

From: [REDACTED] <[REDACTED]@brent.gov.uk>
Sent: 12 December 2022 11:40
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: LB Brent - Programme Updates

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning,

[REDACTED] thanks for your email.

The timelines are tight indeed but we have to work to them to get the project off the ground, there are no other options around it, we are invested and committed to deliver KS, the concerns we have thought are the viability and subsequently entering into the contract, and on these we will be open to widen our options in terms of revisiting the housing mix as we did for [REDACTED] in addition to a thorough negotiation process with the prospective contractor.

However, we are confident that we will be meeting the SOS milestone by the 31 Mar 2023, and we have no objections to include the requested statement in OPS, [REDACTED] will see to it now that [REDACTED] is off for the remainder of Dec.

I can also confirm that we are aiming for all requirements stated in your email below to be met by the 20th Mar 2023 as initially explained, and that there won't be any fallow periods between the service agreement and the two JCT contracts.

I have just discovered that there was a typo in my table below where by it should state Continuation of Works - Construction Phase - **18/08/2023** (and not 18/09/23) my apologies for that! And although in the table it shows a month gap please note that there will be works that will be undertaken during the period such as service diversion and connections as well as the demolition for the NHS building and the garages.

[REDACTED] with regards to the Resident Ballot Requirement (RBR) query you have raised, I can confirm that since we are only delivering 139 units and none of the block will be over 8 floors height the RBR or its exemption won't be required for Kilburn Square.

Regards

[REDACTED]
[REDACTED]
Senior Development Manager
Housing Supply & Partnerships

Tel: [REDACTED] ext-[REDACTED]
Mob: [REDACTED]
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Facebook - brentcouncilhousing <https://www.facebook.com/brentcouncilhousing>

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 08 December 2022 12:47e
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

*

[REDACTED] 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,

[REDACTED]

[REDACTED]

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

[REDACTED]

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

My preferred pronouns are [REDACTED]

From: [REDACTED] <[REDACTED]@brent.gov.uk>
Sent: 08 December 2022 10:46
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@brent.gov.uk>

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

Subject: RE: LB Brent - Programme Updates

Hi [REDACTED] [REDACTED]

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.

[REDACTED]

Regards

[REDACTED] [REDACTED]

Senior Development Manager
Housing Supply & Partnerships

Tel: [REDACTED] ext-[REDACTED]

Mob: [REDACTED]

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Twitter - @Brent_Housing https://twitter.com/Brent_Housing

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

From: [REDACTED] [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.

[REDACTED] 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,

[REDACTED]

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

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[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] [REDACTED]

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

[REDACTED]

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[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] [REDACTED]

Senior Development Manager
Housing Supply & Partnerships

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Email: [REDACTED]@brent.gov.uk
London Borough of Brent | www.brent.gov.uk
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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]

7

[REDACTED]

[REDACTED]

- 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.

[REDACTED] 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?

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Many thanks,

[REDACTED]

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

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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] - 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,

Area Manager, North West Area Team
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From: [REDACTED] <[\[REDACTED\]@brent.gov.uk](mailto:[REDACTED]@brent.gov.uk)>
Sent: 15 November 2022 09:12
To: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.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

Morning [REDACTED]

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

Best wishes

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]@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]
[REDACTED]

Many thanks,

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

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[REDACTED] 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.



Tel: [REDACTED]
Email: [REDACTED]

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Sent: 21 October 2022 11:42

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

Subject: LB Brent - Programme Updates

I hope you are well?

A large black rectangular redaction box covers the majority of the page content, obscuring all text and graphics. Only a small portion of the bottom right corner is visible, showing a small red dot and a few lines of text.

- 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.

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

[REDACTED]

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

NHS health information and advice about coronavirus can be found at [nhs.uk/coronavirus](https://www.nhs.uk/coronavirus)

The GLA stands against racism. Black Lives Matter.

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: LB Brent - OPS updates
Date: 13 December 2022 18:48:18

Hi both,

Please can project code 12921 be returned so I can add the oncosts.

Thanks

[REDACTED]

From: [REDACTED]@brent.gov.uk>
Sent: 13 December 2022 18:17
To: [REDACTED] <[REDACTED]@brent.gov.uk>; [REDACTED]
<[REDACTED]@brent.gov.uk>
Cc: [REDACTED] <[REDACTED]@brent.gov.uk>
Subject: RE: LB Brent - OPS updates

Hello [REDACTED]

Please find attached the Latest Cost Split based on the Updated Cost Plan from our EA and the On Cost Forecast from Network Homes.

