

Kilburn Neighbourhood Plan Forum application

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To relevant planning authority/ies (Brent and Camden)

23rd October 2015

Dear Kate Goodman and Claire Jones

Re: Kilburn Neighbourhood Plan – Application for Forum designation

This is an application for designation of the Kilburn Neighbourhood Plan Forum.

The organisation making this application is the proposed Kilburn Neighbourhood Plan Forum which is a relevant body for the purposes of Section 61G of the 1990 Act. The Forum is capable of being a qualifying body for the purposes of the Localism Act 2011 and is proposing this area application alongside an application for the Forum to be so recognised.

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The Area application and constitution are attached separately. Some text is common to both applications.

Do get in contact if you require anything else at this stage and I look forward to hearing from you.

Yours sincerely

Simon Wookey, Chair of the Kilburn Neighbourhood Plan Forum
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Introduction

The KILBURN NEIGHBOURHOOD PLAN FORUM (KNPF) is established for the express purpose of promoting or improving the social, economic and environmental well-being of an area that broadly consists of the two Kilburn wards in the London Boroughs of Brent and Camden, with amendments as outlined in the Kilburn Neighbourhood Plan Area Application.

Membership is open to all individuals who live and work in the area, as well as elected members for the neighbourhood areas of the relevant Borough Councils.

This application describes the consultative process and the efforts that have been made by the Initial Steering Group (ISG) of local organisations, whose terms of reference were agreed by the working group of supporters in October 2014. The ISG took forward the consultation and engagement process, using its members and local partner organisations to ensure that it was inclusive of all local interests and that the Neighbourhood Area boundary addressed all the current and potential future change and development in the area.

Purpose and focus for the Kilburn Forum

The objectives of the Forum, as expressed in its constitution, are to:

- Promote and improve the social, economic and environmental well-being of the Neighbourhood Area.
- Encourage creative, innovative, and imaginative proposals to support planning and development appropriate to the diverse nature of the Neighbourhood Area.
- Prepare in partnership with the relevant local planning authorities a sustainable Neighbourhood Development Plan for the Neighbourhood Area.
- Enable the participation and involvement of all who live, work or are an elected member in the Neighbourhood Area in the preparation, production and implementation of the Neighbourhood Development Plan.
- Foster within and between the communities of Camden and Brent a commitment to dialogue and collaborative working.

From our knowledge of the area, and conversations with many people, businesses and organisations and local Councillors, we believe that there are no major developments planned in the wider area to be shaped, that have not already completed the planning stage. The development around Abbey Community Centre in Belsize Road is on-site. Plans for Kilburn Square have been approved and some preparatory works are being undertaken. New housing developments, such as in Dyne Road and off the High Road, will continue to be proposed and will need policies to influence size, appearance, affordability and impact on commercial space. Development of commercial premises may well occur – change of use being of particular concern.

The main focus that the majority of participants and respondents have identified is to influence the future of the High Road, to be a high quality environment for shopping, public space, business and employment. Issues raised by residents, businesses and Councillors include what many respondents see as excessive numbers of pay-day lenders and betting shops.

Likewise litter, pedestrian safety, pollution and heavy traffic on the High Road are likely to be issues for wider campaigning rather than a focus for the Neighbourhood Plan. Two views are heard about the High Road. On the positive side many people really value the diversity, vibrancy and affordability of the High Road and related streets which host many independent retail and food outlets – the chain stores do not yet dominate the majority of the shop frontage. On the negative side, people feel there has been little investment in the public realm. Accessibility is limited, pavement space restricted in some stretches, and pollution a major concern.

Retention of a balanced economy on the High Road and surrounding streets, its street market aspects; avoiding the loss of business premises (to flat conversion for example) so that local employment is retained; maintaining a good balance of affordable properties to let – these are all possible themes for future investigation and framing in policy.

These issues will be investigated and tested further in consultation, and policies developed to reflect the interests of residents and businesses that will be durable and relevant to future developments.

In a broader sense the Forum hopes to be able to play a part in uniting the Kilburn community as a successor to many years of cross-Borough working.

A history of Kilburn-wide action across the Borough boundaries

Kilburn High Road divides Kilburn between the two boroughs of Brent and Camden. Kilburn is at the margin of both Boroughs. Many initiatives have attempted to address that division and the sense of being marginalised. **Appendix 2** lists the initiatives, campaigns and funded programmes from the last 20 years.

