

**Councillor Shama Tatler, Cabinet Member for Regeneration, Property and Planning**  
**Regeneration and Environment Department**  
**Key Achievements / Headlines 2018 - 2019**  
**15 January 2020**

### **Estate Regeneration / South Kilburn**

- Entered into a Development agreement for peel with Countryside Properties.
- Development agreement for Chippenham gardens with Higgins.
- Vacant Possession of peel precinct – shops and residential.
- Secured £10m HIF funding for the facilitation of housing delivery, for significant acquisitions and road infrastructure.
- **October 2019** – Successful Ballot Outcome - Of the 936 eligible residents 845 were spoken to either at the doorstep, on the phone or visited one of the drop in events. 676 residents voted, 566 (84%) voted in favour and 106 (16%) against.
- **December 2019** – Completion of the purchase of Telford Homes site Unity Square (formerly Gloucester and Durham) which will provide 235 council homes for SK tenants. Construction is due to complete summer 2020 and summer 2021.
- Kilburn Quarter - RESI awards 2018 – joint winner for Development of the Year.
- Carlton & Granville New London Architecture Award Winner Mixed Use Unbuilt 2019 and New London Architecture Award Winner Community Prize 2019

### **Planning and Development**

#### **Planning**

- Local Authority Planning Team of the Year 2019.
- Brent NCIL – Planning award for community led place-making.
- Local Plan progressed to preferred options consultation and publication stage.
- Successful challenge of the London Plan leading to a reduction in our housing target.

- £40million collected in Brent CIL, the highest collected in the country.
- Adoption of Heritage Strategy.
- 300 Local List Descriptions published and linked to local plan.
- Harlesden High Street Heritage Action Zone funding.
- Adoption of Mapesbury Conservation Area and Roe Green Village.
- Conservation Area Design Guides.
- Digitised system in place for all Tree Preservation Orders.
- Significant planning approvals:
  - More than 6,600 new homes granted consent, including Grand Union.
  - New 3FE primary school and nursery space in Wembley.
  - School expansions.
  - New industrial / warehousing premises.
  - Affordable workspace.
  - Retail, leisure, food and drink (including Box Park).
  - 3 new community centres.

### **Building Control**

- Winning major project work both in Brent and across other London Boroughs against increased competition from the private sector.
- Providing a 24/7 out of hours dangerous structures emergency call out service.
- Increasing the number of companies partnering with Brent Building Control based on the quality of our service, who previously used Private Approved Inspectors.
- Providing Building Control Service on the tallest Modular Building in the world in Croydon. This may be the way buildings will be constructed in the future.
- Delivering a presentation on Modular Building techniques from a Building Control perspective to the MCHLG at City Hall.

### **Planning Enforcement**

- Wembley Pirate Parking – closed down 31 sites. There remain 10 sites which will need further enforcement action.
- Substandard Flat Conversion Project – Visited 55 properties, issued 32 Enforcement Notices.
- High Streets improvement project – Secured significant improvements in Harlesden, Neasden, Wembley and Kilburn High Road.

- Along Kilburn High Road 96 properties were investigated. Improvements have been achieved on 52 of these properties. Another 26 are in progress.
- Planning Enforcement Confiscation Orders totalling just over £2.4 million were made by the Courts. The Council will receive £458,000 of this.
- Issued 261 Enforcement Notices – one of the highest in the country.
- 18 Convictions for breaches of planning control obtained.
- 25 Direct Actions taken.

### **Transportation**

- WLO continues to be in play, progressing through the early business plan stages and incorporated as a commitment in the Mayor's Transport Strategy.
- Supported introduction of lime bikes.
- Increased number of on street EV charging points.
- Successful LIP bid.

### **Regeneration**

- Inclusive Growth Strategy developed corporately and with partners over 2018-19 to set the vision for growth and regeneration for the borough over the next 20 years. Approved by Full Council and adopted by Cabinet December 2019. Documents and video published on the Council's website here: <https://www.brent.gov.uk/your-community/regeneration/inclusive-growth-strategy-2019-2040/>
- Wembley Housing Zone: Council-led master-planning and public consultation over 2018 for mixed use regeneration of the eastern end of Wembley High Road. Planning submissions 2019 for 300+ new homes with minimum 35% affordable housing and 4000+sqm employment and community floor-space to support local jobs. Corporate and political commitment for Council-led delivery.
- Alperton Housing Zone: significant pipeline of major new development with planning permissions and starts for over 3300 new homes, workspace, retail and community space in 2018-19 at Northfields, Minavil House and Abbey Wharf, and further schemes for over 1000 new homes and workspace progressing at Alperton House and Abbey Manufacturing Estate.
- Creative Artists Studios – Second Floor Studio Arts open 26 studios in Quintain's Wembley Park development Spring 2018 and Artist Studio Company open 30 studios and bench spaces for creative businesses adjacent

the Grand Union Canal at 243 Ealing Road early 2019, with priority and support for local residents and artists. Place West London Place-making Winner 2018.