Allowance also made for the Right of Light mitigation at Circa [REDACTED]

*

	40 units	99 units	
	Extra Care/LHA	GNR / LAR	Total
Build Cost	[REDACTED]	[REDACTED]	[REDACTED]
On Cost	[REDACTED]	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]	[REDACTED]

Please check with [REDACTED] for authorisation first thing tomorrow morning , in this instance before the above is relayed outside Brent Council.

Best regards

[REDACTED]

Development Manager

Affordable Housing & Partnerships

Email: [REDACTED]

London Borough of Brent | www.brent.gov.uk [REDACTED]

Twitter - @Brent_Housing https://twitter.com/Brent_Housing

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

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

Sent: 13 December 2022 17:05

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

Subject: RE: LB Brent - OPS updates

Hi both,

Thank you [REDACTED] for this info! I will also need the oncosts please in order to submit on OPS, for the 99 units.

Would this be possible to get today as the GLA need it for their meeting in the morning

Regards

[REDACTED]

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

Sent: 13 December 2022 10:53

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

Subject: RE: LB Brent - OPS updates

Hello [REDACTED] / [REDACTED]

Note attached the last cost plan and below the Build cost only. The Oncost need to be added.

	<u>Block A - Extra</u> <u>Care (40 Units)</u>	<u>Block B, C, E (99</u> <u>Units)</u>
		-
		-
Total	£ [REDACTED]	[REDACTED]
Cost Per		
Unit	[REDACTED]	[REDACTED]
Cost Per		
SQM	[REDACTED]	[REDACTED]

Is this what you need?

Regards

[REDACTED]

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

Sent: 13 December 2022 10:25

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

Subject: FW: LB Brent - OPS updates

Importance: High

From: [redacted] <[redacted]@london.gov.uk>
Sent: 12 December 2022 21:05
To: [redacted] <[redacted]@brent.gov.uk>; [redacted]
<[redacted]@brent.gov.uk>
Cc: [redacted] <[redacted]@london.gov.uk>
Subject: LB Brent - OPS updates
Importance: High

Hi [redacted]

I hope you're both well. With [redacted] on leave this week, I was hoping that you could help with some urgent updates that need to be made on OPS in the morning please ahead of our AHPR meeting this Wednesday.

- * 1. **Brondesbury Rd / Kilburn Square (project ID 12921)** – it looks like something has gone wrong with the development costs on OPS. The “Calculate grant” block and the “cost details” block have not both been updated to reflect a total development cost of [redacted]. I am assuming that this is a typo, but it will be picked up by our board, so I would appreciate if you could review and update in the morning please?
- It would make sense that the development costs have reduced slightly as some of homes are now profiled out in the CASSH scheme project (and the development costs in this scheme should be apportioned for the 99 general need homes that they relate to) but I can't believe this accounts for a [redacted]

2. [redacted]
[redacted]
[redacted]
[redacted]

Apologies for the lateness in request. If it is helpful to talk through in the morning then please do give [redacted] or I a call.

Many thanks.

Kind regards,

[redacted]

[redacted]

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

[redacted]

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

My preferred pronouns are [redacted]

From: [REDACTED]
To: [REDACTED]
Subject: RE: LB Brent - OPS updates
Date: 13 December 2022 10:52:00

Hi [REDACTED]

I have returned the project on OPS.

Thanks,

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

[REDACTED]
london.gov.uk

[REDACTED] london.gov.uk

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

Sent: 13 December 2022 10:50

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

Subject: RE: LB Brent - OPS updates

Also, please can you return project P23274 so I can edit it?

From: [REDACTED] [REDACTED]

Sent: 13 December 2022 10:14

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

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

Subject: RE: LB Brent - OPS updates

Thank you

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

Sent: 13 December 2022 10:11

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

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

Subject: RE: LB Brent - OPS updates

Hi [REDACTED]

I am free. I will send over a calendar invite.

Thanks,

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

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[REDACTED] london.gov.uk

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

Sent: 13 December 2022 10:09

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

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

Subject: RE: LB Brent - OPS updates

Hi both,

I have just spoken to [REDACTED] to get over the amended figures and just waiting for him to end them over. Would any one of you be free at 11ish for a quick help to input on OPS?

[Remainder of email chain duplicated on P15]

[REDACTED]

From: [REDACTED]
Sent: 13 December 2022 18:48
To: [REDACTED]
Subject: RE: Brondesbry/Kilburn Square

Hi [REDACTED]

Yes!

