

**Royal Borough of Kensington and Chelsea
KALC Programme Board Meeting**

MINUTES/ACTION PLAN

Wednesday 13th June 2012, 11:30 – 1:30pm, KTH, Committee Room F

Present: Present: Stan Logan RBKC Strategy & Regeneration, Rama Venchard TRIBAL, Peter Wright RBKC Capital Projects, Christopher Allen RBKC Leisure, Ullash Karia RBKC Leisure & Parks, James Masini RBKC Planning, Laura Johnson RBKC Director of Housing (SRO), Lindsey Le Masurier RBKC Planning, David Walker Bi-borough Solicitor, Alan Brooks Aldridge Foundation, Ian Heggs Tri-borough Director for Schools, Emma Strugnell RBKC Communications, William Parsons Housing Commissioning.

Item No	Agenda Item – Issues, Updates and Action	By
1.	<p>Introductions and Apologies:</p> <p>Apologies: Steve Bell, Penelope Tollitt, Shelley Gittens</p>	
2.	<p>Minutes and Matters Arising:</p> <ul style="list-style-type: none"> • KALC proposal recently taken to management board, no specific issues raised. Site appropriation issues and risk register included. 	
3	<p>Housing Update – The Arches</p> <ul style="list-style-type: none"> • Stan Logan met with Jon Dilling and Anthony Bickmore of TFL on 24 May to outline RBKC’s interest in the possibility of taking on a lease of the arches between Silchester Road and Latimer Road tube station or on working co-operatively with TFL to achieve the Council aims. • Currently there is pedestrian access between Silchester Road and the tube station across Council owned land adjacent to the southern boundary of the arches. The KALC proposal will result in this effectively being closed off as the building line will come up to within 3 metres of the TFL land. • The issue could be addressed by permitting pedestrian access across TFL owned land on the southern frontage of the arches which currently provides vehicular access to the businesses operating in the arches. The northern frontage of the arches, generally unused by the businesses as it is slightly narrower than the southern frontage, could be adapted to provide an alternative access for the businesses, especially as RBKC own the adjacent land. • The TFL representatives made it clear that they were essentially interested in retaining a revenue contribution from the arches and were interested in either RBKC taking a lease of the arches or alternative arrangements such as a ‘land swap’ between the southern and northern frontages. 	

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	<ul style="list-style-type: none"> • The ownership of one small piece of land which contains brick planters on the boundary of the Lancaster West estate and the arches is not clear from RBKC records, though it appears that the planters were built as part of the construction of the estate which would logically lead to the conclusion that the land is RBKC owned. • The meeting concluded with TFL undertaking to provide a 'red lined' map to clarify their view on the land ownership and also to provide their requirements on their standard access arrangements for inspection and works in the event of RBKC seeking to take a lease and also their requirements on standards for refurbishment of the arches. • As of today TFL had not followed up on the provision of that information SL had spoken to Jon Dilling just before the meeting and he had promised to deal with this week. To be followed up. • SL also reported that he had met with Graham Hart from PPU concerning a Commercial Property Study they are commissioning. Following that discussion GH agreed to taking the step of flagging up in the brief to consultants a few regeneration locations that should be paid attention and both these arches and those adjacent to the Peabody development at Silchester Garages will be included. The study will provide evidence on the commercial viability of the arches and should avoid the need for the KACL project to commission a separate study. Expressions of interest are to be returned by 18June and shortlisted suppliers will be interviewed on either 26 or 27 June. PPU expect to have an Interim report by end August and final by end September 2012. • 	
<p>4.</p>	<p>Education Update</p> <ul style="list-style-type: none"> • Recruitment for the future Head teacher/Principal for the Academy will be going ahead shortly. Ian Turner was successfully appointed as Education Project Manager; Ian will start in post on 1 July 2012. Ian / Diana will be engaging with the local traveller community regarding low attendance rates amongst the secondary school age pupils. • The catering strategy for the Academy is currently being looked into as there is an issue with the canteen size. In its current form there is not enough space to have all pupils in and out of the canteen during lunch periods. There is an external space next to the planned canteen that could be used to extend the canteen, but certain works / designs need to be conducted before this can be agreed. The design user group will shortly be set up and run monthly. At present there is the possibility of some slippage with the business case being ready for the agreed deadline. • It was agreed that there is a need to consult students from local school/colleges on their views for the KALC proposals. Not a formal consultation process, but a 1 page summary on their thoughts and how they believe the Academy should run, what currently works well elsewhere, what could be improved etc. 	
<p>5.</p>	<p>Property Services Update</p> <ul style="list-style-type: none"> • A single planning application for the entire KALC site was submitted 25th May, targeted approval at MPDC 6th 	

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September. Further planning applications are being submitted for the permanent and temporary locations for the depot. The main application has not yet been validated – there are some issues outstanding and refinements the planners would like to make before they will accept it. This is not expected to affect the overall target of getting to Major Planning Development Committee on September 6th 2012.

