



11 of 11

██████████

11

From: [REDACTED] <[REDACTED]@brent.gov.uk>
Sent: 06 September 2022 11:22
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: FW: Kilburn Square - Extra Care Units - GLA Information Request

From: [REDACTED] bptw.co.uk>

Sent: 08 July 2022 14:47

To: [REDACTED]
[REDACTED]

Subject: Kilburn Square - Extra Care Units - GLA Information Request

Hi [REDACTED]

Please find our responses filled in the attached statement.

We are also attaching Block A floorplans for Ground, First and Typical Levels.

Thanks and kind regards,

[REDACTED]

From: [REDACTED]
Sent: 06 September 2022 14:33
To: [REDACTED]
Cc: [REDACTED]
Subject: Brent CASSH Meeting 06/09/2022 - Actions

Hi [REDACTED]

Following our meeting this morning I have pulled a list of actions together that we require.

- Please send over the FVA'S for [REDACTED], Kilburn Square and [REDACTED]
- With the FVA'S please provide commentary explain the level of grant requested for each scheme;
- Please provide commentary explaining LB Brent's policy of using LHA rents on its NAIL schemes;
- We require confirmation from LB Brent's Welfare benefits team that the rents and service charge will be covered by housing benefit;
- Please can you also confirm the following for each of the schemes:
 - Weekly rent charge;
 - Weekly service charge ;
 - How much of the service charge will be covered by housing benefit.

Please let [REDACTED] or me know if you have any questions or require any additional information.

Many thanks,

[REDACTED]
[REDACTED]
Area Manager, North West Area Team
GREATER LONDON AUTHORITY
Union Street, London SE1 0LL
[REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

[REDACTED]

From: [REDACTED]
Sent: 06 September 2022 16:58
To: [REDACTED]
Subject: RE: Introduction meeting
Attachments: LB Brent Q2 22-23 Programme Report.xlsx

Hi [REDACTED] (I forgot to check with you today if you preferred [REDACTED] or [REDACTED])

Great to meet you meet you earlier. As promised, I have attached the report that my colleague [REDACTED] sends out with the Quarterly meeting agendas. The attached sets out the position ahead of our Quarterly 2 meeting on 15th August, so there will have been a few changes in the last few weeks but I think the position is mostly unchanged. Let me know if it would be helpful for us to provide an updated report once you're in post.

As discussed, I would be keen to get early sight of any possible changes to Brent's AHP 16-23 programme delivery following your meeting with members on 6th October, so once you're in post and have sight of your diary it would be good to get a meeting in our diaries towards the end of that week.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Kind regards,

[REDACTED]

[REDACTED] [REDACTED]

Senior Area Manager, North West Area Team, Housing and Land
GREATERLONDONAUTHORITY
City Hall, Kamal Chunchie Way, London E16 1ZE

[REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[REDACTED]

From: [REDACTED]
Sent: 08 September 2022 17:38
To: [REDACTED] brent.gov.uk; [REDACTED]
Cc: [REDACTED]
Subject: Brent September Programme Monthly Meeting
Attachments: LB Brent September Programme Report.xlsx

Hi All,

Ahead of our monthly programme catch up on Monday please see attached a report of list of schemes we will want to run through. We will use this report as an agenda for the meeting and add an AOB at the end to discuss new schemes and any other business.

Looking forward to speak to you on Monday.

Many thanks,

[REDACTED]
[REDACTED]
Area Manager, North West Area Team
GREATER LONDON AUTHORITY
Union Street, London SE1 0LL
[REDACTED]

london.gov.uk
[REDACTED] london.gov.uk

[REDACTED]

From: [REDACTED] <[REDACTED]@brent.gov.uk>
Sent: 09 September 2022 10:42
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Kilburn Square - Extra Care Units - GLA Information Request
Attachments: Kilburn Square - Draft NEW MCSSH Design and Supporting Statement - BPTW Comments.xlsx; KIL-BPTW-30-02-DR-A-1013-P03-S3.pdf; KIL-BPTW-30-00-DR-A-1011-P03-S3.pdf; KIL-BPTW-30-01-DR-A-1012-P02-S3.pdf

Hi [REDACTED]

I am forwarding the information I have available now and hope to get the remaining answers (pasted below) to you as soon as possible.

Please state the forecast Start on Site and Project Completion dates	
Will the units start by March 2025? Please detail any factors which affect deliverability within the timescales of the programme.	
What is the proposed level of affordable rent?	
What is the proposed service charge? Is this inclusive or additional to the proposed weekly rent? Please state the weekly core rent charge.	
What percentage of local market rent is the proposed weekly rent and service charge?	
What is the nomination / referral policy for these units?	

Thanks

[REDACTED]
[REDACTED]
Development Manager
Housing Supply and Partnerships

Brent Council
Brent Civic Centre
Engineers Way
HA9 0FJ

Tel: 0208 [REDACTED]

Mob: [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 11 October 2022 09:50
To: [REDACTED]
Cc: [REDACTED]
Subject: LB Brent - GLA Programme
Attachments: Copy of Brent Programme October 2022.xlsx

Good Morning [REDACTED] and [REDACTED]

It was lovely to meet both of you yesterday. As discussed please see attached a breakdown of you current programme with the GLA. The first tab shows Building Council Homes for Londoners Programme second tab shows Affordable Homes Programme 21-26.

[REDACTED] I will send across an invite shortly for early next week to run through the spreadsheet. It would be fantastic if we could have an update on each project.

Many thanks,

[REDACTED]
[REDACTED]
Area Manager, North West Area Team
GREATER LONDON AUTHORITY
Union Street, London SE1 0LL
[REDACTED]

london.gov.uk
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

[REDACTED]

From: [REDACTED] <[REDACTED]@brent.gov.uk>
Sent: 12 October 2022 16:18
To: [REDACTED]
Subject: RE: Kilburn Square - Extra Care Units - GLA Information Request

Hi [REDACTED]

I may have got confused about this requirement and I am arranging this asap.

Thanks

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 12 October 2022 14:31
To: [REDACTED] <[REDACTED]@brent.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Kilburn Square - Extra Care Units - GLA Information Request

Hi [REDACTED]

Sorry to follow up on the below and if I have missed it but did you ever send across the FVA for the CASSH units only on this scheme?

Many thanks,

[REDACTED]

[REDACTED]

Area Manager, North West Area Team
GREATER LONDON AUTHORITY
Union Street, London SE1 0LL

[REDACTED]

london.gov.uk
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@brent.gov.uk>
Sent: 14 September 2022 12:05
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@brent.gov.uk>; [REDACTED] <[REDACTED]@brent.gov.uk>
Subject: FW: Kilburn Square - Extra Care Units - GLA Information Request

