfortable new homes and opportunities for employment, education and training created.

As we look ahead to the exciting next chapter of building we remain committed as ever to ensuring the regeneration of South Kilburn continues to meet your needs, aspirations, hopes and dreams for the future. We will continue to build new homes, a school, medical centre, community spaces and parks and open spaces to make this neighbourhood a place you are proud to call home.

This is what we have achieved.

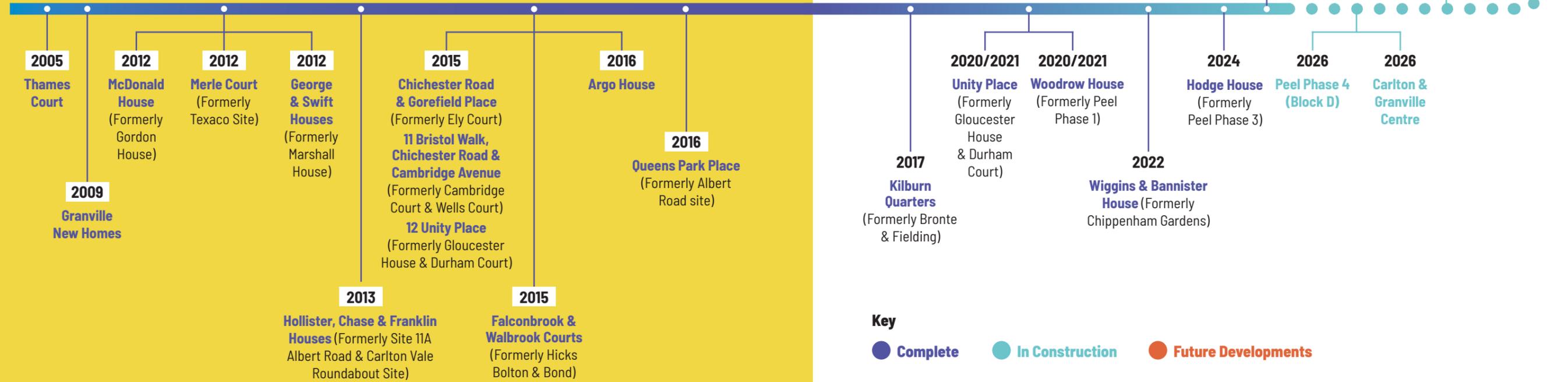


MERLE COURT



GEORGE & SWIFT HOUSES

Regeneration Timeline:



COMPUTER GENERATED IMAGE OF PEEL (INDICATIVE ONLY)

- **Dates to be confirmed**
- Queens Park & Cullen House
- William Dunbar House & William Saville House
- Craik Court, Crone Court & Zangwill House
- Hereford House, Exeter Court & Granville Urban Park
- Carlton Vale Infant School
- Kilburn Park Junior School
- South Kilburn Open Space
- Wordsworth House, Masfield House & Dickens House

South Kilburn in numbers - what we have achieved so far



New homes built so far

1,588

Family homes (3 bed+)
built so far

342

- Social rent
 - 3 bedrooms: 210
 - 4 bedrooms: 59
- Shared Ownership
 - 3 bedrooms: 2
- Private
 - 3 bedrooms: 62
 - 4 bedrooms: 9



1,133

Households permanently
reoused



5

Parks & open spaces

- Wood House Urban Park (completed).
- Unity Place Open Space (completed).
- Granville Open Space (completed).
- Chippenham Gardens Open Space (completed).
- Peel Plaza enhancement (in design).

New affordable homes
built so far

933 + 156

SOCIAL RENT

SHARED OWNERSHIP



18

Awards won

- The South Kilburn Regeneration Programme has received 18 awards so far recognising its quality of design, success in regeneration and support for the community.



21

Years running



- The South Kilburn Masterplan consultation commenced in 2003.
- We commenced building the first new homes in 2005.

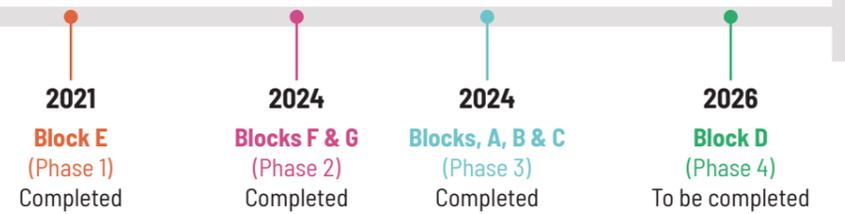
What's happening with Peel & NWCC?

