

GLA notes from meeting between GLA and Brent on 27th July 2023

AHP 21-26 allocations – GLA has now confirmed allocations. Brent is finalising the sites for this programme, Brents aim is to present a draft programme to its internal Board on 24th August and then we will upload the individual sites onto OPS.

GLA notes from meeting between GLA and Brent on 14th July 2023

AHP 21-26 allocations - letters being sent out by GLA this month. St Raph's Ph 1 viability is still challenging. Brent is pausing all of St Raph's development for now. So just focussing on community centre.

GLA notes from meeting between GLA and Brent on 6th July 2023

AHP 21-26

- Brent has completed land mapping exercise and will be reviewing internally to decide what sites want to progress on.
- EDI Action Plan - 14th July as the close off date for this.
- Service charges letter to be signed

GLA notes from meeting between GLA and Brent on 6th July 2023

21-26 programme

- Brent confirmed hopeful that land mapping exercise will be finished in the next few weeks

GLA notes from meeting between GLA and Brent on 19th May 2023

21-26

- Moderation ongoing, and next step is for GLA to present the option to the Department.
- Continue to discuss 'net-additionality' requirements on project-by-project basis
 - Potential South Kilburn acquisition opportunity

GLA notes from meeting between GLA and Brent on 5th May 2023

21-26

- GLA moderation happening this week and next.
- Discussed the 'net-additionality' requirements within the AHP 21-26 programme that look at the planning permission for a whole site instead of looking at this on a block-by-block basis – so on the developer acquisitions, will need to understand what the % affordable is within the approved planning consent and what this will increase to if Brent is to acquire the block to convert private homes to SR.
- South Kilburn opportunity – potential developer acquisition

GLA notes from meeting between GLA and Brent on 5th May 2023

21-26 - re-bidding to be submitted by Brent today.

Site name	Ward	Planning submission	Planning Consent	Decant	Tenure/LAR/SR/OMR/OM	Total number of homes	Studios	1 Bed	2 Bed	3 Bed	4 bed	Notes
Newland Court Garages HA9 9LZ	Barnhill	No	No	Yes - 32 Garages	SR	7			2	3	2	Scheme forms part of the Batch 2 Sites. Significant number of objections received following statutory consultation. Site visit was undertaken to address feedback/concerns. Planning application submitted August 2022. Ref: 22/3124. Awaiting determination. A lot of objection is expected. Committee Date pending, say in December 2022.
Kenton Road Garages HA3 0XX	Kenton	No	No	Yes - Garages	SR	8		1	3	4	0	Pre-App advice obtained and generally positive response from the planners. Issues raised in the following areas: loss of parking will require a parking beat survey which is now underway, parking spaces provided is 5m2 but should be 6m2. Refuse to revisit, Cat C tree very close to one of the blocks. Parking beat survey now completed and the transport consultant to update the report. Pre App to be updated with the revised transport report. Statement to be submitted to planners with the revised transport report. Site is in a state sufficient to package with other sites within the same region to tender for a single architect.
Hargood Close HA3 0TY	Kenton	No	No	Yes - 14 Garages	SR	2				1	1	Batch 2: Scheme has been submitted for Planning in July 2022. Ref: 22/2532. Awaiting Deed of Appropriation, Re: Road Adoption. Awaiting planning determination.
Eskdale Close Garages HA9 8XB	Preston	No	No	Yes - Garages	SR	7		3	0	3	1	Scheme forms part of the Batch 3 sites. Stage 1 Feasibility to be undertaken. Viability provides a positive NPV. PreApp submitted in September 2022. Types: 01 x 4B7P House, 03 x 3B5P House and 03 x 1B2PH
Broadview Garages NW9 9SG	Queensbury	No	No	Yes - 8 Garages	SR	2					2	Scheme has been submitted for Planning in July 2022. Ref: 22/2531. Awaiting planning determination.
Westcroft Court NW9 9PG	Queensbury	Yes	No	Yes - Up to 22 leaseholder buybacks and demolition	SR	60	0	12	32	16	0	Scheme forms part of the Batch 3 Sites. Early Pre-App was completed back in August 2020. Updated RIBA Stage 1 Report to be completed to include an expanded development brief to incorporate library (relocation of kingsbury library). Viability options carried out on 4 options including a planning compliant mix. All 4 options provide a negative NPV albeit, the planning compliant mix of 60 units have a better NPV comparatively. The option that is likely to be recommended is the 60 unit planning compliant scheme as it is currently. Other forms of tenure including private sale and shared ownership are being considered with the aim of providing a positive NPV scheme. There will be public consultation as the number of proposed units exceeds the threshold to necessitate public consultation. Aim to submit Planning Application Winter 2022.
Chalfont House NW10 0BB	Welsh Harp	No	No	Yes - 4 Garages	SR	5			3	2		Scheme has been submitted for Planning in July 2022. Planners querying the floor to ceiling height. Transport strategy / survey review. Ref: 22/2556. Awaiting planning determination

