

CONNECT SK

ISSUE 8 JANUARY 2011



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South Kilburn 'alive with opportunity!'

Welcome



Welcome to this excellent edition of Connect SK, which is the first of the new year. And we have an interesting year ahead, one which will see a lot of new schemes being developed for South Kilburn, many of which you can read about in this sparkly edition.

It won't have escaped any of you that we are in straitened times economically and there are likely to be significant changes to the way we do things. One thing that will certainly change, as we come to the end of the 10 year funding

programme for the old NDC, is that the South Kilburn Partnership will evolve and adapt as the legacy vehicle, South Kilburn Neighbourhood Trust (SKNT) takes over. We always smile at the way you pronounce the acronym "SKNT" and I'm delighted to report that SKNT is not quite skint! But in these difficult times, SKNT has defined itself as a social investor, rather than a grant funder, and each penny will be hard-pressed to get a good return on investment for our residents.

So as SKNT takes on the legacy, it is business as usual in South Kilburn, not least of all that you can rely on Connect SK continuing to bring you news of all the developments as they are forthcoming. Continuity is important and I am looking forward to working with all of you on this. Would you be interested in Connect SK evolving to have some social media component? Please let us know your ideas and we'll try to respond, particularly if you think of ways to encourage the participation of our younger residents.

There may be troubled times ahead for the economy, but the future is bright for South Kilburn, as they say, "alive with opportunity".

Jackie Sadek

Chair, South Kilburn Neighbourhood Trust

French

Si vous avez des difficultés à lire Connect SK, veuillez contacter le service communication de SKP au William Dunbar House, Albert Road, Kilburn NW6 5DE, courriel: info@skpartnership.net ou appelez le 020 7328 1199

Portuguese

Se você tem dificuldade em ler Connect SK por favor entre em contacto com o SKP communications team, William Dunbar House, Albert Road, Kilburn NW6 5DE Email: info@skpartnership.net ou telefone para o numero 020 7328 1199.

Spanish

Si tiene dificultad en leer Connect SK por favor contactar el SKP communications team, William Dunbar House, Albert Road, Kilburn NW6 5DE Email: info@skpartnership.net ó llame el numero 020 7328 1199

Somali

Haddii aanad akhriyi Karin Connect SK fadlan kala xidhiid kooxda is-gaadhsiinta ee SKP, William Dunbar House, Albert Road, Kilburn NW6 5DE. Email: info@skpartnership.net ama soo garaac lambarkan 020 7328 1199

Farsi

'ايس كڀڀن كميونيكيشنز' ٽيم سر رابطو ڪريڻ - رابطو ڪا پتو: اگر 'ڪنڪٽ ايس ڪي' ڪو پڙهڻ ۾ مشڪل پيش آيو تو پرائم ممبران تي info@skpartnership.net فون نمبر 020 7328 1199 يا ويليئم ڊنبار هائوس، آلبرٽ روڊ، ڪيلبرن نويٽي ٽي ويل

Urdu

په ادرس SKP William Dunbar House, Albert Road, Kilburn NW6 5DE اگر مشڪلي در خواندن Connect SK داربده لطفًا با گروه ارتباطت يا شمارو نٽن 020 7328 1199 تملن بگوريد info@skpartnership.net پست السروي سي NW6 5DE

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Mike Wilson, Editor:

Email: m.wilson@skpartnership.net

Tel: 020 7328 1199

Txt: 07783 948 950

South Kilburn Partnership,
William Dunbar House, Albert Road, Kilburn NW6 5DE

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If you need this in large print, Braille, or audio tape please contact us on 020 7328 1199 or email: info@skpartnership.net

MUGA for All!



The Multi Use Games Area (MUGA) at St Mary's School in Canterbury Road is available for use by community groups and individuals outside of school hours.

It can be used for a number of sporting activities including football, basketball, netball and tennis.

There is a range of charges depending on the where the organisation or individuals are based. For those based in South Kilburn the MUGA is available at £15 per hour, for those from the wider Brent area it's £20 per hour and for anyone from outside of Brent it is £25 per hour.

Anyone interesting in booking time to use the facilities should call 07776 042440 between Monday and Friday. Anyone interested in using the MUGA during the school holidays should make sure they book it during term time. Alternatively, call on the school main number 020 7624 1830 or drop into the school and ask to speak to someone about the facilities. There is a notice board at the entrance to the games area itself that gives full information about bookings.

New Credit Union to Help You Save or Borrow

Late last year Brent Housing Partnership (BHP) formed a link with Ealing Credit Union (ECU) to make its financial services available to residents who would like to save money or who are in need of a loan.

There has been growing concern about the fact that some people in the area suffer from what is known as 'financial exclusion' – problems accessing legitimate financial support because of various factors including low income, negative associations with certain postcodes and age. And, related to this, BHP says it is aware of loan companies that are operating across Brent and charging extortionate rates of interest for lending to people in difficulty – the infamous 'loan sharks'. It's against this backdrop that BHP felt it right to launch the partnership with ECU.

Credit unions like ECU are financial co-operatives that provide savings and loan facilities for members. People can save money from as little as 50 pence. They can also access loans at reasonable rates of interest and get the benefit of bill payment facilities.

The service was made available to BHP residents from 1st November last year. Anyone interested in the service can

apply for an Ealing Credit Union Application Form by calling 020 8756 3864 or e-mail: admin@creditunionsolutions.co.uk

Watch out too for special sessions on savings that will be arranged by BHP for residents. Details will be available nearer the time. Community Consultants South Kilburn (CCSK) has also been concerned about this issue and late last year held a day of group sessions at Craik Court Tenants' Hall to discuss a whole range of financial concerns with local residents.