Peel and Neville, Winterleys, Carlton Hall & Carlton House (NWCC) developments, currently in construction are being delivered by Vistry (formerly Countryside), who were appointed as Brent Council's development partner for Peel (all phases) in July 2018 and for NWCC in November 2022.

The overall Peel development will provide 328 homes across four phases, together with a public plaza, health centre, affordable workspace, convenience store and café.

Peel Phase 4 includes seven family-sized general needs homes, six of the seven will be wheelchair accessible, as well as 30 shared ownership homes being delivered in partnership with Home Group. Affordable workspace units fronting a new plaza have recently been completed and are now occupied. The new Medical Centre building has been handed over to the NHS with fit-out works underway, prior to opening, which is anticipated in spring 2025.

Peel Timeline:



< Peel ground level site plan

The NWCC development will deliver 225 homes in total including 95 council homes delivered directly for Brent Council, with the first homes due to complete in late 2025 and the rest in 2026 and 2027.

NWCC and Peel Phase 4 started on site in March this year. The event marked an important milestone in the ongoing delivery of the South Kilburn programme.

As part of delivering social value funding, applications for up to £5,000 from the NWCC Community Chest were invited for projects and initiatives from the South Kilburn community. Overall, 25 applications were received and 13 applications have been awarded funding.



NWCC Timeline:



< NWCC ground level site plan

South Kilburn masterplan

The masterplan shows the different parts of the South Kilburn regeneration programme.

We've highlighted which parts have been completed, those that are under construction and other sites being considered for development by Brent Council and by private developers.

COMPLETE

- 1 **Queens Park Place**
- 2 **Thames Court**
- 3 **Falconbrook Court & Walbrook Court** (Formerly Hicks Bolton & Bond)
- 4 **Woodhouse Park**
- 5 **George House & Swift House** (Formerly Marshall House)
- 6 **Peel Phases 1, 2 & 3: Woodrow House, Orwell House & Hodge House**
- 7 **Merle Court** (Formerly Texaco Site)
- 8 & 9 **Granville New Homes**
- 10 **Chichester Road & Gorefield Place** (Formerly Ely Court)
- 11 **Bristol Walk, Chichester Road & Cambridge Avenue** (Formerly Cambridge Court & Wells Court)
- 12 **Unity Place** (Formerly Gloucester House & Durham Court)
- 13 **Hollister, Chase & Franklin House** (Formerly Carlton Vale roundabout site)
- 14 **Kilburn Quarters** (Formerly Bronte & Fielding)
- 15 **McDonald House** (Formerly Gordon House)
- 16 **Argo House**
- 17 **Wiggins & Bannister House** (Formerly Chippenham Gardens)

IN CONSTRUCTION

- 18 **Neville, Winterleys, Carlton Hall & Carlton House (NWCC)**
- 19 **Peel Phase 4**
- 20 **Carlton & Granville Centres**

FUTURE DEVELOPMENTS

- 21 **Queens Park & Cullen House**
- 22 **William Dunbar House & William Saville House**
- 23 **Craik Court, Crone Court & Zangwill House**
- 24 **Hereford House, Exeter Court & Granville Urban Park**
- 25 **Carlton Vale Infant School**
- 26 **Kilburn Park Junior School**
- 27 **South Kilburn Open Space**
- 28 **Wordsworth House, Masfield House & Dickens House**
- 29 **Austen House & Blake Court**
- 30 **John Ratcliffe House**



Latest news on Carlton & Granville

The Carlton & Granville scheme is currently being constructed. Guildmore were appointed the build contractor in summer 2022 and started on site in September.

The scheme will deliver three new and upgraded facilities for the Granville Plus Nursery School, Family Wellbeing Centre and South Kilburn Trust. The new spaces managed by the South Kilburn Trust include two new event spaces, new high-quality affordable workspaces and also new community space. Alongside this there will be 18 new council homes which will be for existing South Kilburn residents. The redevelopment of this site is expected to be fully completed before the end of 2026.

The first phase of the Carlton Building refurbishment is due for completion in early 2025. The Nursery, South Kilburn Trust facilities and Family Wellbeing Centre will be moving into this completed first phase whilst the rest of the site is being redeveloped.

The Garden Hall, which is a new community events space, is also progressing well with the structural frame now fully erected. This is due for completion mid next year and will be set within a landscaped garden area.