[REDACTED]
Area Manager, North West Area Team
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[REDACTED]

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

From: [REDACTED] <[REDACTED]@brent.gov.uk>
Sent: 13 December 2022 18:43
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Brondesbry/Kilburn Square

Hiya,

Are you still online?

From: [REDACTED]
Sent: 13 December 2022 16:43
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Brondesbry/Kilburn Square

Was just trying to get in contact with you. Can I join the meeting again

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 13 December 2022 16:42
To: [REDACTED] <[REDACTED]@brent.gov.uk>
Subject: Brondesbry/Kilburn Square
Importance: High

Hi [REDACTED]

Sorry to chase did you manage to get the costs from [REDACTED] We need these to be updated if they can today.

Thanks,

[REDACTED]

[REDACTED]

Area Manager, North West Area Team

[REDACTED]

From: [REDACTED]
Sent: 22 December 2022 11:37
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: LB Brent - Programme Updates
Attachments: Brent Programme delivery for Q4.xlsx; RE: C&G information; Brent - 90% Grant Start on Site

Hi [REDACTED]

I hope that you are both well. I am conscious that we haven't had a chance to catch-up before the break, and thought it would be helpful to send across an update on where the various actions are so we can hit the ground running in January. I have included a list below:

[REDACTED]

Q4 programme delivery – the attached “Brent Programme delivery for Q4” sets out the current contractual position on OPS for Brent's projects that are due to start on site and complete before March 2023. I have included comments against each of these in column T of each tab where we would appreciate an update on Brent early in the new year to ensure these schemes remain on Track. There are several schemes that I know need to be updated, and I would like to get these to our first AHPR meeting in January (11th January) so we have a clear picture of where the programme stands:

- [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Given the number of Brent projects starting and completing in Q4, I think it would be helpful for us to meet on a fortnightly basis to review progress – I will get [REDACTED] to set a recurring meeting up in the new year for every other Friday from 12-12:30pm starting on Friday 13th January. If this time doesn't work, please let me know.

I am around for the rest of today and working Wednesday and Thursday next week, so if it is helpful to talk through any of the above ahead of January then please do give me a call on my mobile.

Otherwise, it has been great working with you all this year, and I look forward to continuing to work together in the new year.

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

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

My preferred pronouns are [REDACTED]

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

Sent: 12 December 2022 11:40

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

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

Subject: RE: LB Brent - Programme Updates

Good Morning,

[REDACTED] thanks for your email.

The timelines are tight indeed but we have to work to them to get the project off the ground, there are no other options around it, we are invested and committed to deliver KS, [REDACTED]

*

However, we are confident that we will be meeting the SOS milestone by the 31 Mar 2023, and we have no objections to include the requested statement in OPS, [REDACTED] will see to it now that [REDACTED] is off for the remainder of Dec.

I can also confirm that we are aiming for all requirements stated in your email below to be met by the 20th Mar 2023 as initially explained, and that there won't be any fallow periods between the service agreement and the two JCT contracts.

I have just discovered that there was a typo in my table below where it should state Continuation of Works - Construction Phase - **18/08/2023** (and not 18/09/23) my apologies for that! And although in the table it shows a month gap please note that there will be works that will be undertaken during the period such as service diversion and connections as well as the demolition for the NHS building and the garages.

[REDACTED] with regards to the Resident Ballot Requirement (RBR) query you have raised, I can confirm that since we are only delivering 139 units and none of the block will be over 8 floors height the RBR or its exemption won't be required for Kilburn Square.

Regards

■■■■
Senior Development Manager
Housing Supply & Partnerships

Tel: ■■■■ ext- ■■■■
Mob: ■■■■
Email: ■■■■ [brent.gov.uk](mailto:■■■■@brent.gov.uk)
London Borough of Brent | www.brent.gov.uk
Twitter - @Brent_Housing https://twitter.com/Brent_Housing
Facebook - brentcouncilhousing <https://www.facebook.com/brentcouncilhousing>

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

Hi ■■■■

[Remainder of email chain duplicates on P2]

project_id	title	borough	postcode	programme	project_status	Total units	London Living Rent	Shared Ownership	Social Rent	Grant amount	Land acquisition date	Land acquisition status	Planning date	Planning status	SoS date	SoS status	Completion date	Completion status	Comments
12921	Kilburn Square redevelopment	Brent	NW6 6BX	Building Council Homes for Londoners	Active	99	0	0	0	£1,000,000	2023-01-15	Completed	2023-01-15	Approved	2023-03-20	Completed	2026-01-18	Completed	
23592	Kilburn Square Extra Care Units	Brent	NW6 6BX	Supported and Specialised Housing 2016 - 21	Active	40	0	0	0	£500,000	2023-01-15	Completed	2023-01-15	Approved	2023-03-20	Completed	2026-01-18	Completed	
23593	Kilburn Square Extra Care Units	Brent	NW6 6BX	Supported and Specialised Housing 2016 - 21	Active	40	0	0	0	£500,000	2023-01-15	Completed	2023-01-15	Approved	2023-03-20	Completed	2026-01-18	Completed	