Public Right of Way

- The application for the stopping order is being drafted and Highways permitting will be out to consultation as soon as possible after the appropriation of the site for planning purposes has been approved by Cabinet on Thursday 14 June 2012.
- Legal have confirmed that work can start on site prior to the stopping up order being in place, provided that the right of way is not disrupted – this, to a large extent, mitigates the risk of programme delay due to this issue.

Village Green Application

- The site will have been formally appropriated assuming Cabinet sign-off on June 14th 2012 any applications regarding Lancaster Green achieving Village Green status is minimal.

Judicial Review

- Residents have informally stated their intention to subject the planning process to judicial review. As previously indicated, judicial review can only proceed on the basis that the Council has either not fulfilled its obligations or has acted outside its powers.

Residential Development

- The value of the residential development has been adversely affected by the constraints of the site and by the requirements of planning. Planning is insisting that further cuts are made in order for the application to be successful. For reference the Cabinet Report in December 2011 outlined a development of 52 two bed units. The difference between the varying valuations are now being analysed by Corporate Property.

Enabling Works

- A report requesting delegated authority for the Councillor for Housing and Property to agree up to £1.5M of enabling works, to start in the autumn of this year, has been drafted and is submitted in draft for comment.
- A planning application has recently gone in for the depot site. Sewer costs have come up a lot cheaper than expected, in the region of £400 - £500k will be saved here. Thames Water has provided a list of approved contractors and Enterprise will soon begin designing the sewer systems for the project.
- The Car Park next to the current leisure centre belongs to RBKC, when this is closed Parking will [REDACTED] revenue.

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6.	<p>Leisure Update</p> <ul style="list-style-type: none"> • Leisure has looked into all areas where savings could be made. The design phase of the leisure centre will also look for additional savings. Total budget for the leisure centre is 24.7 million. • The current leisure centre is expected to close for business on, or within 3 months of 24 December 2012, and be closed for 2 years. The closure process will be as follows; decommissioning – centre closure – asbestos survey. The building programme for the new centre is expected to take between 18-22 months. • There is the possibility of using swimming facilities at Holland Park School at weekends where currently it remains shut for weekends. There is a Holland Park School steering group at some point in June and it would be good to raise this there. 	
7.	<p>Planning Update</p> <ul style="list-style-type: none"> • There are problems with the road element of the plans, in that they have no clear guidance on the bollards and the street lighting and whether these will go ahead. • Cllr Coleridge wants the road closed but this needs to be aired to the public before any decision is made. • The Bollards are included as part of the submitted drawings, however the planning department would prefer them to be removed. • There are still outstanding issues around the title of the land on which the school and leisure centre will be built. Legal are currently dealing with the land registry about this and there is a deadline of 3 August 2012 to have all the titles formalised. 	
8.	<p>Communication Update</p> <ul style="list-style-type: none"> • A 'Summer 2012' newsletter has just gone out detailing plans and developments, there will be another newsletter in September/October with a key milestones theme. • All persons who have attended previous events were sent the most recent letter and are therefore aware of KALC. 2 recent press releases have also gone out highlighting the plans. • An exhibition will take place on 21 June where local residents and stakeholders can attend to see plans and ask questions. The format of this event needs clarification. The Communication Team are currently in the process of co-ordinating invites, the TMO, Ward Councillors and Greenwich Leisure Limited have been invited along to this event. • It was agreed that 'comments cards' would be available at this event as people may be confused about what 	

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	feedback to provide at this stage in the proposals. There will be different stalls available where people can seek advice from different groups involved in KALC. The event will run from 4.30 – 8pm.	
9.	Any Other Business None	

Next Meeting: Wednesday 18th July 2012, 11:30pm – 1:30pm, Committee Room 5, Kensington Town Hall

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