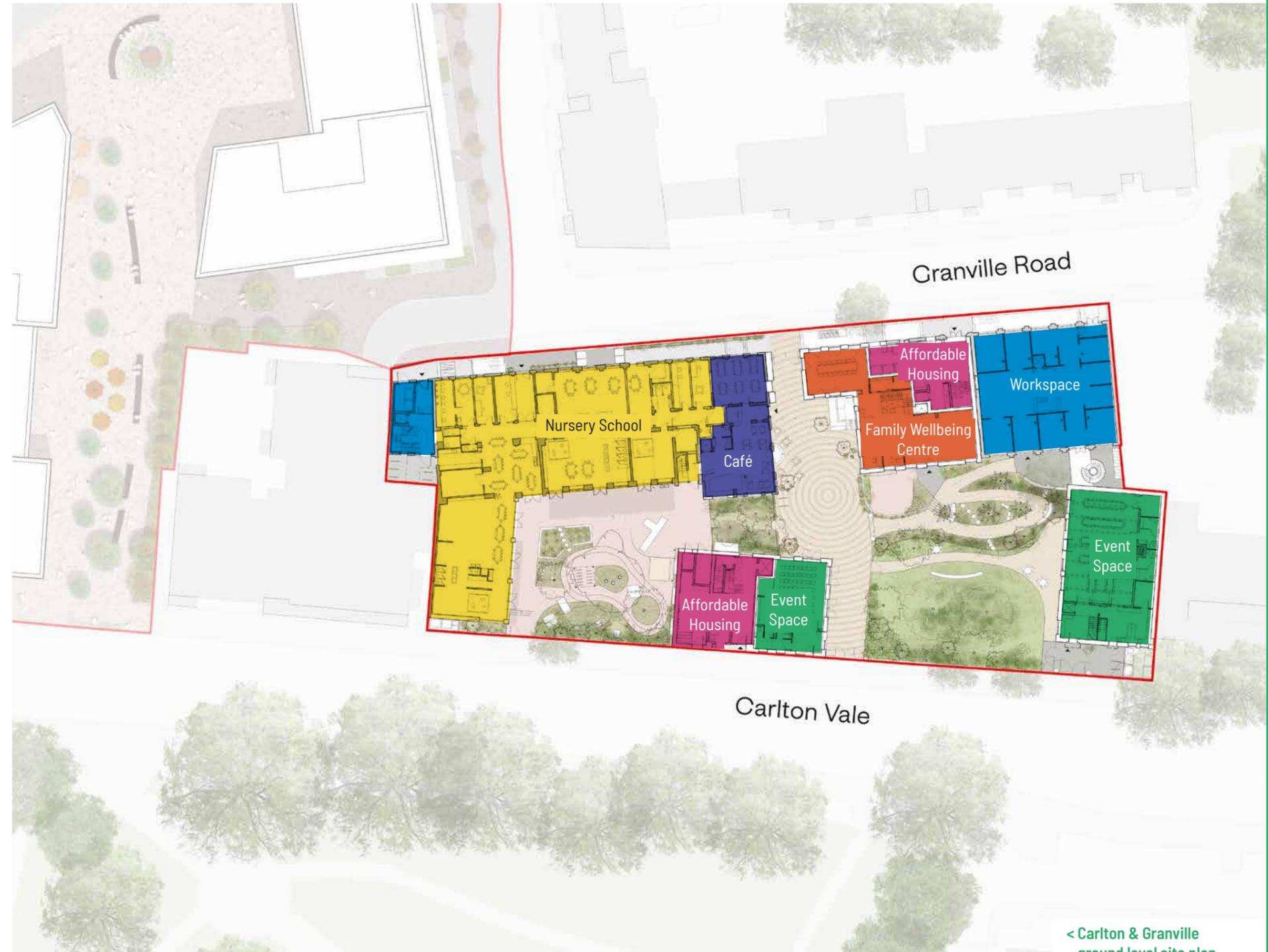
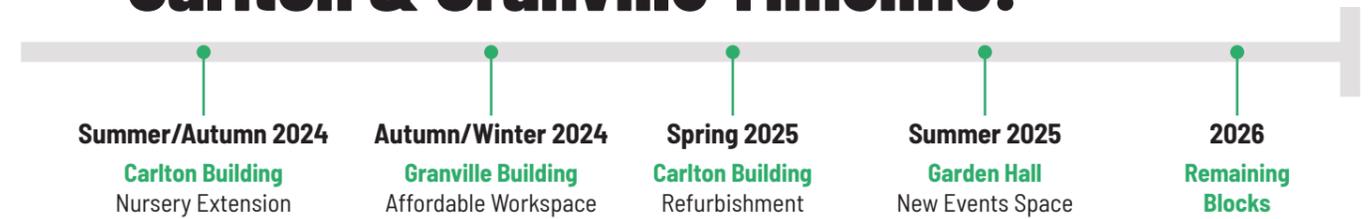


COURTYARD CGI



EAST CARLTON VALE CGI

Carlton & Granville Timeline:



Granville Road

Carlton Vale

< Carlton & Granville ground level site plan

Opportunities and support for local communities

From training and early careers outreach to health and wellbeing programmes, there are many ways the regeneration programme is contributing to the lives of residents in South Kilburn.