There are common threads throughout the campaigns and regeneration programmes and the message is that local people want to contribute to their neighbourhood planning and that much more could be done to make Kilburn the wonderful place to live, work and play it promises to be. This is why residents' groups from both sides of the High Road came together to explore a Kilburn Neighbourhood Plan Forum.

Currently Brent Council's Regeneration Project Officer for High Streets and Town Centres, is convening a group to plan for improvements to the High road, supported by both neighbouring local authorities and Transport for London.

Membership and support from local organisations

The Kilburn Neighbourhood Plan Forum has the support and engagement of wide range of organisations that reflect the diversity of Kilburn, in terms of tenure, community action, ethnicity and religion, as well as organisations that speak for older people and women in the area.

We have reached out to all sections of the community through our canvassing and our representatives on the Steering Group and at meetings during 2014/15.

The following organisations of Tenants, Residents and Community have been represented at meetings and have expressed interest and support for the Forum:

- Abbey Housing Coop
- BEST (Brent Eleven Streets),
- BRAT (Brondesbury Residents and Tenants),

- WebHeath TRA
- Alexandra & Ainsworth TRA
- Kilburn Square Housing Co-op
- South Kilburn Trust
- Abbey Community Centre
- Kingsgate Community Centre
- Charteris Sports Centre
- South Hampstead and Kilburn Partnership.

Likewise a diverse range of cultural and campaigning groups have attended meetings and offer continued support:

- Kingsgate Workshops Trust and Gallery
- Friends of Kilburn Grange
- West Hampstead Women's Centre
- Transition Town Kensal to Kilburn

The above organisations bring with them the voices and views of many diverse communities within the area.

There are high numbers of organisations based in the area, and/or operational in the area – we have not had time/resource to make meaningful contact with them all, and some remain that have not responded and we particularly want to engage with, including:

- Kilburn Library
- Kilburn Unemployed Workers group
- Kilburn Business Association
- Age Concern Brent

Sections of the Kilburn Community

In addition it is important to note that the Forum has reached out to the following specific groups and received their support and on-going interest:

Older residents:

The Forum has good links with the following organisations and their members, some of which have become members of KNPF:

- Kilburn and West Hampstead Pensioners Action Group
- London Irish Centre Older Persons Outreach Service
- KOVE (Kilburn Older Voice Exchange)

Younger residents:

South Kilburn Trust – an active member of KNPF – appointed a youth officer in September 2015 whose work will provide good on-going opportunities to engage with young people about developments in and around the High Road and the rest of Kilburn. Currently young people can access work experience and business mentoring (available at the South Kilburn Studios) – young people speaking at an event said they are very determined to develop their ideas locally with this support.

Careers advice and help with employment and enterprise are now available through the South Kilburn Trust, and the lack of links with Kilburn High Rd employers for local jobs indicates one possible direction for improvements in the future.

Two member organisations provide KNPF with direct means to engage younger resident – Kingsgate Community Association and SHAC on the Rowley Way Estate.

Granville Youth and Community Centre holds Youth Forums each term, where issues are raised such as the lack of support for young people in mental health, drug awareness and sexual health because services have been cut. Other local young people are keen on music, dance, film-making and performance. The challenge will be to find connections between these issues and interests and the Neighbourhood Development Plan.

KNPF has made initial contacts with OK Club, DALO (Disability and Learning Opportunities in Kilburn), the Global Skills Centre (a newly arrived organisation with vocational options for 14 – 19s) and other skills programmes – and these need to be followed up.

Kilburn Youth Station (working with young people up to 19 years of age) on the Camden side have become KNPF members and think that there will be real interest in how to improve the High Road amongst their young people. Likewise the Kilburn Grange play and youth project attached to Kingsgate Community Centre, will set up projects for their 8-14s to investigate their neighbourhood and put their ideas forward.

Disabled people

As well as our contact with DALO (Disability and Learning Opportunities in Kilburn), and with the Netherwood Day Centre which is in our neighbourhood, we have contacted the following organisations, about known issues for people with disabilities in and around Kilburn, and about the ways in which we can ensure that the engagement process involves them adequately:

- African Women's Care
- All Active Brent
- Black Disabled People's Association
- Brent Mencap
- Camden Carers' and Former Carers' Groups
- Camden Mobility Forum
- Camden People First

BME Communities:

Community Organisations reflecting the diverse communities in our area have sent representatives to our meetings and continue to support:

- Camden Somali Cultural Centre (based in Kingsgate Community Centre)
- Henna Asian Women's Group