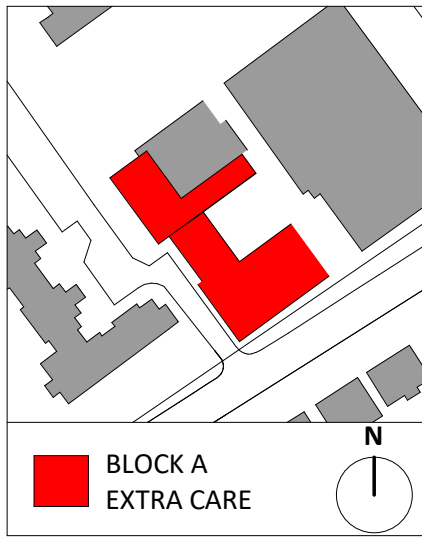
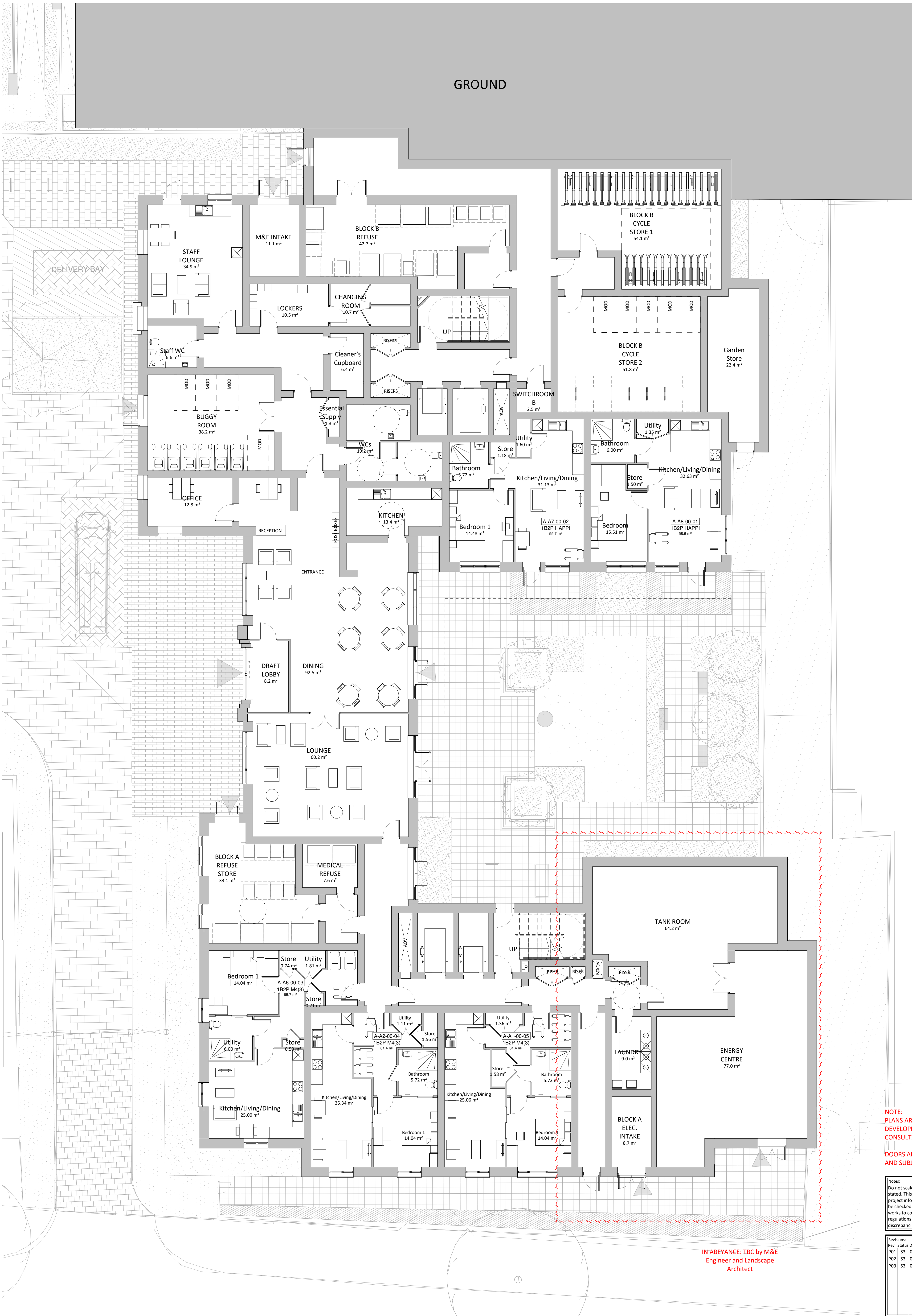
Hi [REDACTED]

Appraisal model and completed Design and Supported statement now attached. Let me know if you require anything further.

[REDACTED]

Kind Regards

GROUND



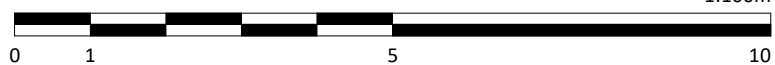
NOTE:
PLANS ARE WIP AND SUBJECT TO DESIGN
DEVELOPMENT AND COORDINATION WITH OTHER
CONSULTANTS.

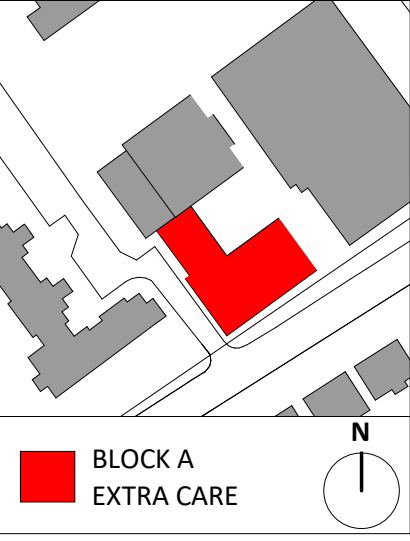
DOORS AND WINDOW POSITIONS ARE PRELIMINARY
AND SUBJECT TO DESIGN DEVELOPMENT.

Notes:
Do not scale. All dimensions are in millimetres unless otherwise
stated. This drawing should be read in conjunction with all relevant
project information and contract documentation. All dimensions to
be checked prior to fabrication and or commencement of works. All
works to comply with all relevant legal standards, building
regulations and warranty provider requirements. Report any
discrepancies, if in doubt ask.

Revisions:	Rev	Status	Date	Description	Rev:	Drn	Chkd
P01	S3	01.04.22	First Issue of new Block AB Design		KV		
P02	S3	06.06.22	General Issue		KV		
P03	S3	08.07.22	Preliminary Issue for GLA Information Pack		KV		

Client Name: London Borough of Brent Council	
Project Name: Kilburn Square	
Drawing Name: Block A - Ground Floor / Block B - Lower Ground Floor	
Drawing Number: KIL-BPTW-30-00-DR-A-1011	Rev: P03
Project No: 19-020	Status: S3
Revised By: 2	Scale: 1:100 @ A1
PRELIMINARY - FOR COMMENT	
40 Norman Road, Greenwich, London SE10 9QX t 020 8293 5175 bptw.co.uk	





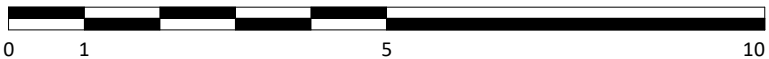
NOTE:
PLANS ARE WIP AND SUBJECT TO DESIGN
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DOORS AND WINDOW POSITIONS ARE PRELIMINARY
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works to comply with all relevant legal standards, building
regulations and warranty provider requirements. Report any
discrepancies, if in doubt ask.

Revisions:	Rev	Status	Date	Description	Drn	Chkd
P01	S3	06.06.22	General Issue		KV	
P02	S3	08.07.22	Preliminary Issue for GLA Information Pack		KV	

Client Name: London Borough of Brent Council	
Project Name: Kilburn Square	
Drawing Name: Block A - First Floor / Block B - Ground Floor	
Drawing Number: KIL-BPTW-30-01-DR-A-1012	Rev: P02
Project No: 19-020	Status: S3
RIBA Stage: 2	Scale: 1:100 @ A1
Drawn By: KV	
PRELIMINARY - FOR COMMENT	
40 Norman Road, Greenwich, London SE10 9QX t 020 8293 5175 bptw.co.uk	



LAR Rent levels										
Applicable CPI		3.00%	2.40%	1.70%	0.50%	3.10%	2.00%	2.00%	2.00%	2.00%
Applicable uplift % (CPI + 1%)		4.00%	3.40%	2.70%	1.50%	4.10%	3.00%	3.00%	2.00%	2.00%
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2025/26
Bedsit and one bedroom	£144.26	£150.03	£155.13	£159.32	£161.71	£168.34	£173.39	£178.59	£182.16	£185.81
Two bedrooms	£152.73	£158.84	£164.24	£168.67	£171.20	£178.23	£183.58	£189.08	£192.87	£196.72
Three bedrooms	£161.22	£167.67	£173.37	£178.05	£180.72	£188.13	£193.77	£199.59	£203.58	£207.65
Four bedrooms	£169.70	£176.49	£182.49	£187.42	£190.23	£198.03	£203.97	£210.09	£214.29	£218.58
Five bedrooms	£178.18	£185.31	£191.61	£196.78	£199.73	£207.93	£214.17	£220.59	£225.00	£229.50
Six or more bedrooms	£186.66	£194.13	£200.73	£206.15	£209.24	£217.82	£224.35	£231.09	£235.71	£240.42
		4.00%	3.40%	2.70%	1.50%	4.10%	3.00%	3.00%	2.00%	2.00%
		4.00%	3.40%	2.70%	1.50%	4.11%	3.00%	3.00%	2.00%	2.00%
		4.00%	3.40%	2.70%	1.50%	4.10%	3.00%	3.00%	2.00%	2.00%
		4.00%	3.40%	2.70%	1.50%	4.10%	3.00%	3.00%	2.00%	2.00%
		4.00%	3.40%	2.70%	1.50%	4.11%	3.00%	3.00%	2.00%	2.00%
		4.00%	3.40%	2.70%	1.50%	4.10%	3.00%	3.00%	2.00%	2.00%

LHA Rent levels Post code for Kilburn Square NW6 6PR

Directgov

Accessibility statement

Tell us what you think

(Opens a short survey on another website)

Local Housing Allowance rates

Local Housing Allowance Rates for postcode NW6 6PR

Here is the Local Housing Allowance (LHA) rate based on the details you have given.