Teaching and Early Careers Outreach

Working with Class of Your Own's Adopt a School Programme.

45

Apprenticeships

5 apprentices employed at any one time.

40 apprenticeships projected across the Peel development.



Health and Wellbeing Programmes

Free weekly boxing, group mentoring and youth outreach sessions for Brent residents aged 7-19 years old.

60

60 participants enrolled, with a minimum of 30 attending weekly and one local resident being trained as a volunteer Box Up team member.

Training courses and further education

London Neighbourhood Scholarship programme, sponsoring a local Brent resident to pursue a 3-year architectural undergraduate degree at Westminster of University.



Community Chest funding

50 local initiatives funded between 2020 and 2023, with wide ranging and long-lasting benefits for local people.

A new round of funding has just been launched in April 2024 with funding being announced in June.

50

Work experience

50 Brent residents have participated in Destiny - a fully funded online work experience programme. The next online Destiny programme will run in October 2024.

50



Support for local SMEs and business mentoring

45 participants attended The Rebel Business School providing free daily workshops and training.

45

Volunteering Programmes

600 hours of volunteering in a wide range of programmes.

600

Your brand new Medical Centre

We're happy to report that the long awaited South Kilburn Medical Centre is opening soon, with internal fit out now underway, which is anticipated for spring 2025.

What does this mean for residents?

- Provision of a 21st century, 2,300 sq m building.
- More patient capacity of up to 13,000 patients to meet the high health needs of existing residents and the anticipated health needs of future residents and to address prevalent health inequalities.
- More GPs.
- 14 consulting rooms and four treatment rooms.
- District nurses.
- Holistic alternative medicines.

The additional capacity will allow even greater focus on preventative care and the promotion of healthy lifestyles and will allow people to access a greater range of healthcare services where it is convenient for them.

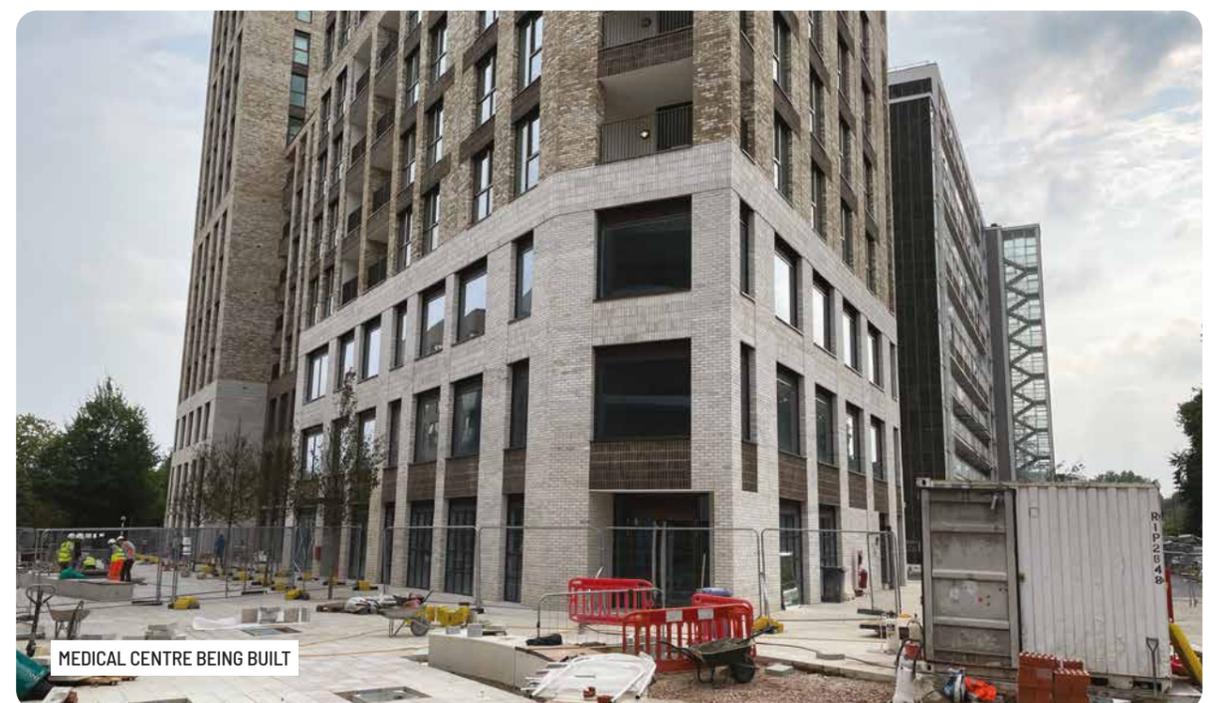
Countryside are currently looking to find an occupier for a proposed pharmacy in another part of the ground floor of the same block.