Among the key issues to emerge were:

- A need for increased understanding by residents of financial products
- Problems of access to credit and high cost of door step lenders
- A negative view of the NW6 postcode by financial institutions
- A 'poverty premium' being paid for pay as you go products eg. electricity keys
- Lack of internet access leading to higher prices being paid for some goods

Work Club First for South Kilburn

Catalyst Housing Group, which is undertaking the redevelopment of the former Texaco garage site on Carlton Vale, is sponsoring the South Kilburn Work Club – a new initiative designed to give local jobseekers vital support to access employment.

It is a scheme that is being promoted by the coalition government through the JobCentre Plus (JCP) network. JCP invites local individuals and organisations to set up clubs that provide places for jobseekers to meet others in similar circumstances, access mutual support, exchange and develop skills and benefit from a wide range of support services.

South Kilburn is the only area in Brent outside of Wembley to see the launch of such a club. The new club has just started and its first session took place on 20th January. Sessions will be held at the Carlton Centre, Granville Road every Thursday 9.30am - 12.30pm. Contact Valerie Francis at Catalyst for more information on 020 8832 3205, 020 8832 3238, on mobile number 07977 077589 or by e-mail to valerie.francis@chg.org.uk

The aim is to help a group of around 15 jobseekers with a support programme that includes help with interview skills, writing CVs, job searches and IT workshops. Careers talks, company tours and visits to job fairs could also be part of the package.

Catalyst's sponsorship is helping to provide participants with, among other things, newspapers, stationery, stamps and staffing support, explained Kerry Starling, regeneration investment manager with the company.

She stresses that while they are the sponsors the scheme also relies heavily on partnerships between various local organisations. In addition to referrals from the JCP, they are happy to receive referrals from other housing associations that are active in South Kilburn. And they are working closely with Brent Adult & Community Education Service.

The sessions themselves are led by Catalyst's employment & training advisor Valerie Francis. Part of her role is mapping out with each participant a six week programme of goals that they would like to achieve and then helping them work through that. Jobs, of course, are the ultimate goal and the scheme will develop links with the contractors working on the regeneration schemes in South Kilburn so that real work opportunities offered by them can be made available to the work club participants.

Chippenham Gardens One of "Best in London"



The new design and layout of Chippenham Gardens is one of the winners of the Step Out in London project organised by Living Streets – a national charity that promotes pedestrian-friendly spaces working to create safe, attractive and enjoyable streets, where people want to walk.

The Step Out in London initiative works across London selecting the best practice examples of public realm improvements and promoting these with the aim of:

- Raising people's awareness of the benefits of walking
- Promoting 'Living Streets' – streets or public spaces that are safe, attractive and vibrant; support local businesses and encourage community cohesion

In November 2010 Living Streets invited local authorities in London to apply for the Step Out in London project by putting forward their best practice public realm improvements from the last year.

Fifteen applications were received from which three winners were chosen – one being Chippenham Gardens. It is a project that has hugely improved a previously unloved and unwelcoming public space and turned it into one that has the potential to become a real focus point for the whole community.

Over the next year Living Streets will be working in the area to promote this space and walking locally. But to do this, they need your support. Do you feel passionately about Chippenham Gardens and want to shout about what's good about it?

If you or any community group you are part of would like to be involved contact: Tom Platt, the Living Streets co-ordinator, on 020 7377 4900 or email him at tom.platt@livingstreets.org.uk. For further information about the work of Living Streets please go to www.livingstreets.org.uk.

Catalyst Look to Take on Locals

Willmott Dixon, the main contractor for the Catalyst housing project in South Kilburn, held an 'Interest in Employment' session on 7th December last year.

Local people interested in job opportunities – in both construction and administration – were invited to come to the company's site office at Peel Precinct and meet Lorraine Lane, senior community liaison manager for Willmott Dixon and Dave Fish, site manager.

Lorraine says the response was very good, which is "not always the case, as people are sometimes nervous about making such an approach". Around 15 people representing a wide range of skills and ages – some with CVs prepared

– came in on the day to discuss work opportunities. And at least four will be contacted in the New Year. All construction site employees have to carry a CSCS construction card and anyone without one will have to take a test to obtain such a card.

"One experienced painter and decorator with no formal qualifications was amongst those who were fearful of this" says Lorraine. But she stresses help will be on hand to prepare them for the test from both Willmott Dixon and the College of North West London. In addition to job creation the company also has plans to take on a number of students for un-paid placements to help them complete their studies.

Health Trainers Taking Off

The Community Health Action Trust (CHAT), a registered charity in Brent, has been funded by South Kilburn Partnership (SKP) to deliver the Health Trainers project.

CHAT is working in partnership with Brent Council, Brent PCT, SKP and other local groups on the scheme that will involve 30 local people being recruited to become Health Trainers. It will be their job to reach out to people who are in circumstances that put them at a greater risk of poor health. They will work with clients on a one-to-one basis to assess their health and lifestyle risks. They will then provide them with information and signpost them to the NHS and other community services that will help them to live healthier lifestyles and access support.

So far 20 people from South Kilburn have been recruited to the scheme. The training started on 7th December 2010 with a session called 'Stop Smoking Level 1'. It was held at the Community Resource Centre in Albert Road. Here's what two of the participants had to say:

"The Stop Smoking session was very interesting and very knowledgeable....well worth the listening."

"Very useful and informative. Look forward to completing the rest of the course."