Where you get more than one set of LHA rates returned you can select 'Previous' and try a full postcode search (e.g. CB24 2AE). If in any doubt as to which LHA rate applies, contact the housing benefit department at the local authority.

Weekly LHA rate for September 2022

Inner North London BRMA

One Bedroom Rate: £295.49 per week

Downloads about the Inner North London Broad Rental Market Area (BRMA):

- BRMA map (the area where this LHA rate applies)(2389.2 KB, (PDF))
- Information about the BRMA (580.0 KB, (PDF))
- List of Rents - view a graph of the rents used to set the LHA rate for Inner North London

Previous

Service provided by

Valuation Office Agency

Provided on behalf of Rent Officers Wales and the Rent Service Scotland

- Rent Officers Wales
- The Rent Service Scotland

Contact us

Housing Benefit is administered by local councils. For all claim enquiries, including anything related to your personal circumstances, please contact your local council.

- Contact your local authority

https://lha-direct.voa.gov.uk/ListofRents.aspx?SearchResultsPageParameters=tr...

Directgov

Accessibility statement

Tell us what you think

(Opens a short survey on another website)

Local Housing Allowance rates

Local Housing Allowance Rates for postcode NW6 6PR

Here is the Local Housing Allowance (LHA) rate based on the details you have given.

Where you get more than one set of LHA rates returned you can select 'Previous' and try a full postcode search (e.g. CB24 2AE). If in any doubt as to which LHA rate applies, contact the housing benefit department at the local authority.

Weekly LHA rate for September 2022

Inner North London BRMA

Two Bedrooms Rate: £365.92 per week

Downloads about the Inner North London Broad Rental Market Area (BRMA):

- BRMA map (the area where this LHA rate applies)(2389.2 KB, (PDF))
- Information about the BRMA (580.0 KB, (PDF))
- List of Rents - view a graph of the rents used to set the LHA rate for Inner North London

Previous

Service provided by

Valuation Office Agency

Provided on behalf of Rent Officers Wales and the Rent Service Scotland

- Rent Officers Wales
- The Rent Service Scotland

Contact us

Housing Benefit is administered by local councils. For all claim enquiries, including anything related to your personal circumstances, please contact your local council.

- Contact your local authority

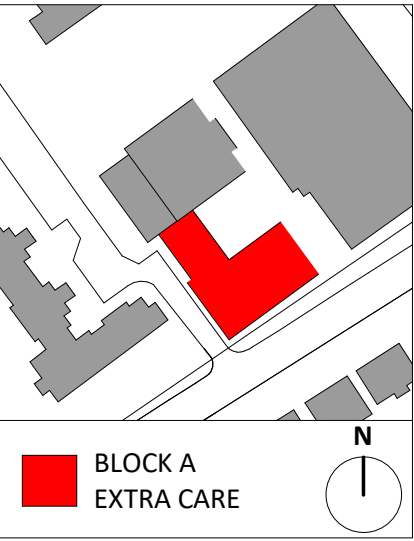
https://lha-direct.voa.gov.uk/SearchResults.aspx?Postcode=NW6%2b6PR&LHACategory=2&Month=9&Year=2022&Search...

Homes for Londoners - Mayor's Care and Support Specialised Housing Design and Supporting Statement

Affordable Homes Programme 2016 - 2021 - Supported and Specialised Housing - MCSSH

	Mayor's Care and Support Specialised Housing 22/23
Applicant	London Borough of Brent
Project Name	Kilburn Square
Total funding request	
Total number of units	40
Number of rental units	40
Number of shared ownership units	0
Please state the forecast Start on Site and Project Completion dates	27/02/2023
Will the units start by March 2025? Please detail any factors which affect deliverability within the timescales of the programme.	yes
What is the proposed level of affordable rent?	LHA
What is the proposed service charge? Is this inclusive or additional to the proposed weekly rent? Please state the weekly core rent charge.	TBC
What percentage of local market rent is the proposed weekly rent and service charge?	LHA Rent applied
Who is the intended client group?	Elderly residents over 55 with varying care needs including Dementia.
What is the nomination / referral policy for these units?	Local Housing Register
What is the specialist nature of the units being provided? If the scheme is for older people will it include communal areas?	The Extra Care block - Block A - provides 40 self contained flats plus a range of communal spaces including a large communal lounge space, communal dining space with kitchenette, laundry, communal garden and roof terrace. The scheme provides for 24 hour staffing and includes a staff room, staff locker and changing room, reception and manager's office.
Please detail your design strategy as it relates to this type of supported or specialist housing. This should address criteria in the prospectus (where relevant), design and space standards and any provision of communal areas. Where minimum standards will not be met, please tell us why.	The Extra Care NAIL accommodation (Block A) is designed to HAPPI principles and will provide 36 x 1 bedroom apartments and 4 x 2 bedroom apartments together with shared facilities. The layout and design of the homes will meet the standards from the Mayor's housing SPG (2016) and NDSS, and be compliant with Part M 2015, category 2 - accessible and adaptable dwellings. 18 homes will be designed in compliance with Part M 2015, category 3 - Wheelchair accessible dwellings. Communal lounge, dining and kitchen space together with communal outdoor amenities will follow HAPPI principles as well.
Have design drawings and specifications been provided?	Please see attached floor plans of the Extra Care building (Block A). Block A homes are indicated by room tags starting with A which also depict the standard they are following.
How does the design allow for flexibility of future use? Is there an exit strategy should this type of unit no longer be needed or there is a reduction in revenue funding for support?	The scheme provides 40 self contained flats which are also suitable for general needs use.
Please tell us whether support will be provided to residents and, if it will be, the level and type of support.	The scheme provides for 24 hour staffing. The level of care provided will be respond to individual resident need.
If support will be provided, please provide evidence of any expected revenue funding, including whether it has been agreed/confirmed, from whom and how long it has been secured for.	
Please detail factors affecting value for money	
Please detail how the project fits with local strategic priorities and needs assessments, whether there is local authority support and any engagement with other organisations.	The scheme is direct development by Brent Council and directly responds to identified housing need for Extra Care within the Borough, forming part of the Councils "New Accommodation for Independent Living (NAIL)" programme. The programme seeks to increase the supply of extra care and supported living accommodation and ensure accommodation is available to all adult social care clients with high support needs to allow them to live more independently and promote their wellbeing.
Description of how the scheme will support employment and skills opportunities in the local area	The scheme is located on existing Council Estate and involved demolition of existing building where the extra care block will be located. There are logistical challenges such as proximity with existing buildings; external levels constraints; robust elevation strategy to prevent overheating; providing of additional communal areas/staff rooms/ additional ancillary spaces within the extra care block which affects NIA/GIA ratio.
Where a scheme is remodelling or improving an existing building, please provide details of energy efficiency retrofit measures and the expected EPC rating.	N/A

<p>Please tell us how you will achieve Secured by Design, and how the level of security takes into account the client group and location.</p>	<p>The design of the whole Kilburn estate was discussed with Secure by Design officer and resident representative in 2021. Main comments to address are:</p> <ul style="list-style-type: none">- restricted access from the existing market and secure parameter of the whole estate to be provided- communal amenity spaces within the estate accessible to residents only- protective buffer via landscaping and restricted access to ground floor flats and communal spaces- Landscape design to avoid ASB- CCTV and lighting provided around all main entry and exit points.- All ground and first floor windows and all entrance doors to be PAS24 certified- All refuse and cycle store doors to be LPS rated- All services to be fob accessed- The Extra Care Building will have 24 hour staffing. The reception is located adjacent to the main entrance with a window into the secured lobby to welcome guests and residents. This is the only entry point into the block which will provide secure access to residents.- extra care amenity spaces such as lounge, courtyard garden and roof terrace are accessible to residents only- window design to remove risk from falling and allow leaving window open during nights
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NOTE:
PLANS ARE WIP AND SUBJECT TO DESIGN
DEVELOPMENT AND COORDINATION WITH OTHER
CONSULTANTS.