AXONOMETRIC VIEW



CGI OF WAITING ROOM (INDICATIVE ONLY)



MEDICAL CENTRE BEING BUILT

Looking after our community together

LET'S PUT AN END TO FLY-TIPPING

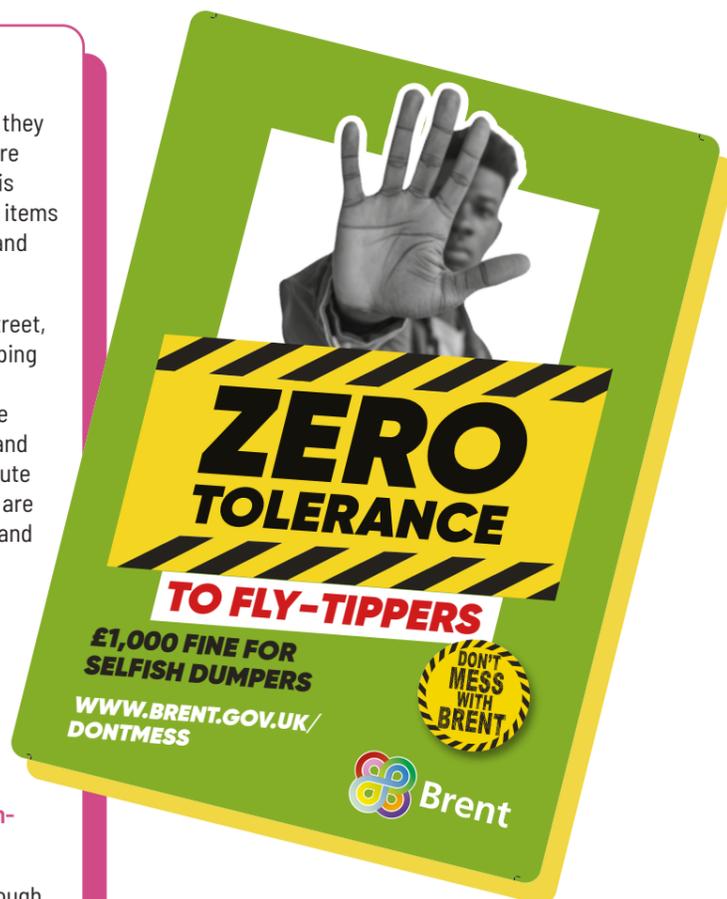
We know that most people take great pride in where they live but unfortunately there is a small minority that are continuing to leave rubbish where they shouldn't. This illegal dumping of rubbish 'fly-tipping' often includes items such as mattresses, sofas, fridges, electrical items and general household waste.

Rubbish left where it shouldn't, for example, in the street, the park or other public spaces is fly-tipping. Fly-tipping is unsightly, unpleasant and potentially hazardous and tends to encourage more of the same so that the problem escalates. It is a criminal offence to fly-tip and Brent has a zero-tolerance approach and will prosecute offenders when caught. Brent Housing Management are jointly working with the Estate Services, Caretaking and Regeneration teams to tackle the issue and remove the illegal dumping of rubbish across South Kilburn.

There are plenty of ways that Brent can help you get rid of unwanted bulky items or rubbish that can't go in the usual household bins.

Visit the below link to apply for a free special collection online for eligible residents in receipt of certain benefits: www.brent.gov.uk/bins-rubbish-and-recycling/special-collection-bulky-rubbish

We will continue to raise awareness of this issue through flyers, notice boards and letters to individual residents and will continue the usual process of stickering items and issuing TORT notices.



THE DIFFERENT LEVELS OF ANTI-SOCIAL BEHAVIOUR

Complaints and feedback has identified that anti-social behaviour (ASB) is reported to a number of different stakeholders that are not equipped to deal with the level of what is being reported. Our objective is to ensure that there is transparency on what is considered low level, medium and high level ASB and the stakeholders responsible for investigating this. Two examples set out below:

Example of Low Level ASB

- Neighbour dispute about gardening – Investigated by Housing Officer, appropriate action taken following investigation and mediation where required.

Example of High Level ASB

- Drug distribution – Reported directly to police by **calling 999** and crime reference provided to Housing Officer.
- Investigations done by Police CPT Team and Housing Officer.
- Residents required to provide witness statements to support evidence to implement closure orders.

