

Summer / Autumn 2019



South Kilburn Landlord Offer

Our promise to you



South Kilburn Regeneration

There is going to be a residents' ballot in South Kilburn. This is to make sure that the community supports our plans to continue the regeneration.

To vote in the ballot, you must live in a block that is part of the planned regeneration programme and be one of the following:

- **An existing council tenant, or household in temporary accommodation, and have lived in South Kilburn for at least 12 months**
- **A resident leaseholder for at least 12 months, or**
- **Aged 16 or over, living in South Kilburn, and on the housing waiting list, for at least 12 months.**

The following blocks are part of the South Kilburn regeneration programme:

- **Austen House**
- **Blake Court**
- **Carlton House 97-112**
- **Carlton House 113-128**
- **Craik Court**
- **Crone Court**
- **Dickens House**
- **Exeter Court**
- **Hereford House**
- **John Ratcliffe House**
- **Masefield House**
- **Neville House**
- **William Dunbar House**
- **William Saville House**
- **Winterleys**
- **Wordsworth House**
- **Zangwill House**

This document is the landlord offer – our promise to you.

It's important that you read the information in this booklet, and understand what you stand to gain from the regeneration.

If you would like further information, please contact the Brent Council Estate Regeneration Team.

Web: www.brent.gov.uk/southkilburn

Email: ERSK@brent.gov.uk

Phone: **020 8937 6140**

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Drop in sessions

We will be holding weekly drop in sessions where you can talk to council officers face to face. You can also get dedicated advice as a leaseholder, council tenant or household in temporary accommodation.

Tuesday 3 September, 5-7pm
Thursday 12 September, 11am-1pm
Saturday 21 September, 11am-1pm
Wednesday 25 September, 5-7pm
Tuesday 1 October, 5-7pm
Wednesday 9 October, 5-7pm

All drop in sessions will be held at:
Craik Court Community Room
Craik Court, Carlton Vale, NW6 5HL

Council tenants and households living in Temporary Accommodation

If we continue the redevelopment of South Kilburn, council tenants, and people living in temporary accommodation, will get:

- A new home on the estate, or the option to move to another council home / housing association property elsewhere if you prefer
- A £6,400 home loss payment when you move
- Removals, and other reasonable moving expenses, paid for
- A home that is the right size for your needs
- A home adapted to your needs, if you have a disability
- Choice of kitchen fittings and flooring, plus wall paint colour where possible
- A safe and secure home, meeting all current building regulations
- A well-insulated and easy to heat home
- Disturbance payments will be made, where relevant



Hereford House & Exeter



Proposed building at Hereford & Exeter

What will happen next

The South Kilburn Rehousing Team will contact you around one year before you are scheduled to move. They will carry out a visit and complete a Housing Needs Assessment which will confirm:

- **Changes in your circumstances**
- **Medical and other needs**
- **Other preferences (we will try to meet your preferences but cannot guarantee this in all cases).**

The size of your new home will be determined in line with the council's Housing Allocation Policy.

This will be issued on a phase by phase basis, giving detail of housing allocation by household size. To find out more about what will happen, and when, see the timeline on page 16 of this booklet.

Your new home offer

You will receive one offer of accommodation that meets, or at the discretion of the council, exceeds the housing need of your household. Your offer will be either:

- (a) A permanent move within South Kilburn to a new home
- (b) A permanent move within South Kilburn to an existing council property
- (c) A permanent move outside South Kilburn, if you prefer, within the borough.

Most households will only have to move once. However, a small number of short term temporary moves may be required for some households, to provide timely vacation of sites.

We will make sure this only affects a small number of households and to minimise the length of any short-term move. Any household that is required to temporarily move will have a guaranteed right to return. If you want to move off the estate, we will try to relocate you to your area of choice. However, this will be dependent on suitable homes to match your needs being available.



South Kilburn Tenancy

- All tenants who move into council properties will be offered a lifetime tenancy
- All tenants who move into housing association properties will be offered a tenancy which has been designed with the same terms and conditions as the council tenancy, such as: the preserved right to buy.

Split households

If a suitable sized family home is not available in the development, larger families with children over 18 may be offered an alternative solution.

Rent and service charges

There will be a small increase in rent for new homes. Living in South Kilburn will still remain excellent value for money. Service charges are calculated based on services provided and will vary for each development.

Changes in circumstances

If there is a change in your circumstances, you must confirm these changes in person or in writing to the South Kilburn Re-Housing Team and provide all relevant documentation.

Final verifications will be made by the council and the Registered Providers at the time that the new homes are ready to be allocated to you, to ensure that your circumstances remain the same.

Fraudulent claims will be taken very seriously. If it is discovered that your current accommodation with the council is not your main or principal home, or that you have another tenancy elsewhere, this will be checked and verified by the fraud team. It could result in you losing your current tenancy and/or being prosecuted.

"I've watched it all happen. I cannot complain with what I've seen so far. It's beautiful."



"It's changing for the better. It will be good for more people to get new places, and to look after them."



"I think it's going to be a good place to live, especially for kids."



"It would change our lives, having more space and giving the children somewhere extra to play."



Leaseholders

If we continue the redevelopment of South Kilburn, as a leaseholder you will get:

- The choice of either buying a new property on the estate on a shared equity basis (where possible) or selling your home back to the council and leaving the estate.
- Market value for your home plus;
 - 10% home loss payment (resident leaseholders), or 7.5% home loss payment (investor leaseholders)
 - Solicitors fees, survey fees and other reasonable moving expenses paid.

In some cases, it may be impossible for the council to acquire all property interests by agreement in the projected timeframe or at a reasonable cost. We may therefore make a Compulsory Purchase Order via the courts in parallel with negotiations. This is to ensure that the redevelopment timetable can be met and that we can continue to deliver much needed new homes.

Your new home offer

There are a number of housing options for leaseholders. Which are available to you will depend on the timing of when you move. They include:

- Shared equity (subject to availability)

You will own a share of the property, with the council or housing association owning the remaining share. You will not have to pay rent.

To talk to someone about your options please contact our Leaseholder Liaison Officer by emailing **ERSK@brent.gov.uk**

- Existing council property swap (resident leaseholders only)

This enables you, as a leaseholder, to 'transfer' your equity into a vacant council social rented unit that is not due for demolition.

- Shared ownership

You own a share of the property, and pay rent to a housing association on the remaining share. You can increase your ownership percentage over time, if you wish to.



Proposed Peel development

Residents ballot

This section explains how the ballot will work, when you can vote and who is in charge. We will be holding a series of information events and drop in sessions before, during and after the ballot. You can also contact us to ask a question at any time.

Who is in charge of the ballot?

We have appointed Electoral Reform Services (ERS) as an independent body to organise and run the ballot. ERS has been managing ballots for organisations including the NHS, trade unions and other local authorities since 1988. The organisation evolved out of the Electoral Reform Society, which has an interest in promoting electoral good practice. This will be a secret ballot and ERS will never tell Brent Council, or anyone else, how individual residents have voted.

If you would like to speak to Electoral Reform Services about the ballot, or if you have lost/spoiled your ballot paper, please call **020 8889 9203** or email **customerservices@electoralreform.co.uk**

How will the ballot work?

You will receive a voting pack in the post in a white ERS branded envelope by 20 September 2019. You can cast your vote straight away by post, using the pre-paid envelope provided, online, through a secure website, or telephone.

What is the question?

'Are you in favour of the proposal to continue the regeneration of South Kilburn?'

You can vote either YES or NO.

What does the question mean?

If we continue the regeneration of South Kilburn, the affected blocks (listed on page 2) will be demolished and rebuilt on a phased basis.

Our landlord offer to you is explained in this booklet for existing council tenants and households in temporary accommodation (pages 4-6) and leaseholders (pages 8-9).

The design of new homes will be developed on a site by site basis, in consultation with you.

In the event of a majority NO vote, work on buildings that is already underway will continue. However, the council will have to reconsider if the rest of the programme is affordable. This might mean that we cannot build the planned new council homes and services.

When is the last day I can vote?

All votes must be received by ERS by 5pm on **Monday 14 October 2019**. If you choose to vote by post, be sure to allow enough time for your ballot paper to be returned before the deadline.

When will I find out the result?

By **21 October 2019** ERS will send a letter to all residents confirming the result.

What's happening in South Kilburn?

The award-winning redevelopment programme is approximately half way through. And it has already started to transform the area into a great place to live.