DOORS AND WINDOW POSITIONS ARE PRELIMINARY
AND SUBJECT TO DESIGN DEVELOPMENT.

Notes:
Do not scale. All dimensions are in millimetres unless otherwise
stated. This drawing should be read in conjunction with all relevant
project information and contract documentation. All dimensions to
be checked prior to fabrication and/or commencement of works. All
works to comply with all relevant legal standards, building
regulations and warranty provider requirements. Report any
discrepancies, if in doubt ask.

Revisions:	Rev	Status	Date	Description	Drn	Chkd
P01	S3	01.04.22	First Issue of new Block AB Design	KV		
P02	S3	06.06.22	General Issue	KV		
P03	S3	08.07.22	Preliminary Issue for GLA Information Pack	KV		

Client Name: London Borough of Brent Council	
Project Name: Kilburn Square	
Drawing Name: Block A - Typical Floor / Block B - Typical Floor	
Drawing Number: KIL-BPTW-30-02-DR-A-1013	Rev: P03
Project No: 19-020	Status: S3
RIBA Stage: 2	Scale: 1:100 @ A1
Drawn By: KV	
PRELIMINARY - FOR COMMENT	
40 Norman Road, Greenwich, London SE10 9QX t 020 8293 5175 bptw.co.uk	



[REDACTED]

From: [REDACTED]
Sent: 04 November 2022 16:17
To: [REDACTED] brent.gov.uk; [REDACTED]
Cc: [REDACTED]
Subject: LB Brent Agenda - Quarterly Meeting 3
Attachments: LB Brent Q3 22-23.docx; Brent Programme - November 22.xlsx; Quarterly briefing note - Q3 22-23 final.pdf

Hi All,

Ahead of our quarterly meeting on Monday I have attached an agenda, please let me know if there is anything else you would like adding. I have also attached the LB Brent Programme report showing lapsed and forecast milestones, please come prepared to give live updates on these schemes.

Additionally, I have also attached the GLA update for Q3 2022-23 in order to allow you time to review ahead of the meeting and bring any questions you may have.

I look forward to seeing you all on Monday.

Many thanks,

[REDACTED]
[REDACTED]
Area Manager, North West Area Team
GREATER LONDON AUTHORITY
Union Street, London SE1 0LL
[REDACTED]

london.gov.uk
[REDACTED] london.gov.uk





GREATER**LONDON**AUTHORITY

Homes for Londoners

Agenda for quarterly review meeting with
London Borough of Brent

7th November 2022

Attendees

 LB Brent
 LB Brent
 LB Brent
 LB Brent

 GLA
 GLA
 GLA

Agenda

1. LB Brent Update
2. Programme AHP 16-23
3. Programme AHP 21-26
4. Pipeline
5. Compliance Audit
6. GLA Update
7. AOB
8. Next meeting
 - 30th January

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Kilburn Square - Nail Units
Date: 17 November 2022 13:56:00
Attachments: [image001.png](#)

Hi [REDACTED]

Thank you I will review and come back if I have any questions.

Many thanks,

[REDACTED]

[REDACTED] [REDACTED]

Area Manager, North West Area Team
GREATER LONDON AUTHORITY
Union Street, London SE1 0LL
[REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] [REDACTED] <[REDACTED]@brent.gov.uk>
Sent: 17 November 2022 13:55
To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Kilburn Square - Nail Units

Thanks [REDACTED] I've completed this action.

Let me know if you require anything further.

Kind Regards

[REDACTED]

From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 17 November 2022 12:23
To: [REDACTED] [REDACTED] <[REDACTED]@brent.gov.uk>
Cc: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Kilburn Square - Nail Units

Hi [REDACTED]

Thanks for the below.

Please can you make sure the costs in the FVA are reflected in Blocks 3 and 7 and make sure the milestone dates are correct and in line with the GNs scheme.

Many thanks,

[REDACTED]

Area Manager, North West Area Team
GREATER LONDON AUTHORITY
Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@brent.gov.uk>

Sent: 17 November 2022 11:59

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Kilburn Square - Nail Units

Hi [REDACTED]

Apologies for the delayed response on this.

I've pasted my replies below for ease of reference.

Let me know if you require anything further.

Thanks

[REDACTED]

Development Manager
Housing Supply and Partnerships

Brent Council
Brent Civic Centre
Engineers Way
HA9 0FJ

Tel: 0208 [REDACTED]

Mob: [REDACTED]



www.brent.gov.uk

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 15 November 2022 10:48

To: [REDACTED] <[REDACTED]@brent.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Kilburn Square - Nail Units

Importance: High

Hi [REDACTED]

Thank you for sending across the attached FVA. Please can you provide answers to the questions below:

- Please could you provide supporting evidence for the assumptions made, we would usually expect to see supporting evidence from a cost consultant for example to demonstrate what the development costs and values are based on. Do you have any further evidence that you can provide to explain the assumptions which have led you to the average unit price [REDACTED] and Total Development Costs of [REDACTED]

Attached is the full cost plan with break down of Nail Units below.

	<u>Block A – Extra Care (40 Units)</u>	<u>Block B, C, E (99 Units)</u>
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]

- Provider contribution - please can you clarify where Brent will be getting these funds from (HRA borrowing? Debt finance ect?)

HRA Borrowing

- Income from rents – please can you clarify what assumptions this is based on (i.e CPI+1%).

CPI+1%

- Please can you outline why the total scheme costs and as a result the total grant request is higher on this scheme?

NAIL Units are larger in size to be fully wheel chair compliant.

- Why are LB Brent switching these units from GN to CASSH housing. [REDACTED]

I am waiting to hear back on this point.

I have returned the project back to you on OPS (P23592). Please can you make sure the costs in

the FVA are reflected in Blocks 3 and 7 and make sure the milestone dates are correct and in line with the GNs scheme. If you have any questions let me know and we can run through them on teams. I am keen to get this to our AHPR board next week so if you could get back to me on the questions and update OPS by COP tomorrow that would be really helpful.

Many thanks,

[REDACTED]

[REDACTED] [REDACTED]

Area Manager, North West Area Team
GREATER LONDON AUTHORITY
Union Street, London SE1 0LL

[REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] [REDACTED] <[REDACTED]@brent.gov.uk>

Sent: 10 November 2022 14:32

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Subject: FW: Kilburn Square - Nail Units

Hi [REDACTED]

As requested, please find attached standalone FVA for the NAIL units.

Let me know if you require anything further.

Thanks

[REDACTED] [REDACTED]

Development Manager
Housing Supply and Partnerships

Brent Council
Brent Civic Centre
Engineers Way
HA9 0FJ

[REDACTED]

From: [REDACTED] <[REDACTED]@brent.gov.uk>
Sent: 17 November 2022 12:46
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Kilburn Square - Nail Units
Attachments: 220719 - BSL Demand Report.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hi [REDACTED]

I've received a response on the final point – attached and below.

Let me know if you require anything further.

Thanks

From: [REDACTED] <[REDACTED]@brent.gov.uk>
Sent: 17 November 2022 12:34
To: [REDACTED] <[REDACTED]@brent.gov.uk>
Cc: [REDACTED] <[REDACTED]@brent.gov.uk>
Subject: RE: Kilburn Square - Nail Units

Hi [REDACTED]

As discussed attached is a brief demand report.

On Kilburn Square, demand for supported accommodation / extra care did fall between March 2020 and the summer of 2021. That demand is now recovering and we have a waiting list for extra care. Within our planning, given the timescales for this scheme, we are confident the demand is there for extra care services, with support.

Regards

[REDACTED]
[REDACTED]
Head of Commissioning, Contracting and Market Management
Adult Social Care

[REDACTED]
www.brent.gov.uk

Needs and Demand Data for Brent Supported Living

We have asked to look at future needs and demand for Brent Support Living. Unfortunately, Brent Council's JSNA's for older People, LD and MH are all in the process of being updated and it was also not possible to access the previous JSNA data for these cohorts.