We aim to highlight the importance of reporting matters to Police for criminal activity and how Housing Officers work jointly with CPT Team in tackling ASB.



ANTI-SOCIAL BEHAVIOUR AS THE CONCIERGE SERVICE COMES TO AN END

Following consultation with residents where they opted out of concierge service in their block, the contract with Kingdom Concierge ended on 1 June 2024. The provision of a concierge service was not universal and didn't prove to be that effective in preventing squatting or anti-social behaviour.

Multiple teams across the Council together with the police are taking decisive and firm action against squatting and ASB. As a key part of our efforts to tackle this issue we are organising regular block meetings to jointly work with residents to develop a plan to make our communities safer.

These 'ASB Block Strategy' meetings will focus on ASB and meetings will be attended by officers from Housing, Regeneration, Community Protection Team, Community Engagement Team, the Police, South Kilburn Trust, local ward Councillors and all residents of that block.

Our aim is to increase joint working with internal and external stakeholders, increase community cohesion and outline the correct process of reporting criminal activity. We will use feedback received to continually make changes and improvements.

ADDRESSING THE CHALLENGE OF ILLEGAL SQUATTING

We are aware that residents are very concerned about squatting and anti-social behaviour around the estate and this has been particularly bad in the empty blocks at Masefield, Wordsworth, Hereford and Exeter. Over the past six months the Council has taken firm action alongside the police to evict all squatters from these blocks. These blocks have now been secured and are being monitored 24 hours-a-day with alarms, cameras and response teams attending sites in the event of any break-ins. Residents may also have noticed security teams in hi-vis patrolling the sites to prevent squatters from breaking in.

We are pleased to report that there are currently no squatters in these blocks.

We are now turning our attention to occupied blocks including: Austen, Blake, Dickens, Craik Court and Crone Court, however as these blocks have residents living in them securing them from squatting is more complex. As part of our efforts to prevent squatting, where possible we are placing guardians to prevent squatting and the boarded up appearance of these blocks.

However, it will be a few months before a noticeable difference will be seen, but we are starting to work on it.

What's on

COMMUNITY GARDEN VOLUNTEERING

We are very excited to be starting up our season of community food growing at Granville Rec, just behind the Granville building, on Granville Road. Come and join us every week!

Granville Community Kitchen

Granville Rec: Granville Road Wednesdays and Saturdays (1pm - 3pm and 11.30am - 1.30pm)
garden@granvillecommunitykitchen.org.uk

OVER 50s FOOTBALL

Over 50s Football taking place in Queens Park Community School: Play friendly and slightly competitive games of football in Kilburn. Regular meetings & free sign-ups, age flexible and mixed gender. Contact Michael Stuart: micheal.stuart6@gmail.com



COMMUNITY MEALS

Everyone who needs warm and nutritious meals is welcome. Enjoy eating and chatting with your friends in the community. Wednesdays at St Luke's and Fridays at Salvation Army.

Granville Community Kitchen

St Luke's Church, Fernhead Road, W9 3EH (Wednesday), Kilburn Salvation Army, 55 Chichester Road, Kilburn, NW6 5QW (Friday)
info@granvillecommunitykitchen.org.uk

MOVE AT THE MOVIES

Kiln is recruiting for their upcoming project 'Move At The Movies'. This project is aimed at people age 50+ from Brent who might be experiencing a health diagnosis and/or looking to gain social connection within their community. Watch classic dance related movies in the Kiln Cinema followed by practical sessions exploring movement and choreography. This is a great way to get moving and ignite a passion for creativity.

Kiln Theatre

stellataljaard@kilntheatre.com

COMMUNITY CONVERSATIONS

The South Kilburn Trust is launching their Community Conversations project! This will take the form of door-to-door surveys, and they are looking for a team of local volunteers who are interested in getting involved. This is a great chance to amplify resident voices, grow your local network, and get training on research and outreach methods.

They are keen to get residents from all backgrounds involved as local experts on the community – especially those who speak multiple languages. Rewards available! If interested, email hello@southkilburntrust.org

Encouraging start-up businesses with the 1 Mile Walk

Affordable Workspace Partnership announces the launch of 1 Mile Walk.