Organisers are now recruiting for more trainers. Places are limited and the closing date is 31st January 2011. To register your interest contact: Henry Mumbi (Interim Project Manager) on 07412 361904 OR 020 8830 3392 e-mail: henry@chatrust.com OR henrymumbi@hotmail.com

BHP Services at William Dunbar House

The opening times for the various services available at the Community Resource Centre, South Kilburn Office of Brent Housing Partnership are:

Reception Opening Times

Monday, 9:00am – 5:00pm

Tuesday, 9:00am – 5:00pm

Wednesday, 9:00am – 5:00pm

Thursday, 9:00am – 5:00pm

Friday, 9:00am – 5:00pm

Reception is closed between 1:00pm and 2:00pm every day

Tenancy Services surgery every other Monday

9:00am – 1:00pm

Tel: 020 8937 2424

The dates until April 2011 are:

Monday 10th January 2011

Monday 24th January 2011

Monday 7th February 2011

Monday 21st February 2011

Monday 7th March 2011

Monday 21st March 2011

Monday 7th April 2011

Housing Benefit Surgery every Wednesday

9:00am – 1:00pm

Tel: 020 8937 2324

Rent Surgery every Thursday

9:00am – 1:00pm

Tel 020 8937 2740

Step-in-Tots Play Sessions Back On

Step by Step Community Childcare resumed its 'Step-in Tots' play sessions earlier this month with a New Year's party on 5th January.

The organisation runs the sessions every Wednesday – during term time – between 10am and 12.30pm at the Vale Community Centre in Pentland Road. It's open to parents and carers with children up to school age. And there is a charge of just £1 per child per session.

Organiser Jackie Francis explains: "It's open to anybody and everybody and people can just turn up on the morning."

The play sessions have been a feature of South Kilburn life since 1998. But in 2008 they were forced to close owing to a lack of funding. Now, says Jackie, a hard push to raise funds – which were then helped by match funding from the Fusion Fund – has helped them to start up again for the current year. Sessions continue until summer 2011, by which time Jackie hopes there will more funding available to help them continue.

Sessions are aimed at helping youngsters, who are sometimes new to the area, to socialise and learn to mix. Each week they focus on different development skills. And there is also a structure to the day, says Jackie, with free play, followed by snacks and refreshments and then storytime. As well as helping their children, the adults can enjoy their own activities – knitting, sewing and baking. They are also encouraged to bring along favourite dishes to eat at snack time – or even cook them on-site. Experts on issues such as housing are also sometimes available to give advice. The Step by Step organisation also runs drama workshops during school holidays. They are for 7-18 year olds and also take place at the Vale Community Centre.

Jackie says the workshops provide an opportunity for young people to create their own drama works. An actor/director visits to show them how to write a script, they then write and direct their own works and learn how to do improvisation and monologues. There are relaxation sessions to help them warm up. And theatre trips are also included in the activities.

"It's drama therapy," explains Jackie. "Many of the issues addressed are real life situations that the youngsters are having to face."

The next sessions will take place in the February half term. For more information about 'Step-in Tots' and drama workshops contact: Jackie Francis on 07958 618938.

Community Resource Centre Teams Pick up Staff Achievement Awards



In recognition of the hard work put in by many staff members across the council and its partner organisations, Brent's 2010 Staff Achievement Awards took place in early December.

Margaret Riad, a member of Brent Housing Partnership's (BHP) Repairs Office team was nominated for a Public Award after a local resident commended her work. The resident commented, "Everytime I come to the office, she is always willing to go the extra mile to help."

BHP was in the news again when the New Homes Team were "Highly Commended" in the Consistently High Achievement category. Brent's Housing Regeneration Team made it a hat-trick when they were awarded a 'Highly Commended' status for Achievement in Adversity. The team includes two members who were also recognised for achieving 25 years of service.

Brent Council Chief Executive Gareth Daniel said "Our Staff Awards demonstrate some of the excellent work done day in, day out by the council and its hard working staff." And Council Leader, Cllr Ann John added "The passion that Brent employees demonstrate for their work never fails to inspire me."

Public Art Update

Pic: Dan Thompson



Workshop 24 is now up and running - the public art programme has taken over Unit 24 of the Peel Precinct as a creative space for local people. From there it will be commissioning artists (predominantly locally based) to create new work that will transform the area and inspire residents.

The space is also available for local groups and artists to use for workshops, exhibitions and much more. It's your space, so please get involved. You can drop in on Wednesdays 1-3pm (from 5th January) for tea and a chat. Alternatively, contact Dan Thompson: dan@artistsandmakers.com. And keep an eye on website workshop24.tumblr.com to keep up to date with plans and events.

The Architecture Foundation is busy planning the transformation of space at 2a Canterbury Road into a community cultural facility. It is also building local partnerships to create training and apprenticeship opportunities for local people. The project aims to bring awareness to the site, which is earmarked to become a health and well being centre in the future. Running from January through to September 2011, this project will include a live build stage along with a series of programmed events from April 2011 onwards. Should you wish to hear more or get involved please contact Moira Lascelles from The Architecture Foundation at: moira@architecturefoundation.org.uk

Free Running

Meanwhile local artist, Karen Palmer, working together with the free-running training organisation Parkour Generation, is running a series of six Saturday workshops for young people (aged 11-16) in South Kilburn. Under the name of Evolve 0.1 they will take place on 15th, 22nd and 29th January and 5th, 12th and 19th February. The sessions will run from 11am until 3pm and the meeting point is outside Workshop 24 in the Peel Precinct.

Participants will get the chance to train with some of the UK's top free-runners, create short films with Karen's guidance which will be shared online, and help Karen create a new film commission. Spaces are limited so contact Karen on: hello@evolve01.com or 07957 468544 to register your interest.