As a result, the data below has been collated from various sources with some data sets being several years old. However the data has been used alongside hard evidence in relation to numbers of placements made since April 2020 across all three cohorts.

Older People

Projections suggest that the number of people aged 65 and older could increase in Brent by 78% between 2021 and 2041¹. This would mean an additional 33,000 older people in Brent by 2041 if the predictions are correct. Clearly, not all of these people will become known to ASC. However, if we work on the assumption that approximately 19%² of people will (which is % used nationally of this population that will require some form of adult social care support, between the ages of 65-84) this equates to 6,270 people over 20 years, which is approximately 313 people per year. The majority of people will wish to remain in their own homes and have access to packages of home care.

Based on the above numbers we believe that the number of ECH projects that are being developed or in the pipeline, which are Honey Pot Lane, Watling Gardens. Kilburn Square and possibly Bridge Park, which will provide in the region of 200 units, this would suggest that in the short to medium term there is sufficient ECH provision within the Borough until 2029.

What also needs to be factored in to thinking on demand for extra care services, is the "churn" of people in the schemes that we have. There are seven extra care schemes in Brent currently, providing 317 units of accommodation (this includes Visram House, which although is closed to admissions currently has 39 residents). Assuming a "churn" of around 7-10% a year, once Brent has over 500 units available, "churn" will create the equivalent of around 35 to 50 extra care flats per year (the numerical equivalent to a new service). As a result, future demand for extra care may be met by the schemes already in place, plus the four schemes in the pipeline. There will be an upper limit for extra care services and the ideal position is to have not quite enough provision, but to keep a small waiting list for extra care so that when a flat is available someone is ready to move in immediately.

With this in mind, future plans for extra care need to be carefully considered before any further commitments made, and officers would like to take stock once the planned schemes are delivered before committing to more services.

Learning Disability

Nationally, 2.2% of the population have a learning disability. For Brent, this equates to approximately 7,640 people when applied to census population estimates. Approximately 3,300 of the 7,640 adults are registered as diagnosed with a learning disability and are users of statutory funded services to meet their Care Act eligible needs.

¹ Brent open data

² ONS national data census 2021

Between 2014 and 2030, the number of people in Brent with a Learning Disability is expected to rise by 8%. We know that this is a growing population with varied and often complex needs.

Taking into account the suggested increase for LD population we predict that there will be around 15.5 additional people with LD will become known to Brent ASC every year for the next 8 years. This is approx. 123 people. In addition to the 123 people there are approx. 40 people within existing residential and care homes that could *theoretically* move into Supported Living services. However, moving some of these people is challenging due to a strong reluctance from families for their loved ones to move. There are also a number of older people with LD in residential services who have been there for many years, have complex needs and would be unable to adapt to a supported living environment.

Given the number of our existing in-house BSL services, the fact that we have 19 service users within our provision who are aged 60 or over, as well as an established LD market within Brent, and three BSL LD schemes (providing 21 units) to be mobilised, there is no immediate demand for extra LD provision. But, in line with previous analysis on LD needs, officers are of the view that an additional 5/6 LD beds per year (i.e. one scheme) should be commissioned for the next three years, at which point a review of provision should be undertaken to establish some of the factors highlighted above for extra care, i.e. the “churn” within the BSL services, to inform future demand.

Mental Health

Officers are already aware that there is not sufficient, good quality SL provision within borough and there is a need to commission further services. This is evidenced through the number of referrals and placements being made via brokerage for supported living services, which have increased from 100 placements in January 2019 to 167 placements in July 2022. Over 80 of these placements are out of borough.

Adult Social Care have already commenced commissioning for 5 units at Braemar Avenue as well as remodelling a council owned property at 80 Wembley Park Drive which when completed will provide up to 7 units. Furthermore the Council have also agreed with a local provider Maison Moti to develop a service providing 10 units for MH, where Brent will have initial nomination rights. This will go some way to addressing the lack of MH provision in the Borough, however there is a gap in terms of a forensic service within Brent which does need to be addressed.

Further units could be required as Brent Mental Health Service is currently undertaking a review of all the 80 out of borough placements. Once we know how many of these placements will be coming back into borough, we will have a better understanding of the number of MH provision required. It should be noted that there is also a greater emphasis on people returning back home from hospital/secure units with packages of care, rather than becoming entirely reliant on Supported Living accommodation.

The table below summarises the above narrative -

Client Group	Requirements
Older People Extra Care Housing	No further units required until 2029 due to a number of ECH schemes in development
Learning Disability	Short term no requirements. However once the three new services are at 70% occupancy Brent will require between 5 & 6 units per year for the next three years. This should be a

	mixture of provider sourcing the accommodation as well as Brent owned properties
Mental Health	Insufficient provision: Requirement for forensic service. Tendering Wembley Park Drive – 7 Units and Braemar Avenue 5 units. And have agreed a further 10 units with Maison Moti. Once out of borough review completed will know how many additional units are required and if 24/7 or 9am-5pm service model is required.

The table below provides information on placements made by Supported Living Brokerage by financial year

Client Group	2020/21	2021/22	2022/23	Total
MH	75	62	23	160
LD	20	57	*22	99
Older Adult/ECH	49	18	13	80
PD	3	3	1	4
total	147	140	58	343

*12 of the 22 LD placements made in the first qtr of 2022 have been due to a closure of an existing service and are not new placements

Order of Cost Estimate Kilburn Square, NW6 6PT

Revision 7

Dated: 17th October 2022



Kilburn Square
Order of Cost Estimate
Rev7

Report prepared by:	<div style="background-color: black; width: 100px; height: 1.2em; margin-bottom: 2px;"></div> Quantity Surveyor John Rowan and Partners LLP <div style="background-color: black; width: 100px; height: 1.2em; margin-bottom: 2px;"></div> <div style="background-color: black; width: 100px; height: 1.2em;"></div>
(signature here)	
Report approved by:	<div style="background-color: black; width: 100px; height: 1.2em; margin-bottom: 2px;"></div> Partner (Member) John Rowan and Partners LLP <div style="background-color: black; width: 100px; height: 1.2em; margin-bottom: 2px;"></div> <div style="background-color: black; width: 100px; height: 1.2em;"></div>
(signature here)	
Job number:	9840
Status:	Order of cost estimate
Date:	17/10/2022

Revision nr.	Author	Date	Description of revision
2	<div style="background-color: black; width: 100px; height: 1.2em;"></div>	27/01/2020	Increased 3 beds; removed site 3
3	<div style="background-color: black; width: 100px; height: 1.2em;"></div>	03/04/2020	Revised unit mix and SoA
4	<div style="background-color: black; width: 100px; height: 1.2em;"></div>	07/08/2020	Revised unit mix and SoA
5a	<div style="background-color: black; width: 100px; height: 1.2em;"></div>	11/11/2020	Revised unit mix landscaping and service diversions
5B	<div style="background-color: black; width: 100px; height: 1.2em;"></div>	10/02/2021	Revised Blocks C and D adjustments.
6	<div style="background-color: black; width: 100px; height: 1.2em;"></div>	18/08/2021	Draft
7	<div style="background-color: black; width: 100px; height: 1.2em;"></div>	17/10/2022	Preliminary Planning stage estimate

CONTENTS

1	INTRODUCTION & EXECUTIVE SUMMARY
2	NOTES AND CLARIFICATIONS
3	COST SUMMARY
3.1	Blocks A - E

1 INTRODUCTION & EXECUTIVE SUMMARY

1.1 We have prepared this order of cost estimate for the proposed residential development providing Extra Care and Residential units. The Estimate is produced to check against budgets and viability.

				Units	GIA m2
Block A Extra Care; Block B,C, & D Residential				139	13,254m2

1.2 We have allowed for a bicycle space per residential unit, alongside additional spaces for existing residents.

1.3 We have assumed that all of the residential units will be "Social Rented" specification and provided an indicative cost per unit of £10,000 for uplift to a Shared Ownership Specification.

1.4 We have allowed a provisional sum for the refurbishment of the existing Podium Car Park. Further surveys and investigations required.