- Affordable Workspace Partnership is delighted to announce the launch of their new affordable workspace building within a major regeneration scheme that is transforming South Kilburn. The new studios now house a dynamic mix of local creative start-up businesses including architects, photographers, film makers, fashion designers and furniture makers.
- They have purchased a 250 year lease on the building at a discounted price through Planning Gain Agreement with Brent Council and Countryside Homes. The very high demand for affordable workspace in Brent together with the high-quality of the studios meant the building was 100% occupied within weeks of opening.
- The building was internally fitted out in consultation with Affordable Workspace Partnership resulting in a fit for purpose facility specifically designed for creative industry users.
- Affordable Workspace Partnership is an affordable workspace provider on Brent's Approved Workspace Providers List. What sets the organisation apart is its commitment to great place making together with its support of start-up businesses working in a very broad range of sectors, from tech to trade to creative industries. Its focus at 1 Mile Walk has been to support local creative start-up businesses.
- Peter Flack, Director of Affordable Workspace Partnership said: **"We are delighted and excited to be part of such a major and transformative regeneration. Supporting young businesses is vital to London's future economy and affordable workspace is the key. Our new business tenants would find it very hard to operate from commercial rent spaces. 1 Mile Walk and our other buildings offer people the breathing space they need to grow their businesses and succeed. 1 Mile Walk will provide truly affordable workspace in perpetuity. Many of our new tenants have commented on how much they love the building and there is the beginnings of a real creative community in the making."**



TUMAINI LAWRENCE - KAI PERSONAL DESIGNS

Meet the businesses in our Affordable Workspace

The current occupants of the Affordable Workspace are set out below.

Award-winning bespoke embroiderers, Kai Personal Designs, are delighted with their studio space based at the Creative Centre, 1 Mile Walk.

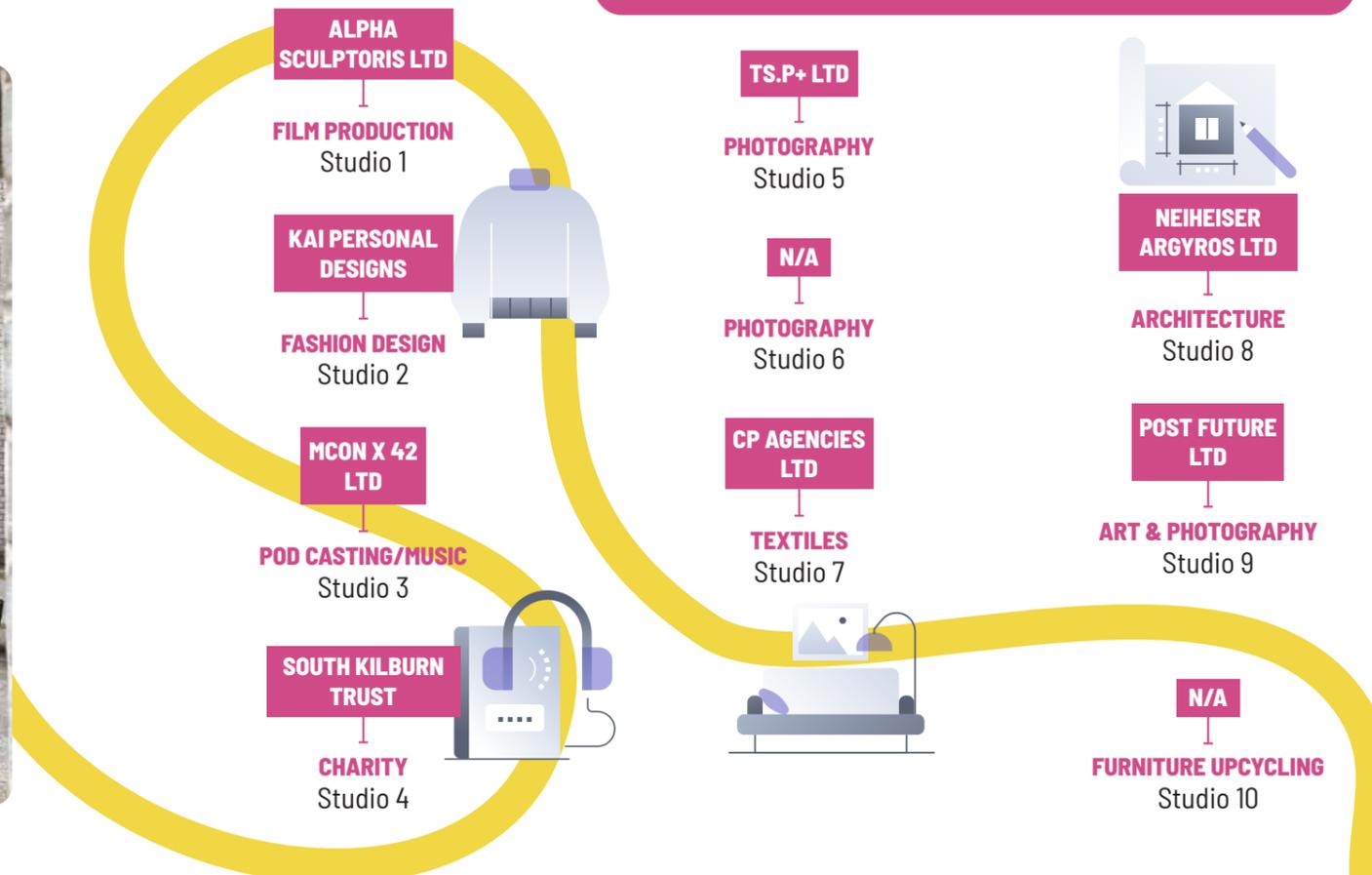
Tumaini the creative designer says the space is a perfect opportunity to engage with the local community and businesses.