Written Art

Three fantastic writers will be working in South Kilburn in January and February 2011. They will be running creative workshops and collecting local stories, which will be turned into public art pieces embedded in paving and railings across the area. These will tell a unique story of South Kilburn in the words of people who live in the area. Simon Mole is a local spoken word artist and emcee and will be working with younger people. Poet Niall O'Sullivan will be working with older residents. And the team is led by Aoife Mannix, an Irish writer and poet. For more information or to get involved please contact Aoife Mannix: aoifemannix@hotmail.com. Find out more and follow the project on: www.southkilburnspeaks.wordpress.com

Diabetes Support Group

Diabetes Mellitus is a chronic health condition where the blood glucose (sugar) level in the body is higher than normal and the body cannot use the glucose effectively.

Diabetes can be managed and controlled with a healthy balanced diet, regular physical exercise, tablets/insulin injections or a combination of all of the above. The Black and Ethnic Minority Diabetes Association (BEMDA) will be holding monthly meetings between 11.30 and 1.30 pm on the last Wednesday of the month from January onwards at the Tabot Centre, 151 Granville Road, NW6 5AR. All are welcome to attend. For further information please call 07502 415 698 or email at info@bemda.org

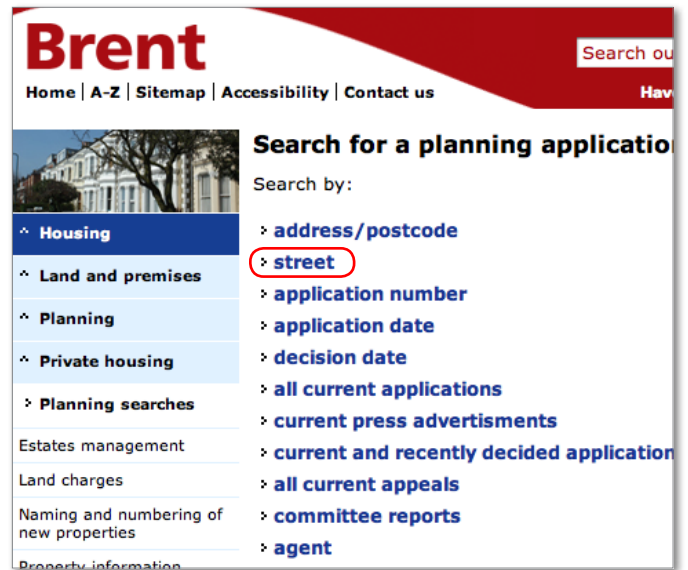
Finding Out What's Planned in South Kilburn

Ever wondered how best to find out what planning applications have either been submitted or approved in your area? Do you want to check what new buildings or alterations are proposed locally?

This step-by-step guide will steer you through the process on Brent's internet.

For the purpose of this demonstration we will search for any plans relating to the development of Albert Road in general and specifically the application giving the go ahead for the demolition of Marshall House and the proposed development to replace it.

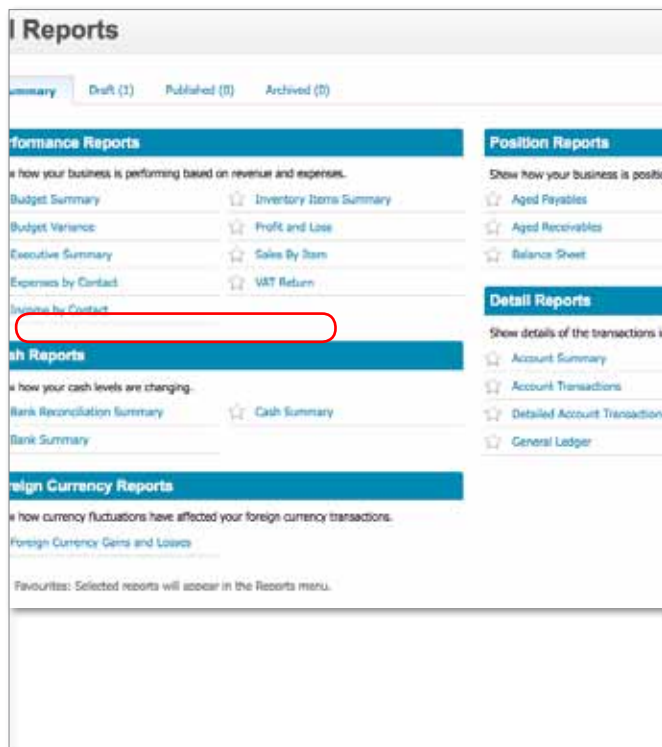
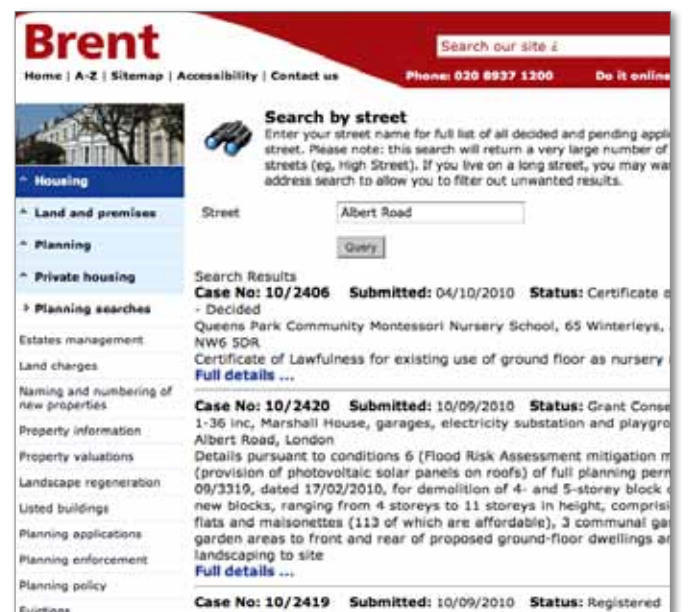
You can use the same process for any other site in the area - or anywhere else throughout Brent. First and foremost we need to go to Brent's website at www.brent.gov.uk and you should be able to see something like this on the home page:



Just click on 'Street' as circled and this will take you to the page below.