- Neasden Stations Growth Area – GLA Homebuilder capacity funding secured and in-house architect appointed 2019 to masterplan Neasden Station Growth Area and with the LPA develop a SPD for mixed use regeneration including at least 2,000 new homes, new industrial uses and development of the West London Orbital interchange at Neasden Station.
- New Homes Bonus Programme – over £1m invested over 2018 in the following schemes
  - £0.5m for capital fit out of 26 new affordable artist studios in Wembley
  - £0.4m for a new café, workspace and forecourt improvements at Ealing Road Library
  - £0.25m on borough wide business support, including 3 Meet the Buyer events and business support for SME suppliers, running in 2018-19.
  - £0.02m capital for a disabled lift at new affordable workspace in Alperton.

## Economic Development

- **November 2019:** Cabinet approved a plan to invest in Harlesden Town Centre; includes the recent acquisition of the Picture Palace building, previously a cinema, and also a commitment was made to take the Designworks building forward to planning. The sites will be refurbished and redeveloped respectively, to deliver cultural, workspace and community uses that will be defined through involvement with the local community. Investment has also been secured in Harlesden from Historic England to deliver improvements in the conservation area.
- **August 2019:** Willesden Green the only town centre in London shortlisted for the Great British High Street Awards, in the 'Rising Star' category.
- **August 2019:** Four new pieces of public art has been completed in Willesden Green and Church End, receiving many plaudits from the local community. These were funded by Neighbourhood CIL, co-designed through a process of engagement with the local community led by the commissioned artists. Funding has been secured to deliver additional murals in Kilburn town centre.
- **July/August 2019:** Brent Business Board has begun an innovative project to create local apprenticeship opportunities. Network Homes are providing HR support to a number of small businesses and voluntary sector organisations to

help them recruit a cohort of apprentices, and the council is transferring underspend from its apprenticeship levy to help fund training of the apprentices. The aim of the pilot is to support the recruitment of 12 apprentices in its first year.

- **September 2019:** Small Business Saturday Awards received nominations for over 70 SMEs in 2019. Categories awarded to included 'best shop/restaurant interior'; 'best cultural or creative event or activity'; 'friendliest business'; 'best online presence'; 'best contribution to the environment and community'; 'best business partnership', and 'best shop front'. Winners get free publicity including social media, photocalls, and news stories. Small Business Saturday took place on 7 December.
- **September 2019:** The proposed Night Time Economy Action Plan for Kilburn has been consulted on with the public and a range of businesses and community stakeholders in September. It proposes an ambitious plan to support the evening economy of the High Road. A final plan for Kilburn will be completed by the end of March 2020.
- Town Centre Managers have been operating across 9 priority town centres since 2017 and early 2018. They have resolved over 500 specific environmental issues in local areas and have helped local communities to secure £2m to invest in local areas through cultural events, festive lighting, improved on-street lighting, greening, and public realm improvements.
- Town Centre Managers have supported the establishment and development of 8 business associations and groups across the borough, to provide local leadership in each high street.
- A new Brent for Business events programme has been commissioned for 2020, including a Business Expo, Business Awards, and supply chain 'Meet the Buyer' event to help local businesses in winning contracts with developers and large buyers, including the council.

## Civil Contingencies

- Since Jan 2019, successful response to over 15 incidents in the borough, the largest involving 250 people displaced for 6 hours from their backpackers hostel at 2am in October. Attendance by Emergency Planning response staff ensured welfare, blankets and refreshments were provided at a local church until they could return.
- Community resilience training material developed to deliver to community and faith groups regarding emergencies and how to prepare – will be rolled out in 2020.
- Brent is the first borough to undergo an LGA peer review in Jan 2020 regarding our resilience arrangements.

- 11 new emergency response officers recruited in late 2019 from Council Staff to provide the immediate 24/7 response to incidents in the borough.

### Development Management (Property)

- Learie Constantine Centre – Planning permission granted in October 2019 to deliver 26 homes and a new community centre.
- Brent Indian Community Centre – Planning application submitted in July 2019 to deliver 29 homes and a new community centre.
- Preston Community Library Redevelopment – Planning application submitted in April 2019 to deliver 12 homes and a new community library.
- Bridge Park – Completed the acquisition of the Car Breakers Yard in February 2019 as part of enabling delivery of the New Bridge Park Centre.
- Longley Avenue & Sycamore Grove - Planning application submitted in December 2019 to deliver 2 homes.
- Pharamond – Planning application submitted in January 2020 to deliver 10 homes.
- Clock cottage – Planning permission granted in December 2019 to deliver 13 homes.
- Oman Avenue – Started on Site on 06<sup>th</sup> January 2020 and will deliver 7 homes.

### Commercial Property

- Business as usual continues, together with an active programme to recruit new team members. We are currently working on acquisitions in Harlesden and the lettings of Challenge House and King Edwards Park pavilion and will be able to provide updates on completed projects for the next quarter.
- 260 residential properties acquired for the i4B programme for homeless prevention as at December 2019 and a number of properties acquired for the HRA.
- **Acquisition of Picture Palace:** We completed the acquisition of the Picture Palace, a former public house, for £1.5 million on 2<sup>nd</sup> January. The property is a prominent town centre building and is intended to provide facilities that can be used by the local community contributing to the improvement of Harlesden Town Centre.

- **Relocation of Brent CCG:** In December 2019 Brent CCG relocated into the 6<sup>th</sup> and 8<sup>th</sup> floors of the Civic Centre. This involved negotiating a lease of part of the sixth floor, easements for all IT and service infrastructure and agreeing a letting of part of the 8<sup>th</sup> floor from the Valuation Office to the CCG. The move went smoothly with considerable assistance from the FM team and the CCG are now up and running.
- **New lease of Kingsbury Library:** In November 2019 we secured a new lease of Kingsbury Library. The building was held under a lease, which had expired in 2018, and there were no suitable alternative premises for the service to relocate to. After lengthy and difficult negotiations a new lease was completed at a rent £15,000 per annum below external valuer's estimates which gives the service security for the next 10 years.

## Health and Safety

- **July / August / September 2019:** Development and implementation of the Council Internal Health and Safety Audit and Assurance Strategy together with development and delivery of the Audit Plan. The Plan uses the global occupational health and safety quality standard ISO 45001 to assess performance at an organisational level in each department and improve managerial oversight.
- The Plan is a cyclical programme to engage and assess all departments. To date, audits have completed in Legal, HR, Audit and Investigation and Customer and Digital Services.
- The eventual aim is to achieve and maintain independent external accreditation to ISO45001 to signal Brent Council's commitment to occupational health and safety as an industry leader.

## Facilities Management (FM)

- London Living Wage introduced to all Apleona contracted staff in 2018 removing historical wage inequality.
- Apleona contract extension option agreed and extended by 2 years (2018 – 2020).
- Civic Centre reconfigurations completed enabling accommodation for NHS Clinical Commissioning Group.
- Capital replacement projects completed across the Civic Centre. Highlights include carpets replaced across the building (to conclude by April 2020), reception area refreshed, Melting Pot enclosed and heating added to Library entrance, Welcome Desk and Coffee Shop.

- Report detailing cost modelling for delivery of some FM Services in-house beyond existing outsourced contract end date (July 2021) completed and scheduled Cabinet for February 2020.
- Tendering of reconfiguration work at Willesden Green Cultural Centre to allow CYP Teams to relocate staff currently based at Challenge House and for Brent Start classes (in the former ground floor café area) to be advertised from mid-January 2020.

## **Schools Capital Programme**

- Completion of Primary School expansions at Byron Court Primary School, Elsley Primary School and The Stonebridge School. These projects have provided an additional 1,050 primary school places.
- Completion of a classroom block at Malorees Junior School.
- Completion of temporary accommodation at Woodfield School to provide 19 new Special Education Needs places.
- Completion of 40 school condition improvement projects meaning that Community and Foundation schools are kept warm, watertight and safe for pupils, staff and visitors. Examples of these projects include electrical distribution system upgrades, boiler and heating system replacements, new roofs, windows and doors as well as enhanced fire safety and site security measures.
- Completion of a new accommodation block at the Gordon Brown Outdoor Education Centre allowing the Council to provide outdoor education opportunities to schoolchildren.
- Completion of new units at Ealing Road Library as part of the High Street improvement project.