"Being part of the diverse community spirit has inspired our designs in contemporary works, reflecting a multicultural identity. To date we have hosted embroidery workshops and other initiatives such as 'Lim Kam Arts South Kilburn Carnivale', which provided residents with opportunities to learn and practice their creative skills. We look forward to building new relationships in the future."

Tumaini Lawrence, Kai Personal Designs



AFFORDABLE WORKSPACE PARTNERSHIP



Support for residents



Brent Hubs is a front-facing service that provides assistance to vulnerable residents.

They provide access to advice, support and guidance as well as assistance that enables vulnerable residents to improve their personal resilience and become more able to do things for themselves. The service works in a holistic way with a number of partner organisations providing a vast range of generalist and specialist support.

Their services are centred around helping people with the following:

- Support with housing, housing benefit and council tax issues.
- Welfare Benefit Support e.g. contacting DWP, form filling etc.
- Money management and budgeting advice, debt advice and support e.g. negotiating payment plans etc.
- Employment support.

For full details about our service please visit our website brenthubs.com

Brent Hubs Kilburn is located at: Hornbill House, 2 Rudolph Road, London, NW6 5GG

Directory

If you have any questions regarding the South Kilburn Regeneration Programme, please feel free to contact the Regeneration Team at: ersk@brent.gov.uk / 020 8937 6140

For Housing Enquiries, please contact Brent Housing Management at: housingmanagement@brent.gov.uk 020 8937 2400

Residents with questions or queries regarding the Peel and NWCC developments including any issues with construction or nuisance, please contact Countryside Partnerships at: YourSouthKilburn@CountrysidePartnerships.com

Kilburn Ward Councillors

Councillor Rita Conneely
cldr.rita.conneely@brent.gov.uk - 07721 233 047

Councillor Rita Begum
cldr.rita.begum@brent.gov.uk - 07717 695 595

Councillor Anthony Molloy
cldr.anthony.molloy@brent.gov.uk - 07717 695 619

Queens Park Ward Councillors

Councillor Stephen Crabb
cldr.stephen.crabb@brent.gov.uk - 07717 695 464

Councillor Neil Nerva
cldr.neil.nerva@brent.gov.uk - 07721 233 057

Councillor Lesley Smith
cldr.lesley.smith@brent.gov.uk - 07587 471 174

Here to help



Communities First are working with tenants and leaseholders as an Independent Advisor on the ongoing regeneration of the area.

They facilitate and organise the Tenants' Steering Group which meets on a bi-monthly and quarterly basis, as well as advising tenants and leaseholders on rehousing and buyback queries (including their rights).

They are able to offer Home Visits or meet with you locally but can also arrange Zoom or WhatsApp conversations for 1:1 or small group conversations. Communities First are also currently holding quarterly Tenants' Steering Group meetings online.

The next Steering Group meeting is on Wednesday 4 December at 6pm on Zoom. Brent Council will be contacting residents with meeting login details in advance. They will also be holding a drop-in regeneration and re-housing queries with the Regeneration Team and Housing Officers on Tuesday 10 December 2024 from 4pm to 6pm at: William Dunbar House, Albert Road, London, NE6 5DE

Please contact Peter Daley or Louis Blair with any queries or find out more on (freephone): **0300 365 7150**
southkilburn@communitiesfirst.uk.com

Pension Credit – Winter Fuel Payment

Raising awareness of Pension Credit could make a difference to an older person's life.

People of State Pension age (66+) who are not receiving certain benefits should check their eligibility and apply for Pension Credit, as they could qualify for Winter Fuel Payment and other support like help with housing costs, help with Council Tax and a free TV licence for those aged 75 and over.

Thanks to the Pension Credit backdating rules, it is possible to apply for Pension Credit and have the claim backdated by up to 3 months – so long as there is entitlement during that time. This means that the latest date to apply and still qualify for Winter Fuel Payment is 21 December 2024. Please visit: www.gov.uk/pension-credit or visit the Kilburn Brent Hub if you need assistance with completing your application.

A DEVELOPMENT BY:

