

BUILDING FOR BRENT

Delivering New Council Homes



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NOVEMBER 2023 NEWSLETTER



Planning committee approve the development plans!

Following the submission of the planning application in October 2022, the development proposal was considered by the Council's Planning Committee on 15 November 2023. The Council agreed to **APPROVE** the proposal which will see the former Kilburn clinic and Brondesbury Road mental health centre demolished to make way for approximately 139 new affordable homes, which will include the Assisted Living facility, that will provide specialist homes for people aged 55 and over.

We would like to thank residents and local community groups for their support in reaching this key milestone, in particular the residents who attended the range of engagement sessions that were held and provided essential feedback to the development team.



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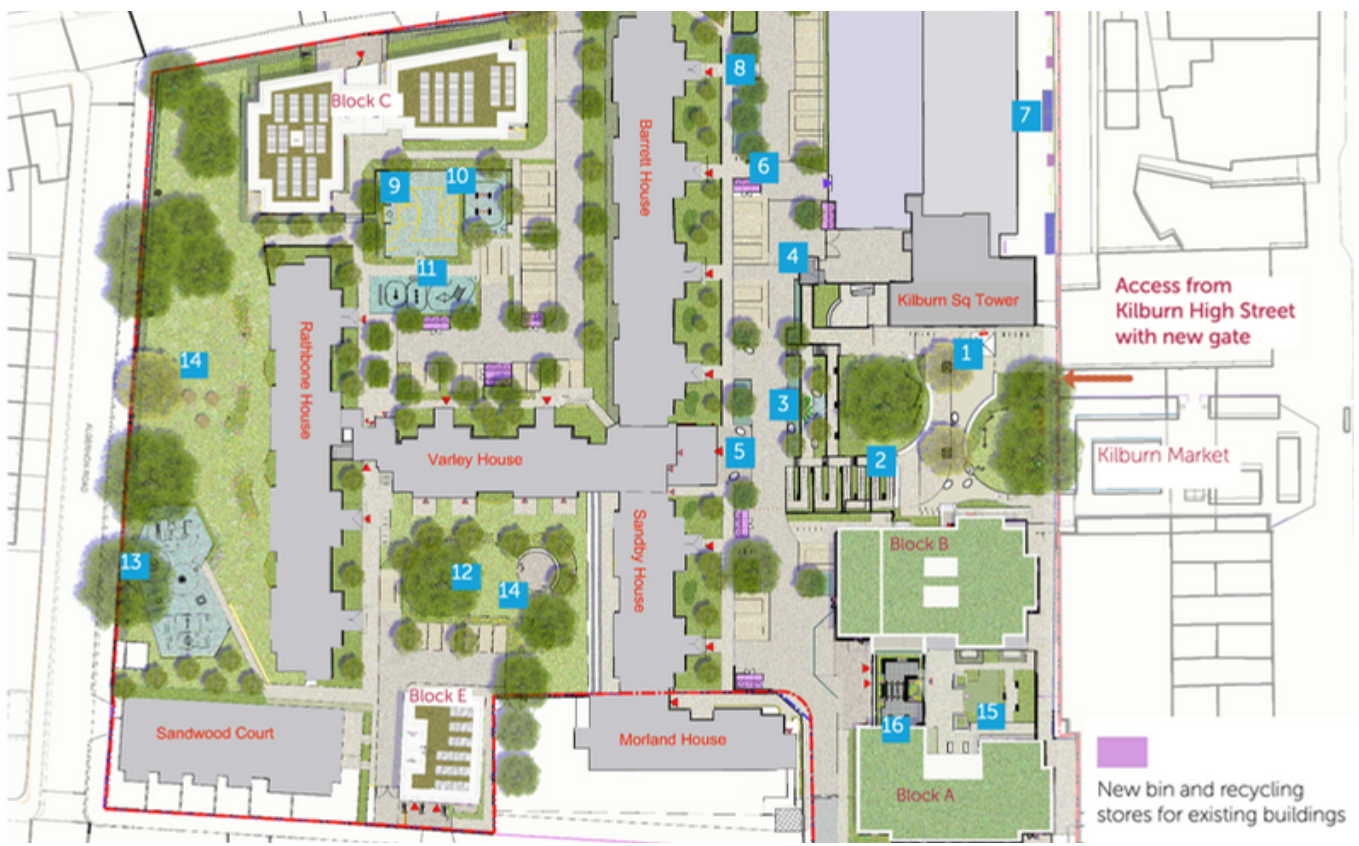


Development Proposals Recap

- Maintained access to the high street
- Removal of the footbridge and introduction of a new entrance to existing block opposite the square
- Extensive investment & improvements to the estate infrastructure
- Improved landscaped and green areas
- Preserving sports facilities, diversify play for children & provision of outdoor gym equipment
- Improved lighting on the estate
- Installation of new gates in line with the residents feedback
- Improvements are planned to the podium parking area to prevent anti social behaviour & crime
- The car parking provision for existing residents is preserved with increased cycle provision



The new landscape masterplan



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Local Lettings Policy

The Council has agreed a Local Lettings offer to allow tenants already living on the estate who have a housing need to move into the new properties to be built at Kilburn Square. Applicants would need to be registered on Locata and meet the allocations criteria. Want to know more about Locata? Contact the Locata help desk on locatahelp@brent.gov.uk

Contact us



If you have any questions and would like further information, please contact, newcouncilhomes@brent.gov.uk

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The new development has been designed as a “Car Free” scheme, new residents moving onto the estate will not be eligible to park on the estate.

The management of the existing car parking will be reviewed before the new homes are completed in consultation with the TMO and residents.

We will be encouraging new residents to use sustainable modes of transport which existing residents may also wish to consider.



Local car club – Wheels when you want them!

Becoming a member of a car club provides access to a car which can be rented by the hour.

The rental vehicle will be provided by companies like Zip Car and Enterprise.

Some of the advantages of car club include:

- ☒ Drive cars and vans by the minute / hour or day: drive from £3/hour & £33/day
- ☒ Rates include fuel, insurance, Congestion Charge & usually up to 60 miles per day
- ☒ Available 24/7
- ☒ Managable all from an app on your mobile phone

Kilburn Square is well-served by local car clubs with Zip Cars available on Victoria road, Priory Park road and more locations in the nearby parameter of Kilburn Square.

Whilst Enterprise Carclub has cars parked on Broadhurst Gardens, Liddell Gardens and more locations in the nearby parameter of Kilburn Square.



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Try a bike for a month! Brent Council



Independent Tenant and
Leaseholder Advisor –
here to answer your
questions
Source Partnership

If you are thinking of picking up cycling, try a bike from just £30 a month – accessories included.

Try Before You Bike is a council subsidised scheme that allows anyone who lives, works or studies in the borough to try out a new or nearly new bike for a monthly fee. The fees are then refunded if you choose to buy the bike. The bicycle and accessories can be purchased on an interest-free payment plan or through the cycle to work scheme.

We've partnered with Peddle My Wheels on an offer that's flexible, affordable and supportive. Monthly prices start from:

- £30 for adult bikes
- £75 for electric
- £20 for kids bikes
- £200 for electric cargo bikes

The fees include insurance against theft and damage, essential accessories like lights, lock and a helmet and free delivery to your door by a cycling expert who will help get you started.

If you are a beginner and require more training you can get free cycle skills sessions through the Council's cycle training program, details of which will be provided when you order your bike

For more information visit:

www.brent.gov.uk/parking-roads-and-travel/travel-and-transport/cycling/try-a-bike-for-a-month

Source Partnership has been appointed as your independent tenant and leaseholder advisor to assist with any queries you have on the scheme or the decanting process.

With over 30 years of experience in providing housing and regeneration advice, Source Partnership will work independently with the local community as the scheme moves forward with the council to develop ideas that people want for the future of the estate.

The role will be to:

- Help you understand the council's proposals
- Support you as the scheme moves forward

Your advisors will be Rob Williams and Carol Squires.
You

can contact them by free-phone on 0800 616 328 or email:
info@sourcepartnership.com