After typing in 'Albert Road', click on 'Query' and, after a few seconds, you will be taken to a page that looks very much like the one below.



There is normally a direct link – circled above – which you should click on. If you can't see it then just type 'Planning' into the 'Search our site...' box and press 'Go'.

This will take you to the Planning section homepage where there is a direct link to the planning applications page search function. You will see that there are a large number of different ways for you to carry out a detailed search including by address, postcode or application number. In our example we will search for all planning developments that have been submitted for approval and are located in Albert Road.

These are all the records in the planning department that include 'Albert Road' somewhere in the description. They appear in date order so the most recent cases appear at the top.

As we are looking for the original planning application that gave approval for the demolition of Marshall House we know this was done a little while ago so we will need to scroll down the page until we find what we are looking for.

As you go you will see a number of records that refer to Marshall House but many of the more recent cases refer to minor alterations to the original plan or are concerned with the detail of landscape or garage design. About half way down we find what we are looking for – Case number 09/3319!

Case No: 10/0341 Submitted: 15/02/2010 Status: Grant Consent - Decided
 South Kilburn Housing Office, Community Resource Centre, Albert Road, London, NW6 5DE
 Erection of single-storey extension to create additional office space to Housing Office
[Full details ...](#)

Case No: 09/3319 Submitted: 19/10/2009 Status: Grant Consent - Decided
 1-36 inc, Marshall House, garages, electricity substation and playgrounds, Marshall House, Albert Road, London, NW6 5DS
 Demolition of 4- and 5-storey block of flats and erection of 2 new blocks, ranging from 4 storeys to 11 storeys in height, comprising 153 self-contained flats and maisonettes (113 of which are Affordable), 3 communal garden areas, private garden areas to front and rear of proposed ground-floor dwellings and associated landscaping to site and subject to a Deed of Agreement under Section 106 of the Town and Country Planning Act 1990, as amended
[Full details ...](#)

Case No: 06/2926 Submitted: 10/10/2006 Status: Grant Consent - Decided
 Garages, William Dunbar House, Albert Road, London, NW6
 Details pursuant to condition 1 (Landscaping scheme) of Variation of conditions reference 05/302 dated 20 March, 2006, for variation of Full Planning Permission reference 04/2081 for demolition of existing garages and erection of 20 (100% affordable) apartments in four

By clicking on the 'Full details...' you will be taken to another page where all the documentation concerning this application can be found. As you will see there is quite a lot of material there!

Brent Search our site

Home | A-Z | Sitemap | Accessibility | Contact us Phone: 020 8937 1300 Do it online | Help | Maps

Printer friendly output

Information for Planning Application 09/3319

Application Type: Deemed (Reg3 Councils own Development)

Location: 1-36 inc, Marshall House, garages, electricity substation and playgrounds, Marshall House, Albert Road, London, NW6 5DS

Proposal: Demolition of 4- and 5-storey block of flats and erection of 2 new blocks, ranging from 4 storeys to 11 storeys in height, comprising 153 self-contained flats and maisonettes (113 of which are Affordable), 3 communal garden areas, private garden areas to front and rear of proposed ground-floor dwellings and associated landscaping to site and subject to a Deed of Agreement under Section 106 of the Town and Country Planning Act 1990, as amended

Received Date: 19/10/2009

Status: Grant Consent - Decided
 This application was advertised on 25/10/2009 for the following reason:
 In the Public Interest

Decision: Granted

Decision Date: 17/02/2010

Key dates: Monitor your application

Agent: My Stephen Martin, PRP Architects, 10 Lindsey Street, London EC1A 3HP

Applicants: Ms Abigail Stratford, London Borough of Brent, Policy & Regeneration Unit, Room 105, Brent Town Hall, Forty Lane, Wembley, HA9 6HD

Case Officer: Andy Bates
 020 8937 5228
andy.bates@brent.gov.uk

Certificate: Type A

Documents

Document ID	Description	Approved Documents	Scanned	View
AA1186/2.1/508 Masterplan		Approved Documents	Scanned: 06/07/2011	View
AA1186/2.1/507 316 with masterplan context		Approved Documents	Scanned: 06/07/2011	View
AA1186/2.1/571	3D views general from public park	Approved Documents	Scanned: 06/07/2011	View
AA1186/2.1/542	Block 4fg and 4 fourth and fifth floor plans	Approved Documents	Scanned: 06/07/2011	View
AA1186/2.1/543	Block 4fg and 4 sixth and seventh floor plans	Approved Documents	Scanned: 06/07/2011	View
AA1186/2.1/544	Block 4fg and 4 eighth and ninth floor plans	Approved Documents	Scanned: 06/07/2011	View
AA1186/2.1/545	Block 4fg and 4 tenth floor and roof plan	Approved Documents	Scanned: 06/07/2011	View
AA1186/2.1/530 A Block abc and d south and east elevation		Approved Documents	Scanned: 06/07/2011	View
AA1186/2.1/531 Blocks abc and d north and west elevation		Approved Documents	Scanned: 06/07/2011	View
AA1186/2.1/500 A Block 4fg and 4 south and east elevation		Approved Documents	Scanned: 06/07/2011	View