A Main Summary

Ref Option	Description			Base build	Contingency	Total	Rate /m2	Ave Cost per additional Apartment
1.0	Block A Extra Care; Block B,C, & D Residential							

2 NOTES AND CLARIFICATIONS

2.0 Our estimate is based on the following:

- 2.0.1 Assumes the works will be carried out on a design and build basis, this cost plan therefore includes for design fees in the contract period.
- 2.0.2 All parking at ground level, assume there are no basements.
- 2.0.3 Cost at current day rates 4th Quarter 2022
- 2.0.4 The specification is as noted in this report (Planning Stage)
- 2.0.5 We have made allowances for contamination and utilities diversions

2.1 Our estimate excludes the following:

- 2.1.1 Service diversion above the allowance made.
- 2.1.2 Land purchase price and agency fees
- 2.1.3 Planning and Design fees to date
- 2.1.4 Client costs and legal fees
- 2.1.5 Professional fees, planning costs & surveys - pre contract
- 2.1.6 Finance charges
- 2.1.7 Party Wall matters & Rights of light issues
- 2.1.8 VAT
- 2.1.9 CIL payments, Section 278, Section 106 contributions and other contributions
- 2.1.10 Archaeology investigation or on site works
- 2.1.11 Flood prevention measures
- 2.1.12 Surveys and investigations
- 2.1.13 Loose furniture and artworks
- 2.1.14 IT systems excluding door entry
- 2.1.15 Commercial appliances
- 2.1.16 Net Carbon Costs

Kilburn Square
Order of Cost Estimate

Rev7

3.1 Summary of Estimate

Blocks A - E

Accommodation Schedule

		1 bed	2 bed	3 bed	4 bed	Total
1	Block A - Extra Care Units - Site 1	36	4	-		40
2	Block B - Residential Units	20	18	15		53
3	Block C - Residential Units - Site 2	13	5	19		37
5	Block E - Residential Units - Site 4	-	-	9		9
6	Total	69	27	43	-	139

Area Schedule

				Area
1.1	Extra Care (Block A)**			3,752m2
1.2	Extra Care Communal Facilities			incl
1.3	Residential Units - Affordable Rented (Block B)**			4,663m2
1.4	Residential Units - Affordable Rented (Block C/D)**			3,671m2
1.6	Residential Units - Affordable Rented (Block E)**			1,169m2
1.7	Residential Units - Shared Ownership			
	Total			13,254m2

Including Inset Balconies

Extra over per Shared Ownership unit approximately £10,000 uplift

Cost Estimate

Ref	Item	Qty	Unit	Rate	Total £	Comment
A - D Specification						
1.1	LBB Extra Care specification (Block A)	3,752	m2			Plant for B within Block A included
2.1	Residential Units - Affordable Rented					
	Block B	4,663	m2			
	Block C	3,671	m2			
	Block E	1,169	m2			
2.2	Residential Units - Shared Ownership	-	m2			No allowance made in this estimate.
2.3	Balconies - Mixed Bolt on/fit out fix	99	nr			Excludes Extra Care units

Cost Estimate

Ref	Item	Qty	Unit	Rate	Total £	Comment
E	Site Works / External works					
1	Demolition and Site Clearance (Blocks A and B)	4,590	m2			
3	Contamination Including Asbestos removal	1	item			Provisional
4	Utilities Diversions and Substation	1	nr			Provisional
5	New incoming utilities	139	units			
6	Hard landscaping	7,603	m2			
7	Soft landscaping	6,954	m2			
8	Other Landscaping Furniture	1	item			
	MUGA and Play Equipment	1	item			
9	SUDs/Attenuation	1	item			Provisional
10	Cycle parking and Provision for existing residents	278	nr			210 x new, 68 x existing residents
11	Works to existing Podium Car Park	1	item			Provisional - Spec under review and further Surveys and investigation required to confirm scope. Waterproofing to podium, lighting, Mechanical ventilation, firefighting equipment, alterations to emergency escape, access gates and control, line painting, making good and associated works in connection. Note: Nursery sitting above - works to external floor and play space, and making good may also be required.
	New Lobby	1	item			Provisional - New Lobby - substructures, above ground structure, staircore, DDA lift, Door entry, CCTV, Cycle/Bin Stores. Part double height consideration.
	Bridge Removal	1	item			Provisional - Survey required, demolition of bridge and approx 10 garages, removal of excess material for landscaping. Bridge on columns with deeper foundations to be broken out.
	2 new crossovers and 2 reinstate inc s278	1	item			Provisional
	District Heating connection Block AB>E	1	item			Provisional - Across NH Morland House land (approx 125m)
	Canopies and Bri Soleil	1	Item			Provisional - Spec to be defined.
	Louvres to windows	1	item			Provisional - Spec to be defined.
	Block Entrance details	3	nr			Provisional - Block B,C,E Enhanced lobbies
	External elevation details	1	item			Provisional - Brick Detailing including Arches, Stone Lintels/Cills, Metalwork and material selection
	Roof Terrace - Block A	111	M2			Provisional
F	Preliminaries and management costs	14.0%				
1	Design fees (post contract, stage 4 onwards)	5.0%				
2	Main Contractors OH&P	8.0%				
G	Sub total - Base build					
	Contingency / Risk	5.0%				
I	Total Estimated Construction Cost					
	<i>Excludes VAT</i>					
J	Cost data					

[REDACTED]

From: [REDACTED]
Sent: 28 November 2022 13:46
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: [REDACTED] Kilburn Sq
Attachments: Brent Programme - 28 November 22 (003).xlsx

Hi [REDACTED]

[REDACTED]

[REDACTED]

It would be great if we could schedule a call tomorrow or Wednesday to run through where we are at with all the schemes on OPS.

Many thanks,

[REDACTED]

[REDACTED]

Area Manager, North West Area Team
GREATER LONDON AUTHORITY
Union Street, London SE1 0LL
[REDACTED]

london.gov.uk
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@brent.gov.uk>
Sent: 28 November 2022 12:36
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@brent.gov.uk>
Subject: [REDACTED] Kilburn Sq

Hi [REDACTED]

Please return these schemes on OPS, I need to update the SOS dates.

Also, can you do a fresh extract of the attached report on 1st Dec so I can consider any further lapsed dated that require action.

Thanks

[REDACTED]

Development Manager
Housing Supply and Partnerships

Brent Council
Brent Civic Centre

[REDACTED]

From: [REDACTED] <[REDACTED]@brent.gov.uk>
Sent: 30 November 2022 14:30
To: [REDACTED]
Subject: RE: Kilburn Square Extra Care Units

Thanks [REDACTED] action complete.

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 30 November 2022 11:24
To: [REDACTED] <[REDACTED]@brent.gov.uk>
Subject: RE: Kilburn Square Extra Care Units

Hi [REDACTED]

Returned!

Thanks,

[REDACTED]

[REDACTED]

Area Manager, North West Area Team
GREATER LONDON AUTHORITY
Union Street, London SE1 0LL
[REDACTED]

london.gov.uk
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@brent.gov.uk>
Sent: 30 November 2022 11:21
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Kilburn Square Extra Care Units

Hi [REDACTED]

Please return this one so I can update inline with Brondesbury Mental Health Clinic.

Thanks

[REDACTED]

Development Manager
Housing Supply and Partnerships

Brent Council
Brent Civic Centre
Engineers Way
HA9 0FJ

[REDACTED]

From: [REDACTED]
Sent: 01 December 2022 18:21
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Grant funding package

Hi [REDACTED] Thanks for your message. [REDACTED] On
[REDACTED] Kilburn Square / [REDACTED], I know we've raised some questions re deliverability which is an area that will also be heavily scrutinised as well as any requests for additional funding.
Any decisions on funding will be made by our Review board and Director once we are satisfied there is a strong enough case to take them forward.
Thanks,

[REDACTED]
[REDACTED]
Head of Area (North West), Housing & Land
GREATERLONDONAUTHORITY
City Hall, Kamal Churchie Way, London, E16 1ZE
[REDACTED]

london.gov.uk
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

My pronouns are: [REDACTED]

[REDACTED]

From: [REDACTED] <[REDACTED]@brent.gov.uk>
Sent: 30 November 2022 13:29
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@brent.gov.uk>; [REDACTED] <[REDACTED]@brent.gov.uk>; [REDACTED] <[REDACTED]@brent.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Grant funding package

Hi [REDACTED]

Hope you're well, I'm just following up on this to see when we're likely to receive a decision.