Site name	Ward	Planning submission	Planning Consent	Decant	Tenure/LAR/SR/OMR/OM	Total number of homes	Studios	1 Bed	2 Bed	3 Bed	4 bed	Notes
Lightley Close HA0 4HP	Alperton	No	No	Yes - Garages	SR	2	0	0	1	1	0	Pre-App advise obtained, responding to comments from planners. Planners have concerns on the building footprint, relationship with the neighbours, amenity space on the ground floor and urban greening. One unit lost to accommodate planners requirements. To be financially reappraised and submitted for a second Pre App now awaiting planners feedback.
Land rear of 182-184 Willesden Lane NW6 7PP	Brondesbury park	No	No	No	SR	8	0	2	3	3	0	Planners have provided feedback on the Pre App and have concerns in the following areas: site access, communal entrance, loss of green space requires compensation. Mainly in compliance with urban design but needs improvement and the recommendation is to reduce the density by 4 units from 12 units. Architect has amended the design based on the planners recommendations. Scheme resubmitted to the planners for feedback. Feedback expected in October 2022. The scheme will now be part of the other sites to tender for a single architect to take a portfolio of the infill sites for detailed planning.
Clement Close NW6 7AL	Brondesbury park	No	No	Yes - 1 Tenant	SR	23		9	4	10		Due to unit number public consultation is required to be completed before formal planning application is submitted. Public Consultation 06/10/2022. Formal feedback from Residents due 07/11/22. Aim to submit Planning End of Nov 22. Procurement is via 2-Stage procurement.
Yates Court NW2 5RH	Brondesbury park	No	No	Yes - 17 Garages	SR	4		1		2	1	Scheme has been submitted for Planning in July 2022., Ref: 22/2560. Planning Committee determination to follow. in November 2022.
Comber Close NW2 7EG	Dollis Hill	Yes	No	Yes - 3 Leaseholder buyback and demolition of 7 existing properties at Bell House and GF garage and 5 properties at Ainsworth Close	SR	63	0	5	12	24	22	Comber Close is part of the Batch 3 sites. Appraisals are being carried out on two options: 53 unit family focused option and planning compliant option for 63 units. Appraisals awaited but the planning compliant mix will more than likely provides a better NPV. Pre App to be submitted for the planning compliant mix. Submitted expected in October 2022.
Gladstone Park Phase II NW2 6NP	Dollis Hill	No	No	Yes - 3 Tenants to decant & MOL De-designation	SR	19		5	9	3	2	Led by [REDACTED] Scheme forms part of the Batch 3 Sites. An early Pre-App was completed back in April 2021. Updated RIBA Stage 1 Report was provided (14 Units/19 Units) to include an expanded development brief to maximise the sites potential, enabling the incorporation of wider estate improvements. Viability is required to be run and options reviewed before design is frozen. Due to number of proposed units, public consultation will be required. Aim to submit Planning Application Late Authum 2022. Updated Viability sent. Council to decide preferred option.
1 Greenhill Park NW10 9AE	Harlesden & Kensal Green	No	No	Yes - 3 Tenants	SR	9		2	5	1	1	Scheme has been submitted for Planning in July 2022. Ref: 22/2534. Planning Determination is pending.
The Oaks NW10 3SA	Roundwood	No	No	Yes - Garages	SR	27	0	4	14	6	3	The Oaks will be reviewed as part of the Batch 3 sites. Two options have been produced (14 Unit/27 unit Scheme). Viability done on both options and the recommendation will be to proceed with the 27 unit scheme as it provides a better NPV. Project discussed with Housing and suggested we provide some 4 bed units. Design now includes the following mix: 3x1bf,1x1bH,14X 2BF, 6x3bf, 1x4bf and 2x4b duplex. Pre App submitted in October 2022.