Once the redevelopment programme is complete, we will have created:

- **2,400 new homes – 1,400 of which will make sure all existing council tenants, and households living in temporary accommodation, can stay living in South Kilburn.**

We are also creating other community facilities to help make South Kilburn a friendly, inclusive and safe place to live:

More new parks
and open spaces



Improved community
and enterprise spaces



New Primary
School building



Better connected
streets



New Health Centre,
part of the Peel
development



Better cycling facilities,
including lanes,
parking and hire



New shops



Electric car
charging points



Improved Granville
Plus Nursery School



Lower energy bills
in new homes



1,400

new homes for existing
council tenants and
households living in
temporary accommodation



Cambridge Road

Listening to you

The community have been at the heart of the process to create new homes in South Kilburn. To create the type of place that you want to live, it was established that completely redeveloping South Kilburn would be necessary.

Since the start of the programme we have:

- Invited you to public meetings, so you can have your say
- Encouraged you to complete surveys, to let us know your opinions
- Invited you to design workshops with architects, so you can help develop the plans
- Organised study trips, to visit other similar schemes
- Invited you to exhibitions, to see the final designs
- Sent you information by post, to keep you up to date
- Provided work and training opportunities, for local people.

South Kilburn Masterplan

In 2016 the South Kilburn Masterplan was reviewed in consultation with you. The process saw the designs to evolve and develop from your feedback.

- Over 470 residents attended 8 events
- More than 12,000 information letters distributed.

In the last 18 months we have:

Spoken directly to

550

people



Held

61



events including meetings
design workshops and
public exhibitions

Facilitated

youth film
and music

and projects for local
young people



9



Provided
work based training
opportunities for
local young people



Moving to your new home

The moving out timeline for existing South Kilburn tenants is shown below. Where possible, tenants may be able to move out of sequence to available properties.

2020/2021

Hereford & Exeter
Masefield
Wordsworth

2021

Blake
Carlton House
Neville House
Winterleys

2022/2023

Austen

2023

Craik Court
Crone
Zangwill

2024

Dickens

2025

John Ratcliffe

2026

William Dunbar
William Saville

The next sites to finish will be the former Gloucester & Durham blocks. Planning applications have been submitted for each of Neville & Winterleys, Carlton and Peel. We will continue to keep you up to date with the latest news about each future scheme.

The above dates are correct as of August 2019. However, the schedule may change over time.

Phasing Plan



	Phase 1A	Completed		Phase 4	2019-2022
	Phase 1B	Completed		Phase 5	2019-2023
	Phase 2A	Completed 2017		Phase 6	2023-2026
	Phase 3a	2017-2020		Phase 7	2025-2027
	Phase 3b	2019-2021		Phase 8	2026-2029

Community projects

Jobs for local people

Each stage of the South Kilburn redevelopment has created new employment opportunities for local people. We will work with developers to make sure that all future phases of the redevelopment will continue to create new jobs and training opportunities for local people.





Artist in residence

The redevelopment of South Kilburn has been captured by a local artist, Amelia Lancaster. She has hosted workshops and exhibitions alongside the community. Follow **@southkilburn** on Instagram to find out more.

Creative film

Local young people worked together to create a short film and music video. The projects showcased the talent within the community, and also gave them a platform to share their views on the redevelopment. You can watch the videos at **www.brent.gov.uk/your-community/regeneration/south-kilburn-regeneration/community-projects-and-awards/community-film**



Support

Communities First

Communities First work with the council and community in South Kilburn. They provide free independent advice on the redevelopment proposals to council tenants, households living in temporary accommodation and leaseholders.

If you need any support on your rehousing options, or rights relating to the redevelopment or compensation issues, they will provide confidential independent advice.

You can contact Louis or Peter at Communities First on:

FREEPHONE: 0300 365 7150

Email: **southkilburn@communitiesfirst.uk.com**

Communities First can also visit you at home at a time that suits you, with a translator, if required.



When moving into your new home, your landlord will work with you to resolve any initial problems.

We monitor each new building closely and are working closely with the Housing Associations to make sure any issues are resolved as quickly as possible.

For further support, contact **housingpartnerships@brent.gov.uk**



Proposed building at Neville & Winterleys

Drop in sessions

Talk to council officers face to face and get dedicated advice as a leaseholder, council tenant or household in temporary accommodation:

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Translations

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Contact us

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