[REDACTED]
Best wishes

[REDACTED] [REDACTED] [REDACTED]

Head of Affordable Housing & Partnerships | Resident Services

London Borough of Brent | Brent Civic Centre | Engineers Way | Wembley | HA9 0FJ

[REDACTED]

www.brent.gov.uk

@Brent_Council

From: [REDACTED] [REDACTED]

Sent: 24 November 2022 17:08

To: [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Cc: [REDACTED] <[REDACTED][brent.gov.uk](mailto:[REDACTED]@brent.gov.uk)>; [REDACTED] <[REDACTED][brent.gov.uk](mailto:[REDACTED]@brent.gov.uk)>; [REDACTED] <[REDACTED][brent.gov.uk](mailto:[REDACTED]@brent.gov.uk)>; [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Subject: Grant funding package

Hello [REDACTED]

As agreed in your meeting with [REDACTED] and other senior managers, we have pulled together our high priority sites and the viability gaps associated for the GLA to consider.

Please see attached.

If you have any further questions or want to discuss this in more detail please do let me know.

Best wishes

[REDACTED] [REDACTED] [REDACTED]

Head of Affordable Housing & Partnerships | Resident Services

London Borough of Brent | Brent Civic Centre | Engineers Way | Wembley | HA9 0FJ

[REDACTED]

www.brent.gov.uk

@Brent_Council

	Scheme name	Total no of affordable homes	Existing NPV
1	Kilburn Square Brondesbury Park Clinic		

Key points to note:

- The Council is seeking a further grant allocation of [REDACTED] to address a viability gap in the four schemes presented in table one. [REDACTED]
- [REDACTED] e.
- Kilburn Square and [REDACTED] are key estates for Brent's housing management service as both sites are larger infill sites. An assessment of these existing estates indicates levels of overcrowding and both are scheduled for major refurbishment on the existing blocks. The development on both estates unlocks the opportunity to combine the new build and refurbishment works and significantly improve standards as well as provide community infrastructure for these residents.
- [REDACTED]
- [REDACTED]

The current position of the four priority schemes are as follows:

Kilburn Square / Brondesbury Clinic

- The scheme has been submitted to planning and the application has been validated.
- The scheme is currently out to tender with a return date of mid-January 2023.

[REDACTED]

- 1 [REDACTED]

[REDACTED]

- 1 [REDACTED]

[REDACTED]

- 1 [REDACTED]
- 1 [REDACTED]

All sites are at risk of successfully starting on site if the viability gap is not supported with additional grant, this will also place the Council at risk of further financial pressure if schemes are aborted due to costs already incurred.

[REDACTED]

From: [REDACTED]
Sent: 09 December 2022 17:28
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: LB Brent - Programme Updates

Hi [REDACTED]

In addition to [REDACTED] questions below please can you confirm that the Kilburn Square development is only constructing 139 homes of all tenures and that the project does not trigger the Resident Ballot Requirement: https://www.london.gov.uk/sites/default/files/gla_cfg_section_8_resident_ballots_-_18_july_2018.pdf

Please can you confirm by **12:00pm Monday.**

Many thanks,

[REDACTED]

[REDACTED]

Area Manager, North West Area Team
GREATER LONDON AUTHORITY
Union Street, London SE1 0LL
[REDACTED]

london.gov.uk
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 08 December 2022 12:47
To: [REDACTED] <[REDACTED]@brent.gov.uk>; [REDACTED] <[REDACTED]@brent.gov.uk>
Cc: [REDACTED] <[REDACTED]@brent.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: LB Brent - Programme Updates

Hi [REDACTED]

Thank you very much for coming back with the below. The timescales below look really tight, and will need to be carefully managed as I am concerned that even a week's delay to the PCSA and JCT contract puts the enabling works start on site date in the last week of March. When you upload these changes on to OPS (needed by Friday this week please), can you please include a comment to confirm that Brent accepts that failure to meet any of the interim milestones as forecasted will result in a review of the delivery prospects of the project which may result withdrawal of allocated funding?

For absolute clarity and the start on site, I would also appreciate if you can confirm if the following requirements will all have been met by 20th March 2022:

- the contractor has taken possession of the site
- A separate contract for demolition works or for infrastructure works has been signed and dated and a Building Contract with a Building Contractor has been signed and date
- infrastructure works have commenced
- upon completion of the infrastructure works, the Building Contract with the Building Contractor will be unconditional; and
- as soon as the Building Contract becomes unconditional, the main build works will proceed

I would also appreciate if you could confirm how Brent will manage the risk of not being able to agree a contract sum for the works by the end of June 2023 as it looks like this poses a significant risk to the main construction works not progressing? There is a 2-month gap between Contract award in July 2023 and the continuation of works in September 2023 – what is the reason for this gap? Is this because this is the period when demolition works will be progressing on site?

Kind regards,

Senior Area Manager, North West Area Team, Housing and Land
GREATERLONDONAUTHORITY
City Hall, Kamal Chunchie Way, London E16 1ZE

london.gov.uk

[london.gov.uk](https://www.london.gov.uk)

My preferred pronouns are

From: <> brent.gov.uk>

Sent: 08 December 2022 10:46

To: <> london.gov.uk>; <> brent.gov.uk>

Cc: <> brent.gov.uk>; <> london.gov.uk>

Subject: RE: LB Brent - Programme Updates

Hi

The table below show the revised dates for the KS programme, you will see that we are aiming for the PCSA and JCT enabling works contract to be entered into by early March 23 which will give the prospective contractor (already aware) time to mobilise and start on site by W/C the 20 Mar 23.

The enabling works will be attended under JCT contract as set out in the confirmation email from the EA attached, the enabling works JCT will attend to the site set up and required services diversion by Mar 23 and carry on various other required activities prior to the actual construction phase which is planned for Aug 23.

You will see that the service agreement and the two needed JCT contracts will interlink and there won't be any fallow period in between.

The team is fully committed to these days and I don't foresee any issues/risks which may affect the targeted SOS Prior to the 31 Mar 23.

Tender period - 1st Stage - issue	28/11/2022
Tender period - 1st Stage - return	03/02/2023
Contractor Interview/presentation	06/02/2023
1st Stage analysis and report to LBB (Forward Plan)	24/02/2023
LBB review report and award to Contractor	03/03/2023
Enabling Works	20/03/2023
2 stage commencement date	20/03/2023
Contract sum negotiation to be concluded	23/06/2023
Contract Award	19/07/2023
Continuation of Works - Construction Phase	18/09/2023
PC	18/01/2026

Let me know if this answers your concerns.

Regards

Senior Development Manager
Housing Supply & Partnerships

Email: brent.gov.uk
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Facebook - brentcouncilhousing <https://www.facebook.com/brentcouncilhousing>

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 07 December 2022 19:30
To: [REDACTED] <[REDACTED]@brent.gov.uk>; [REDACTED] <[REDACTED]@brent.gov.uk>
Cc: [REDACTED] <[REDACTED]@brent.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: LB Brent - Programme Updates

Hi [REDACTED]

[REDACTED], but it would still be helpful if we could take an updated programme position on Kilburn Square as this project is now lapsed on OPS. Would you be able to respond to [REDACTED] questions below on Kilburn Square by lunchtime on Friday along with the updates on OPS please to allow us to take the request to delay the start on site milestone to our board next week? Happy to set up a call to talk through if useful.

□. **Kilburn Square**

- The planning submission milestone date on OPS will need to be updated as it is currently 30/09/2022. Now this has slipped a month I suspect the whole programme will need updating. SoS was previously forecast in Feb for a planning submission date in September. Can you confirm that Brent remain on track to SoS by Feb-23 despite the delay in submitting planning and update any amended milestone dates on OPS?
- As above, what is important here is that we understand from Brent how they will meet the requirements of the Capital Funding Guide if Brent are looking to claim the start on site milestone before the main build works contract has started. Can you please review the scenarios set out in the CFG, and outline how these requirements will be met?

Planning application ref: 22/3669 for 139 new units (including 40 extra care flats was submitted on the 21 Oct 22 and validated the 10 Nov 2022. Start on site for Kilburn square is earmarked for Mar 2023 and PC for Jan 2026.