Other community organisations require further contacts to secure meaningful engagement:

- Zimbabwe Community Association
- Latin American House (Casa Latina)
- Confederation Of African Organisations
- Sudan Human Rights Organisation
- Ethiopian Health Support Association

Faith Communities:

Kilburn has many centres of faith communities:

- Brondesbury Christian Centre

- Christchurch with St Laurence's
- Imam Hussain Mosque (Shia Lebanese)
- International Gospel Community
- Islamic Centre of England Mosque (Shia Iranian)
- Quex Road Methodist Church,
- Ruach Ministries
- Sacred Heart Church
- St Augustine's Church
- St Mary's and St James Church
- The Salvation Army
- United Church of the Kingdom of God (UCKG)

Clergy from St Augustine's, Christchurch and St Mary's have attended our meetings and expressed support for the Forum. In addition, we have contacted all the above and informed them of our plans. We have had a response from the Revd. Jonathan Mead at Quex Road Methodist Church who has expressed a desire to meet to discuss how the church and its congregation can become more closely involved in KNPF and the life of the Kilburn community.

Business views

We have leafleted all the businesses on the High Road, Willesden Lane and the streets off the High road, including market stalls. Where time allowed we spoke to many of the proprietors and managers. As a result of this canvassing, there was considerable interest in the work of the Forum - many people had clear views on what is needed to improve the High Road - and a small number of business people have become members. This will provide a platform for strengthening our engagement in the future.

Current members/active supporters include Ludlow Thomson Estate Agents, Fire'n'Spice restaurant, Westminster Property Services, and the North London Tavern.

Public bodies:

Local representatives of the Metropolitan police attended one of our meetings and are in support, and in the planned traffic and public transport improvements to the High Road, the Forum will build its links with transport for London as well as officers of the two Boroughs.

The businesses, community groups and residents, and elected Members who have been involved in the initial interim steering group and subsequent Forum of the Kilburn Neighbourhood Plan treat the neighbourhood as defined above as a 'natural neighbourhood' and reflects their aspiration to develop and improve the neighbourhood for the benefit of businesses and local residents.

Local Councillors from both Boroughs have given active support and some have become members, as has the newly elected MP for Hampstead and Kilburn Tulip Siddiq whose political headquarters are located on Kilburn High Road. Councillors in all surrounding wards have been contacted to ask if they have any objections or questions. So far, having clarified a few details about the boundary, there have been no objections from Councillors and many wishes of support.

Kilburn ward Councillors in both Brent and Camden have attended our meetings and given their support. Councillors Gardiner, Beattie, Eslamdoust, Conneely and Duffy are members of KNPF. Elected Members in all wards outside the two Kilburn wards have been contacted and have responded positively to our proposed boundary. Specifically Councillors Rosenberg, Pober, Yarde in Camden West Hampstead, and Councillors Olszewski, Rea and Russell in Camden Fortune Green, Cllrs Denselow, Nerva and Southwood in Brent Queens Park; Councillors Carr, Colaccico and Shazad in Brent Mapesbury; and Cllrs Davidson, Shaw & Warren in Brent Brondesbury Park. We have also sought contact with Cllr Oladapo, Brent Kilburn ward.

We have ensured a good coverage of the area by ensuring leafletting has taken place in all sub-areas. We have held meetings in many locations, including Kingsgate Community Centre, Kilburn Square Coop, South Kilburn Trust, and Alexandra and Ainsworth Hall at the eastern edge of the Area, on the listed Rowley Way Estate.

Our membership is listed in Appendix 1, and the outline of a Neighbourhood Information database is illustrated in Appendix 3.

Consultation on the Neighbourhood Area Boundary

Consultation with the community to establish the Forum has been extensive. Every effort has been made to contact all residents, businesses and community groups in the area, by means of printing and distributing two information flyers. Local Councillors have also been actively consulted.

The first flyer included a large map of the proposed Neighbourhood Plan Area on one side and on the reverse were the stated goals of the Forum and contact details encouraging residents to contact the Forum with their opinions. These flyers were distributed by 20-30 volunteers to almost every household in the consultation area over the span of two weeks in February 2015. Volunteers delivered leaflets to almost every business on the High Road, and spoke to many business owners and staff, receiving a positive response.

The total distributed was the full print run of 40,000.

In addition volunteers also canvassed the high street and handed out flyers to passing residents. Stalls have been run, most recently at the Charteris Sports Centre event over Spring Bank Holiday weekend.

