



Ely Court



Woodhouse Urban Park

I live in temporary accommodation. Why do I have to vote?

If the regeneration continues, households living in temporary accommodation will be entitled to a new home in South Kilburn when one becomes available, with the same tenancy agreement as existing secure tenants. Voting yes will give you the best chance of securing a new, modern home that is the right size for your family in South Kilburn.

How will the ballot work?

You can vote if you have lived in one of the blocks that is part of the planned regeneration programme, for least 12 months, and are either:

- An existing lead council tenant, or household in temporary accommodation
- A resident leaseholder
- Aged 16 or over and have also been on the housing waiting list for at least 12 months.

The ballot will be managed by an independent body, Electoral Reform Services (ERS). If you are eligible to vote you will receive a voting pack in a white ERS branded enveloped by Friday 20 September. You can then cast your vote straight away by post, using the pre-paid envelope provided, online, through a secure website, or telephone. For more information about who is eligible to vote and how the ballot will work visit www.brent.gov.uk/southkilburn

Free, independent advice

Communities First

Communities First work with the council and community in South Kilburn. If you need any support on your rehousing options, or rights relating to the redevelopment or compensation issues, they will provide confidential independent advice.

You can contact Louis or Peter at Communities First on:

FREEPHONE: **0300 365 7150**

Email: southkilburn@communitiesfirst.uk.com



Drop-in sessions

Talk to council officers face to face, and get dedicated advice as a leaseholder, council tenant or household in temporary accommodation.

Drop in any time:

- Tuesday 3 September, 5-7pm
- Thursday 12 September, 11am-1pm
- Saturday 21 September, 11am-1pm
- Wednesday 25 September, 5-7pm
- Tuesday 1 October, 5-7pm
- Wednesday 9 October, 5-7pm



All drop in sessions will be held at:
Craik Court Community Room
Craik Court, Carlton Vale, NW6 5HL

Find out more at www.brent.gov.uk/southkilburn

Contact us at ersk@brent.gov.uk

South Kilburn

Future Matters



Vote Yes!

Residents' ballot
20 September-14 October 2019



This is your chance to decide the future of South Kilburn.

From the very start, the plans to improve South Kilburn have been a community vision. Through listening to you, we quickly understood that regenerating the neighbourhood would be the best way to create the type of place that you wanted to live. The residents' ballot is your chance to tell us that you continue to support our plans.



Why vote Yes?

The current plans were developed alongside you, and are the best way of making sure that you get a modern, comfortable home that is the right size for you and your family. The plans will also improve the neighbourhood as a whole, with a new primary school and health centre plus new parks and open spaces.

Tenants, and households living in Temporary Accommodation, will get:

- A new home on the estate, or the option to move to another council home elsewhere if you prefer
- A £6,400 home loss payment when you move
- Removals, and other reasonable moving expenses, paid for
- A home that is the right size for your needs
- A home adapted to your needs, if you have a disability
- Choice of kitchen fittings and flooring, plus wall paint colour
- A safe and secure home, meeting all current building regulations
- A well-insulated and easy to heat home
- Disturbance payments, where relevant

Leaseholders will get:

- The choice of either buying a new property on the estate on a shared equity basis (where possible) or selling your home back to the council and moving to a new home elsewhere
- Market value for your property plus a home loss payment of 10% (resident leaseholders) or 7.5% (investor leaseholders)
- All your solicitors fees, survey fees and other reasonable moving expenses paid.

Bigger new homes

All new homes will be at least as big, or bigger, than existing homes in South Kilburn. For example, a new two bedroom flat will be 79 square meters, compared with 72 square meters in existing buildings.



South Kilburn tenancies

All tenants who move into a council property will be offered a lifetime tenancy. Tenants moving into housing association properties will be offered a tenancy which has been designed with the same terms and conditions as the council tenancy, such as: the preserved right to buy.

What happens if there is a majority No vote?

The council would have to reconsider if the rest of the regeneration programme is affordable. This might mean that we cannot build the planned new council homes and community improvements. Work on buildings that is already underway would continue.

Why do I have to vote?

Rebuilding the estate is expensive. To help pay for it, we've bid for a contribution from the Greater London Authority. To receive that funding, new rules introduced by Mayor Sadiq Khan mean we have to check that you support our plans to continue the award-winning regeneration.