[REDACTED]

From: [REDACTED]
Sent: 30 April 2023 17:05
To: [REDACTED] k'
Subject: RE: LB Brent - 21-26 moderation

Hi [REDACTED]

This is really helpful, thank you for sending across. Is the assumption that all of the NCHP sites will be delivered as 100% affordable at this stage?

Also one thing to be mindful of is that the 'net-additionality' requirements within the AHP 21-26 programme look at the planning permission for a whole site instead of looking at this on a block by block basis – so on the developer acquisition that you mention below, it would be helpful to understand what the % affordable is within the approved planning consent and what this will increase to if Brent are to acquire the block to convert private homes to SR. Let's discuss further at our catch-up on Friday.

Kind regards,
[REDACTED]

[REDACTED]

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

From: [REDACTED]@brent.gov.uk>
Sent: 30 April 2023 12:52
To: [REDACTED]@london.gov.uk>; [REDACTED]@brent.gov.uk>
Subject: RE: LB Brent - 21-26 moderation

Hi [REDACTED]

Attached are the schemes we already have identified.

As you're aware we are also looking at resuscitating Kilburn Square which would be a SOS for this year.

We have commissioned two consultancy's to review all HRA land to identify any further opportunities and also reviewing the list of sites attached to ensure we are maximising the number of homes available.

Lastly we are in the infancy stage of a discussion with a developer for an additional block purchase which would see a private block switched to SR so we're confident the number will be hit and if we can do better than we will.

I've also attached the revised modelling.

Best wishes

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 28 April 2023 17:07
To: [REDACTED] <[REDACTED]@brent.gov.uk>; [REDACTED] <[REDACTED]@brent.gov.uk>
Subject: RE: LB Brent - 21-26 moderation

Hi both,

Sorry to chase, but I do really need a response on the below ahead of our moderation meeting on Tuesday morning. Are you able to send across any information that you have first thing on Tuesday please?

Kind regards,
[REDACTED]

[REDACTED]

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

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 25 April 2023 09:47
To: [REDACTED] <[REDACTED]@brent.gov.uk>; [REDACTED] <[REDACTED]@brent.gov.uk>
Subject: LB Brent - 21-26 moderation

Hi both,

Many thanks for updating OPS to reflect Brent's revised indicative bid for the 21-26 programme. We are currently working through the moderation exercise, and I had a few questions that I would appreciate your response on please.

On deliverability of the indicative bids, there are 287 homes forecast to start on site in 24-25 and 285 in 25-26. Do you have a list of named projects to deliver this indicative pipeline and if so, are there any further details you can share on the timescales for bringing these projects forward please?

On value for money and the forecast costs, are you able to share an updated version of the attached spreadsheet to set out the revised assumptions for the updated indicative bid please? The costs have increased by 23% between the original bid and the current position, which is higher in comparison to other partners, so it would be helpful to understand the approach taken.

If you are able to come back to me on the above questions by Thursday please that would be greatly appreciated as we need to complete this first stage of the moderation by the end of the week.

Many thanks.

Kind regards,
[REDACTED]