The second flyer was a more detailed A4 version, and was posted on community bulletin boards, shops and on street posts throughout the consultation area. In addition these flyers were given to community organisers in order to facilitate further consultation. 1500 copies of the second flyer were distributed.

Both the Kilburn Times and the Camden New Journal reported on the consultation process.

Nearly 200 people completed the survey, entitled 'Do you want to help plan the future of Kilburn?' Over 95% lived and/or worked in the area. 75 % of those completing the survey agree the map represents Kilburn – there were a number who could not understand why South Kilburn is not to be included. 94 % agree that we should concentrate on the Kilburn High Road as the major planning and development challenge and opportunity. 93 % wanted to hear more about the Kilburn Forum.

We have contacted all the known residents and tenants groups to secure their support and understanding of what is proposed. Detailed comments in the boundary justification section in the area application.

Initial open meetings and development of the steering group and contacts with Brent and Camden officers

The early discussion meetings were held in the spring of 2014 and after four meetings a launch meeting was held on 15th July attended by over 30 people, both residents and representing a range of local organisations. A steering group was formed and has held 13 meetings since the launch. The meetings attracted an average attendance of about 12, though the meeting on 11th September, which was more widely advertised attracted 25 people with 10 apologies. Over 50 different people attended at least one meeting. The membership of the Steering Group was open and grew to about 35 people, though the core group of regular contributors was about 10.

The Steering group had two meetings with officers from Brent and Camden. An initial meeting took place in July 2014 to explore ideas, find out about other Planning Forums under development and see how Officers might support the development in Kilburn. Then on 16th January 2015, our adviser and our two co-chairs met to discuss the Kilburn Neighbourhood Plan Boundary with Planning and Regeneration Officers. A co-chair met an officer from Westminster City Council to discuss co-ordination with Neighbourhood Areas which border us in the south of our area. This confirmed our plans and the revised boundaries around South Kilburn. We believe that the two Boroughs will support our application.

At an early meeting we had a presentation from the Chair of West Hampstead and Fortune Green Neighbourhood Forum, which borders our area. One of our meetings was attended by local police officers, who gave their views about crime and anti-social behaviour in and around the High Road.

The Steering group formed groups to develop printed materials, set up the web-site and consult and communicate with local agencies, residents and businesses, as well as maintaining our contact with local Councillors.

Decision to proceed to seek designation

On March 23rd, the Initial Steering Group drew together its conclusions from the consultation and survey forms, to propose the Neighbourhood Plan Area, and to establish the Forum by adopting a constitution. All relevant documents are included in this application. The constitution is attached to this application in a separate file, as are the minutes of the March 23rd meeting of the Forum.

The KNPF Inaugural General Meeting (IGM) took place on July 8th 2015 – at the Betsy Smith pub on the High Road. The meeting was attended by 37 people and 12 new members signed up. A lively discussion threw up a number of suggestions for focusing KNPF attention on key issues, and two potential projects were outlined.

A new Committee was nominated, and met on 5th August. After discussion, and looking at the notes of the IGM, it was agreed to set up two working groups:

- Public Realm working group – to cover High Road and connected environment, accessibility, air quality, street furniture, traffic and pedestrian issues, litter etc..
In the first instance the group would connect with the proposed Transport for London scheme for Kilburn High Road to improve traffic flow, bus passenger and pedestrian experience, and make contact with Brent and Camden officers to ensure the scheme goes ahead and to find out

more, give comments and support consultation.

- Raising the profile of the High Road, incorporating business and economic development. In the first instance to work in support of the Digital Notice Board project for which we are preparing a funding bid for the Mayor's High Street Fund SAT allocation; and to identify other priorities/issues for early focus.

Future Plans and Next Steps

We plan to increase our active supporter base for KNPF, explore the concerns and aspirations of local residents, businesses and elected members, and pursue our next objectives:

- Develop a vision for Kilburn High Road and strengthen the drive for a thriving high street with a balanced economy
- Establish a recognised body which can bring people together and increase involvement of all sections of the community
- Be prepared through research and a wide range of contacts for any future developments
- Be able to benefit from a higher rate of Community Infrastructure Levy available to spend locally (25% rather than 15%)
- Provide a stronger local voice on planning and other development issues
- Have greater control over change of use e.g. new betting shops or pay-day lenders

As well as the initial working groups, we anticipate looking at other issues, in particular

- Housing and community – housing and tenure mix, affordable accommodation
- Retail, business and cultural mix, business connection, inward investment.