All the documents are in a format known as pdf files (portable document files) so you will need Acrobat reader to be able to open them. Almost all computers come with this already installed but if you don't have it you can download for free from www.Adobe.com

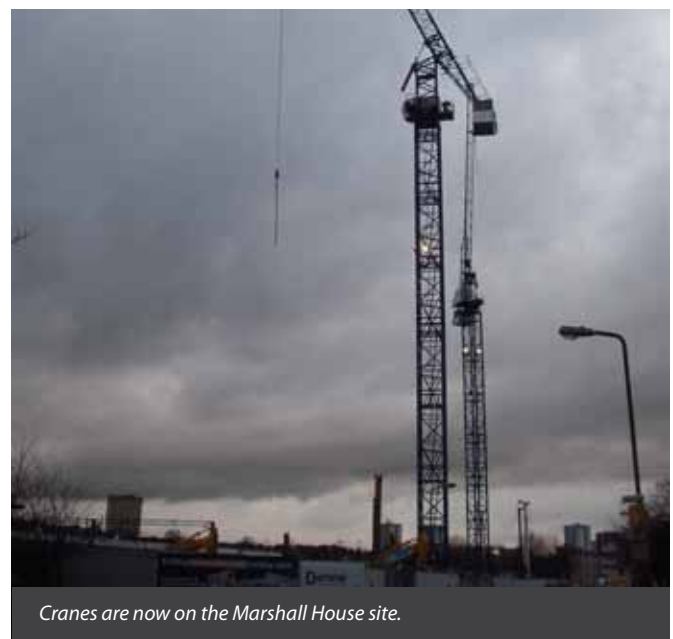
After scanning the documents, let's choose "the site within the masterplan context". We click on 'View' and this brings up our final page.



From this we can see how the proposed development will look and how it fits with the rest of the improvements in South Kilburn.

If we wanted we could also see the front, rear and side elevation plans for each block and how the finished blocks are expected to look when completed – as well as a number of other documents relevant to the development.

Further information and assistance in using the planning pages can be found at the LB Brent's website – ww.brent.gov.uk – or email the Planning Team at tps@brent.gov.uk.



South Kilburn 'alive with opportunity!'

Regeneration Update



The Cambridge Wells development on Cambridge Avenue

Cranes are becoming a significant feature of the South Kilburn landscape – proof, if it were needed, that a new generation of housing development is about to take shape.

There is no shortage of activity at the first crop of residential schemes starting to come forward as part of the major regeneration process planned for the area. It's an investment that will create around 1,200 new high quality and affordable homes and improved facilities for residents.

At the Albert Road Phase 1 site, where developer London & Quadrant (L&Q) plans to build 153 apartments, two tower cranes are now a prominent feature. Works to install foundations have been completed and L&Q's main site contractor Denne says local residents can expect to see the buildings emerging soon.

Starting shortly will be the concrete frame which will provide the structure of the new homes.

L&Q is also the developer behind the scheme that will be built at Carlton Vale roundabout, where 133 new homes will be constructed in two blocks. L&Q and Denne hope to be on site there in early April. Before then, however, Brent Council is preparing the area for development.

Glenn Payne, senior project manager at Brent Council, explains there are "two strings" to the process. Work is

underway to re-configure the roundabout by replacing it with a signal junction. The council's main highways contractor is carrying out the work which is due to complete in March/April this year.

A separate piece of work involves creating a cleared site for development. The first stage which involved felling 50 trees in two stages has just been completed. Now, says Glenn, the next stages involve removing the pedestrian footbridge – work due to start in the third week of January – and the appointment of a contractor to demolish existing garages on the site. This work is also due to complete by March/April.

After all that L&Q can start work. Speaking of the process Glenn says: "We have done a lot to get to where we are, and it's been quite complex, but now we can see the end of the process."

At Gordon House in Malvern Road, Network Housing Group (NHG) reports that work on its scheme of 20 flats and six maisonettes is "all going to schedule".

The company also confirms the development will now be known as McDonald House, in recognition of David McDonald, a former chairman of NHG.

Work on constructing the concrete frame is due for completion next month (February). External building

finishes are scheduled for completion in May and full power will be supplied to the building by July. Full completion and handover is due by September this year.

In Carlton Vale, the former Texaco site is being transformed into a new complex of 50 apartments – five of which will offer full wheelchair access. The scheme is being done by Fortunegate, part of Catalyst Housing Group, and the site contractor there is Willmott Dixon.

To keep local residents informed about the development Willmott Dixon distributed its first newsletter shortly before Christmas. Around 150 copies of 'Carlton Vale Construction News', which it hopes to bring out quarterly, went out to people living in adjacent properties, informing them about progress on site, providing contacts for comments or concerns, issuing safety messages and detailing working hours.

It also explained the 'Considerate Construction' scheme which aims to improve the image of the construction industry and under which Willmott Dixon will be judged for such things as safety, cleanliness and responsibility. On the site itself, construction of the concrete frame that will house the eight storey building is underway and project manager David Fish says residents can expect to see it rising above the hoardings by March.

The next stages of the regeneration process are also underway. The major projects team at Brent Council, which is masterminding the process, submitted a planning application to the local authority in December for the redevelopment of Cambridge, Wells and Ely Courts. A decision is expected in March. If the plans are approved, the existing buildings will be demolished and replaced with new two to five storey residential blocks with landscaping and public spaces.



The concrete frame rising on the Gordon House site



The roundabout site with work under way

Another planning application for the redevelopment of a number of plots, including Hicks Bolton House and Bond House was due to be submitted earlier this month (January) with a decision expected by May.