Tender packs have now been uploaded to the procurement portal and will be live Friday the 2 Dec 22, tender returns are expected by the end of Jan 2023, as discussed previously the start on site is scheduled as per the enabling works highlighted in the email attached from our EA which do fulfil the CFG definition.

will attend to OPS

GLA Comments

1. When will the PCSA be signed and how does this linked to the main build contract. Again we need certainty that the main build contract will follow directly and there will be no fallow period on the site.
2. From the email attached it is not clear how much of the site the enabling works will apply to. Are LB Brent confident that it will be able to claim the start on site for the whole scheme under definition in the CFG?
3. When exactly in March will the start on site milestone be reached?

Kind regards,

Senior Area Manager, North West Area Team, Housing and Land
GREATERLONDONAUTHORITY
City Hall, Kamal Chunchie Way, London E16 1ZE

london.gov.uk

[\[REDACTED\]@london.gov.uk](mailto: [REDACTED]@london.gov.uk)

My preferred pronouns are [REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 01 December 2022 16:47

To: [REDACTED] <[REDACTED]@brent.gov.uk>; [REDACTED] <[REDACTED]@brent.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@brent.gov.uk>

Subject: RE: LB Brent - Programme Updates

Importance: High

Hi [REDACTED]

Thanks for the below. Please see our comments under the commentary you provided.

Thanks,

[REDACTED]
[REDACTED]
Area Manager, North West Area Team
GREATERLONDONAUTHORITY
Union Street, London SE1 0LL

london.gov.uk

[\[REDACTED\]@london.gov.uk](mailto: [REDACTED]@london.gov.uk)

From: [REDACTED] <[REDACTED]@brent.gov.uk>

Sent: 25 November 2022 14:25

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@brent.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@brent.gov.uk>

Subject: RE: LB Brent - Programme Updates

Hi [REDACTED] and [REDACTED]

Please accept my apologies for the delay getting back to you re the programme update, I needed to scrutinise various elements with our internal colleagues before we were in position to answer your queries accordingly.

Please see my comments in blue below under each project as well as the attached supporting docs and confirmation.

[REDACTED]

Regards

[REDACTED]

Senior Development Manager
Housing Supply & Partnerships

[REDACTED]

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Facebook - brentcouncilhousing <https://www.facebook.com/brentcouncilhousing>

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 22 November 2022 09:32

To: [REDACTED] <[REDACTED]@brent.gov.uk>; [REDACTED] <[REDACTED]@brent.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@brent.gov.uk>

Subject: RE: LB Brent - Programme Updates

Importance: High

Hi [REDACTED] and [REDACTED]

Please can you provide a timeframe of when you will be able to get the wider programme updates over to us by. We have now been waiting for over two weeks with no word on when we will receive them. We need to get these projects in order this week to be able to take them to the final panel which is on the 6th of December.

I have put my comments which were sent across on the 28/10/2022 for ease for reference (email attached).

□. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

Many thanks,

[REDACTED]

Area Manager, North West Area Team
GREATERLONDONAUTHORITY
Union Street, London SE1 0LL

[REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED]

Sent: 15 November 2022 15:13

To: [REDACTED] <[\[REDACTED\]@brent.gov.uk](mailto:[REDACTED]@brent.gov.uk)>; [REDACTED] <[\[REDACTED\]@brent.gov.uk](mailto:[REDACTED]@brent.gov.uk)>

Cc: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[\[REDACTED\]@brent.gov.uk](mailto:[REDACTED]@brent.gov.uk)>

Subject: RE: LB Brent - Programme Updates

Importance: High

Hi [REDACTED]

[REDACTED]

[REDACTED] - Please can you let us know when you will be able to get the wider programme updates over to us by. We required detailed updates by 12pm on Thursday at the latest to allow for changes to be made to OP and any necessary approval requests to be taken to our AHPR board next week.

Many thanks,

[REDACTED]

Area Manager, North West Area Team
GREATERLONDONAUTHORITY
Union Street, London SE1 0LL

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[london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@brent.gov.uk>

Sent: 15 November 2022 09:12

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@brent.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@brent.gov.uk>

Subject: RE: LB Brent - Programme Updates

Morning [REDACTED]

Apologies, we were waiting for confirmation from our senior team.

[REDACTED]

Best wishes

[REDACTED]

Head of Affordable Housing & Partnerships | Resident Services

London Borough of Brent | Brent Civic Centre | Engineers Way | Wembley | HA9 0FJ

020 8937 1131

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@Brent_Council

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 14 November 2022 09:13

To: [REDACTED] <[REDACTED]@brent.gov.uk>

Cc: [REDACTED] <[REDACTED]@brent.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@brent.gov.uk>

Subject: RE: LB Brent - Programme Updates

Importance: High

Hi [REDACTED]

I hope you had a lovely weekend?

At our meeting Monday you said you would get over to us the latest Brent programme updates by COB on Friday. Please can you let us know when we will receive these? We need to take the schemes to our board next week and as such need the information and commentary to enable us to draft our forms.

[REDACTED]

Many thanks,

[REDACTED]

[REDACTED]

Area Manager, North West Area Team
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[london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@brent.gov.uk>

Sent: 21 October 2022 17:10

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@brent.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: LB Brent - Programme Updates

Hi [REDACTED]

I am good thank you hope you are well too.

Please see below my comments on the information requested and please do accept my apology for the delay getting back to you I could not get hold of some people that could pass on the updates we were after, but I am sure it will get better going forwards.

Regards

[REDACTED]
Senior Development Manager
Housing Supply & Partnerships

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From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 21 October 2022 11:42

To: [REDACTED] <[REDACTED]@brent.gov.uk>

Cc: [REDACTED] <[REDACTED]@brent.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Subject: LB Brent - Programme Updates

Hi [REDACTED]

I hope you are well?

As agreed after our meeting on Monday I was wondering if you could provide detailed updates on the following schemes:

[REDACTED]

[REDACTED]

□. **Kilburn Square**

- Please provide detailed update on this scheme. Please can you provide a detailed timeline for the planning aspect of the scheme and a detailed update on how the procurement for the scheme is going.

Planning submitted today 21 Oct 22.

2 stage procurement exercise PCSA being negotiated and is in progress. A list of enabling works that will meet the GLA definition will be provided next week, this will include demolition and services disconnection and diversion.

SOS Feb 2022

[REDACTED]

[REDACTED]

Many thanks,

[REDACTED]

[REDACTED]

Area Manager, North West Area Team
GREATER LONDON AUTHORITY
Union Street, London SE1 0LL

LB Brent September Programme Report

Project title	Project id	Programme Name	Total Units	Planning Status	Planning Date	SoS Status (achieved, lapsed, forecast or n/a)	SoS Date	Comps Status (achieved, lapsed, forecast or n/a)	Comps Date
Brondesbury Road Mental Hea	12921	Building Council Homes for Londoners	123	Lapsed	31/08/2021	Forecast	30/09/2022	Forecast	31/12/2024

Brent Prorgamme October 2022 - Building Council Homes for Londoners

*Information from OPS 07/10/2022

project id	Project title	Programme Name	Planning Status	Planning financial year	Planning Date	SoS Status (achieved, lapsed, forecast or n/a)	SoS financial year	SoS Date	Comps Status (achieved, lapsed, forecast or n/a)	Comps financial year	Comps Date	TOTAL Comps
12921	Brondesbury Road Mental H	Building Council Homes for Londo	Lapsed	2021-2022	8/31/2021	Lapsed	2022-2023	9/30/2022	Forecast	2024-2025	12/31/2024	123

LB Brent Prorgamme
*OPS Data 04/11/2022

project id	Project title	Planning Status	Planning financial year	Planning Date	SoS Status (achieved, lapsed, forecast or n/a)	SoS financial year	SoS Date	Comps Status (achieved, lapsed, forecast or n/a)	Comps financial year	Comps Date	TOTAL Comps
12921	Brondesbury Road Mental Health Service	Lapsed	2021-2022	8/31/2021	Lapsed	2022-2023	9/30/2022	Forecast	2024-2025	12/31/2024	123

LB Brent Programme

*OPS Data 28/11/2022

project id	Project title	Programme Name	SoS Status (achieved, lapsed, forecast or n/a)	SoS financial year	SoS Date	Comps Status (achieved, lapsed, forecast or n/a)	Comps financial year	Comps Date	Total Starts
12921	Brondesbury Road Mental Health	Building Council Homes for Londoners	Lapsed	2022-2023	30/09/2022	Forecast	2024-2025	31/12/2024	123