[REDACTED]

From: [REDACTED]
Sent: 26 January 2023 14:57
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Brent AHP Fortnightly Catch Up

Hi [REDACTED]

Thanks for the below. Can we also add the following points to the list below:

- Kilburn Square – Update on planning and procurement

[REDACTED]

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: 26 January 2023 11:13
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@brent.gov.uk>
Subject: RE: Brent AHP Fortnightly Catch Up

[REDACTED]

[REDACTED]

-----Original Appointment-----

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

Sent: 03 January 2023 10:33

To: [REDACTED]

Cc: [REDACTED]

Subject: Brent AHP Fortnightly Catch Up

When: 27 January 2023 12:00-12:30 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

Where: Microsoft Teams Meeting

Microsoft Teams meeting

Join on your computer, mobile app or room device

[REDACTED]

[REDACTED]

Or call in (audio only)

[REDACTED] United Kingdom, London

Phone Conference ID: 244 151 51#

[REDACTED]

[REDACTED]

[REDACTED]

NHS health information and advice about coronavirus can be found at [nhs.uk/coronavirus](https://www.nhs.uk/coronavirus)

The GLA stands against racism. Black Lives Matter.

[REDACTED]

From: [REDACTED] [REDACTED] <[REDACTED]@brent.gov.uk>
Sent: 02 February 2023 22:34
To: [REDACTED] [REDACTED]
Subject: RE: Brent Grant Payments

Thank you for your help with this!
I have passed this on to [REDACTED] to review.
Regards
[REDACTED]

From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 02 February 2023 17:06
To: [REDACTED] [REDACTED] <[REDACTED]@brent.gov.uk>
Subject: Brent Grant Payments
Hi [REDACTED]

Please see below a table which outlines the current active projects in the current programme and how much grant has been paid out to date and how much is left to be paid out. Unfortunately, I am not able to pull a report which outlines when the remaining grant will be paid out but you can see this by looking at the milestone block on OPS. On the majority of projects (the ones which have already started on site) it is at Completion.

[REDACTED]

*Data from OPS as of 03/02/2023

[illegible]

[REDACTED]

From: [REDACTED]
Sent: 03 February 2023 16:08
To: [REDACTED] brent.gov.uk; [REDACTED]
Cc: [REDACTED]
Subject: RE: LB Brent/GLA Q4 Meeting Agenda
Attachments: Q4 22-23 -LB Brent Programme Update.xlsx; LB Brent Q4 22-23.docx; Q4 Briefing Note 26 January 2023 update.pdf

Hi All,

Ahead of Tuesday's meeting I am just recirculating the meeting agenda and programme update to take in to account what has been delivered over the past week.

Many Thanks,

[REDACTED]

[REDACTED]

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

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

From: [REDACTED]
Sent: 27 January 2023 13:56
To: [REDACTED] brent.gov.uk; [REDACTED] <[REDACTED]@brent.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@brent.gov.uk>
Subject: LB Brent/GLA Q4 Meeting Agenda

Dear All,

Ahead of the quarterly meeting on Monday please see attached the following:

- Agenda
- Brent Programme Report (please see both tabs in spreadsheet)
- GLA Update

Please let me know if you have any questions or would like to add anything to the agenda.

Many thanks,

[REDACTED]

[REDACTED]

Area Manager, North West Area Team
GREATERLONDONAUTHORITY

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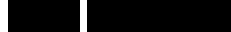
Homes for Londoners

Agenda for quarterly review meeting with
London Borough of Brent

7th February 2023

Attendees

 LB Brent
 LB Brent

 GLA
 GLA

Agenda

1. GLA Update
2. LB Brent Update
3. Programme AHP 16-23/BCHFL
 - 3.1. Programme Delivery
 - 3.2. Pipeline Projects
4. Programme AHP 21-26
 - 4.1. Programme Delivery
 - 4.2. EDI Action Plan
5. Compliance Audit
6. 
7. AOB
8. Next meeting
 - 24th April