We are actively seeking out resident groups, faith groups, organisations for young people, families and communities, businesses, local authorities, non-profit organisations and local Councillors to invite their participation with the development of the KNPF. In addition the KNPF is leveraging its membership to participate and develop a wider engagement process that includes a website and email newsletters, canvassing the area with flyers, and putting up posters in public areas.

We are aware that we have a majority of members from the Brent side of the area, and will use our partners and member organisations on the Camden side to boost representation. We expect to grow our membership significantly on both sides as we engage residents, organisations, and businesses on the issues that are most important to them about Kilburn.

Because we know that Kilburn has been the home of people from around the country and the world who have enriched our community, we always consider how we can engage with the most recent newcomers as well as long term residents by focusing campaigns and asking Kilburn people about the issues that concern them. Our recent success in gaining funding for a digital noticeboard on Kilburn High Road has created the opportunity to reach out and network with diverse communities, business owners and visitors and to canvas their views. At the heart of the engagement process is the understanding that consultation is a continuous process of communicating the goals of the KNP, dialogue, and monitoring feedback.

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APPENDIX 1 – Membership

The following people have signed up as members as at 31st January 2016.

Member list sent separately

Kilburn Neighbourhood Plan Forum application

APPENDIX 2 - Kilburn Partnerships – A 20 year Chronicle of initiatives and campaigns

Kilburn High Road divides Kilburn between the two boroughs of Brent and Camden. Kilburn is at the margin of both Boroughs. Many initiatives have attempted to address that division and the sense of being marginalised. Here is a chronicle of initiatives, campaigns and funded programmes.

1990s Kilburn Business Partnership initiated by Brent regeneration officers supported by West London Alliance

1998 Kilburn and Paddington SRB (Single Regeneration Budget) – funding community and voluntary sector projects linking Kilburn into Westminster with joint training and employment projects

1998 – 2005 New Commitment to Kilburn SRB – with representation from residents and community groups on both sides of the High Road, focusing on streetscape, shop fronts and business development, business and community safety as well as voluntary sector capacity building projects.

2001 – 2011 New Deal for Communities – government funding won by south Kilburn residents and stakeholders in partnership with the council to regenerate the south Kilburn Estate through socio-economic projects and leveraging a huge housing programme.

2007 Streets for People – BEST (Brent Eleven Streets) residents working with Brent Council to transform eleven streets south of Willesden Lane into a more people friendly environment

2012 Willesden Lane improvements – BRAT (Brondesbury Residents and Tenants) awarded Kilburn Ward Working funding generating a plan to revitalise Willesden Lane with Kilburn High Road.

2003 – 2008 Kilburn Gaumont State – campaign to save Kilburn's grand iconic building (with original Wurlitzer organ). Eventually sold to Ruach Ministries.

2009 – 12 Kilburn Business Partnership led by Camden regeneration officer in partnership with Brent generating a unified High Rd policing team which reduced crime on and around the High Road.

2009 Love Your High Street – Kilburn High Rd was one of seven shopping streets supported by Camden's marketing and promotion project

Payday Loans campaign – well-organised campaign led by Movement for Change, against the incredible growth of Pay Day Loans shops (12 at the time) and to establish alternative financial support and debt management advice.

August 2012 – Glenda Jackson MP hosted a **Kilburn residents meeting** with Brent and Camden Council Leaders which identified opportunities to revitalise Kilburn High Road.

2013 -14 Learning from Kilburn Project – a tiny experimental university concerned with the study of Kilburn through classes held in local venues and directed by Spacemakers.

April 2013 – Brent Connects Kilburn and Kensal Joint Forum Meeting with Camden in the Kilburn State – 137 residents from Kilburn and Kensal, Brent and Kilburn ward, Camden turned out to voice their views in a joint consultation on Kilburn High Road.

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2014 Taste of Kilburn – Food Festival and Website – Brent Ward Working funded a business networking scheme helping cafes and restaurants with promotions and attracting shoppers

There are common threads throughout the campaigns and regeneration programmes and the message is that local people want to contribute to their neighbourhood planning and that much more could be done to make Kilburn the wonderful place to live, work and play it promises to be. This is why residents' groups from both sides of the High Road came together to explore a Kilburn Neighbourhood Plan Forum.

*Kilburn Neighbourhood Plan Forum application**

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APPENDIX 3
2016 Information Database

The development of an information database of local organisations is under way for residents & businesses.



source : Cindex