In preparing these next schemes, the council has run an extensive public consultation process. It has detailed all its activities in a 'Statement of Community Involvement' which it must present as part of the planning application. This highlights a number of public forums – a Consultation Steering Group, which included residents, a programme of New Homes Public Exhibitions and a series of Resident Design Groups, at which residents were invited to hear about and comment on emerging designs for the buildings.

The Salvation Army premises on Chichester Road was the venue for all the events. At a series of three exhibitions held last July, September and November the public had the opportunity to examine architects' presentations boards showing internal layouts of the buildings, external views, and large scale printouts of the public areas and open spaces.

Three Resident Design Group meetings took place in August, September and November. Attendance grew throughout and Beth Kay, regeneration officer with Brent Council, believes the last one in particular, which attracted 23 residents, was a "good example of community involvement".

Internal road systems, parking provisions and open space were amongst major issues discussed throughout the process. And the council says it believes the consultation events were well received by South Kilburn residents who were pleased to have the opportunity to comment on these and other issues as part of the emerging designs.

South Kilburn Story

South Kilburn has a long history. Elaine Cavanagh investigates.



Malvern Road in 1959

What greater contrast could there be? Modern day Kilburn, with all its hustle and bustle of urban life, owes its heritage to a small, peaceful community of nuns.

The area, which began developing on the banks of a stream called Kilburn Brook, has its origins in a 12th century priory and in the earliest recording of its name, in 1134, it appears as Cuneburna, which is believed to be a reference to either the priory or the stream.

The priory is long gone. The same, however, cannot be said for one of Kilburn's other key links to its past – Kilburn High Road. It may have begun life as an ancient track but it had a pivotal role as a route linking the important centres of Canterbury and St Albans. In Anglo-Saxon times it became known as Watling Street. The priory's location where the river met Watling Street meant it became a popular resting point for pilgrims.

The major route also encouraged pubs to spring up – notably the Red Lion, the Cock and The Bell Inn. They enjoyed varying reputations, not always good ones, and The Bell was demolished and re-built in 1863.

It may have been a landmark for pilgrims and travellers but it was some time before Kilburn's indigenous population took off to any extent.

The Kilburn stretch of Watling Street gradually developed with inns and farm houses. Several houses – mainly on the Hampstead side – were built in the 17th century. Houses

were eventually also built on the Kilburn Priory estate and at Kilburn Square. But road conditions were poor, including the scourge of highwaymen, and this is one reason why the area remained largely rural until the mid-19th century.

Things improved, however. By the mid-Victorian period the built up area of London had reached the southern boundary of South Kilburn and circumstances appeared to be set fair for its transformation into a middle-class suburb. That was because one of the most important pre-conditions – regular transport services – was already present.

A flurry of train stations opened but it was mainly the rapidly improving bus services from the Edgware Road that encouraged development – towards the end of the 19th century South Kilburn was served by over 45 buses an hour!

In the second half of the 19th century house building expanded from South Kilburn moving northwards. Between 1857 and 1867 local builder James Bailey developed an area around Cambridge Gardens and, later, estates east of Edgware Road emerged.

Churches, schools and modern amenities, such as street lighting, followed. And the area became a thriving commercial centre. By 1909 there were already around 300 shops.

One life long resident of South Kilburn – 87-year old Edith Richards – clearly remembers the strong retail offer of

several years later. Edith, who was born in Denmark Road, says one of her favourite memories is that of the “lively, vibrant high street and market”.

The market, she recalls, included four butchers, three bakers, a haberdashery, a Home & Colonial store, three greengrocers, a boot menders and a fish & chip shop. And she says: “On the street where I lived there were seven shops on each corner and a pub.”

Kilburn is currently undergoing huge amounts of redevelopment as part of a regeneration process. But this is by no means the first time this is happened.

Over time some of the buildings that went up during the building boom of the 19th century fell into dis-repair. Sites around Alpha Place North, West and Alpha Mews were obtained under a Compulsory Purchase Order (CPO) in the 1930s. Later sites in Chichester Road and Canterbury Terrace that suffered war damage were cleared and new blocks of flats built.

By the 1950s the area was formally proposed for comprehensive redevelopment. This was due to be a phased process with buildings that lie within what is now the South Kilburn Conservation Area scheduled for later stages. However, the scheme was not fully implemented leaving many streets in that area preserved as you see them today – Italian influenced and ornate in design and rhythmical in layout with low walls and tall entrance pillars.

But the wider area began to witness major change as what was known as the ‘Greater London Plan’ called for a reduction of Kilburn’s historic but declining industries – tile making, coachbuilding, and a railway signal manufacturing among them – and proposals that the factories they occupied be replaced by residential flats.

Development work continued to transform areas of Kilburn throughout the 1960s and 1970s. The South Kilburn Estate was given planning consent in 1959, extended in 1963 and further developed in the late ‘60s and early ‘70s. Eleven tower blocks that characterise the area were consented and built over that period.



South Kilburn from the air before 1950



Manze's on Canterbury Road in 1930

Today, the regeneration process that includes new developments on the sites of Gordon House and Marshall House, is the latest manifestation of this constant process of change.

Views amongst residents are mixed. Edith Richards voices concerns about the changing nature of South Kilburn and the prospect of moving to new accommodation.

Edith, who was a dinner lady at Carlton Vale and Kilburn Park schools, does, however, like one constant feature of the area – and that is the number of people she still meets who were children at the schools where she worked. “I see them on the bus. They come up and kiss me and they treat me with respect,” she says.

Fifty-five year old Stephanie Barrett moved to South Kilburn from Wembley Park 10 years ago. She was offered other areas but liked Kilburn because it was “not too claustrophobic”.

Now chair of KCA Residents Association, she believes the multi-cultured, mixed and skilled nature of the area makes it one where “you can actually learn”. And she says she likes to describe the area as the “spice of life”.

She welcomes the new developments believing they will make people feel, as she puts it, “that they actually have a home”.



CCSK Launches New Website



Community Consultants (South Kilburn), or CCSK for short, are pleased to announce the launch of a new website. The website www.communityconsultants.org.uk will be a way for us to promote our community services online.

We will be able to advertise events, training opportunities and other community news – so you won't miss things happening in the local area. You can read local stories written by local people, find out about our organisation's history and be kept informed of local activities.

Mike "Spike" Hudson, CCSK Chairperson said, "This is a great step forward for CCSK. We have been very active in the local area for about 10 years now but still lots of people do not know of our existence.

The new website will be a way for us to connect with folk who want to get involved in what we are doing locally." He went on to say, "There will be a page for employment and volunteering opportunities, as well as links to other organisations that we work with. We also want it to be a

way for new organisations to connect with us so that we can do more to increase opportunities for local people."

CCSK would like to thank the charity Crisis for funding the website through their Ethical, Enterprise and Employment Network programme.

Jenny Turner, Manager of the 3xE Network, explained, "We at the 3xE Network are very pleased to be supporting groups like CCSK in their work.

Our whole programme is about enabling self-help schemes to be more effective in the communities that they serve."

Jay Alvarez of Root Interactive, who designed and built the website in collaboration with CCSK, quoted, "Well done everyone - it was a great team effort! I hope you're as pleased with the website as I am...It's been fun!"

So follow the new website on www.communityconsultants.org.uk in 2011, as CCSK goes from strength to strength!

Dispersal Area Success

On the 16th August 2010 a Dispersal Area around the South Kilburn Estate was introduced to combat on-going Anti Social Behaviour (ASB) and this ran until 16th November.

The Dispersal proved to be a very positive tool in combating ASB with far fewer ASB related calls over the period.

The South Kilburn Neighbourhood team continues to work with partners to seek more long term solutions and with the help of the community they hope to reduce any future incidents.

With the assistance of the South Kilburn Partnership and Neighbourhood Working they have also held partnership days on the estate. These give residents an opportunity to air their views and obtain information on how various agencies can help.

They also work closely with Brent Warden Services, Brent Housing Partnership, Paddington Churches Housing Association and London & Quadrant and regularly share information and intelligence to deal with problems.

Over the past few months the team has made several arrests for various offences. Of note were two incidents in relation to possession of Class 'A' drugs with intent to supply. One local man has been found guilty and is in custody awaiting sentencing. Another local man is also in custody awaiting trial.

In the early hours of the morning of 26th October last year, police raided an address in Bronte House. Four live firearms and a quantity of ammunition were seized and a man was arrested and is currently being held in police custody.

These are four firearms that are no longer on the streets and can no longer cause harm.

Brent Police is committed to making the borough a safer place to live and work. The team say they would like to thank their partners and local community for their help and support in this.

If you have concerns around ASB or any other issues please contact the team on:
020 8721 2020 or 07843291102.
E-mail BrentKilburn.snt@met.police.uk

For non-emergency matters call 03001231212
In an emergency always call 999



The Dispersal Zone

Community Events Diary

Kilburn Older Peoples Intergenerational Event
Monday 21st February: Drawing / Graffiti
11am to 1pm – AT THE OK CLUB

Sewing / Crochet
Friday 25th February:
11am to 1pm – AT THE OK CLUB

Evolve 0.1
Parkour/Free-running workshops for 11-16 year olds
Every Saturday until February 19
11 am - 3 pm.
Meet at Workshop 24, Unit 24 Peel Precinct. Places are limited - contact Karen (email: hello@evolve01.com or call 07957468544) before attending.

South Kilburn Work Club
FREE Employment & Training Support
Every Thursday from 9:30am-12:30pm
At Carlton Centre, Granville Road
Experienced advisors can help you with: Completing application forms, Preparing an effective CV, Preparing for interviews, Confidence Building, Helping residents plan their journey back to work, Helping local residents to find employment, One to one job search support.
For further details please contact
Valerie Francis on 020 8832 3205/ 020 8832 3238 or 0797 707 7589 or email valerie.francis@chg.org.uk

Visit the SKP website



With Connect SK being published every two months it was recently decided to update the SKP website – www.skpartnership.net – to reflect news and events that fall outside the publication timetable of the magazine.

Between issues this is the place to look to see what's happening in the area or to find out details of consultation events, services offered by local community organisations or any courses being offered that can help residents gain skills to improve education and employment opportunities.

As well as a News and Events section, the site also provides a wealth of information and advice on topics ranging from Employment and Skills, Education Opportunities, Health Matters and contact details of community venues and organisations operating in the area.

The Master Plan page is especially useful as it is regularly updated with new developments on building and planning works that are taking place or due to start in the near future.

Background information about South Kilburn and the South Kilburn Partnership, including its officers and Board members, can be found on the Corporate pages.

Be part of it!

Most importantly we aim for the site to be the digital gateway for all things South Kilburn but for this to really work we need you to send us details of any events you are planning including what it is, where it will take place, who is running it and who is it for and, most importantly, when it will be taking place. Reports can be emailed to info@skpartnership.net or phoned through on 020 7328 1199.



South Kilburn Partnership

www.skpartnership.net

Tel: 020 7328 1199, Text: 07783 948 950

Next Issue

Published 10th March – look out for it.

If you've got anything to tell the rest of South Kilburn about, or if you want to write a letter, get in touch with the Editor, Mike Wilson, on 020 7328 1199, or at m.wilson@skpartnership.net

We also have a text number which you can use – **07783 948950** - get in touch!