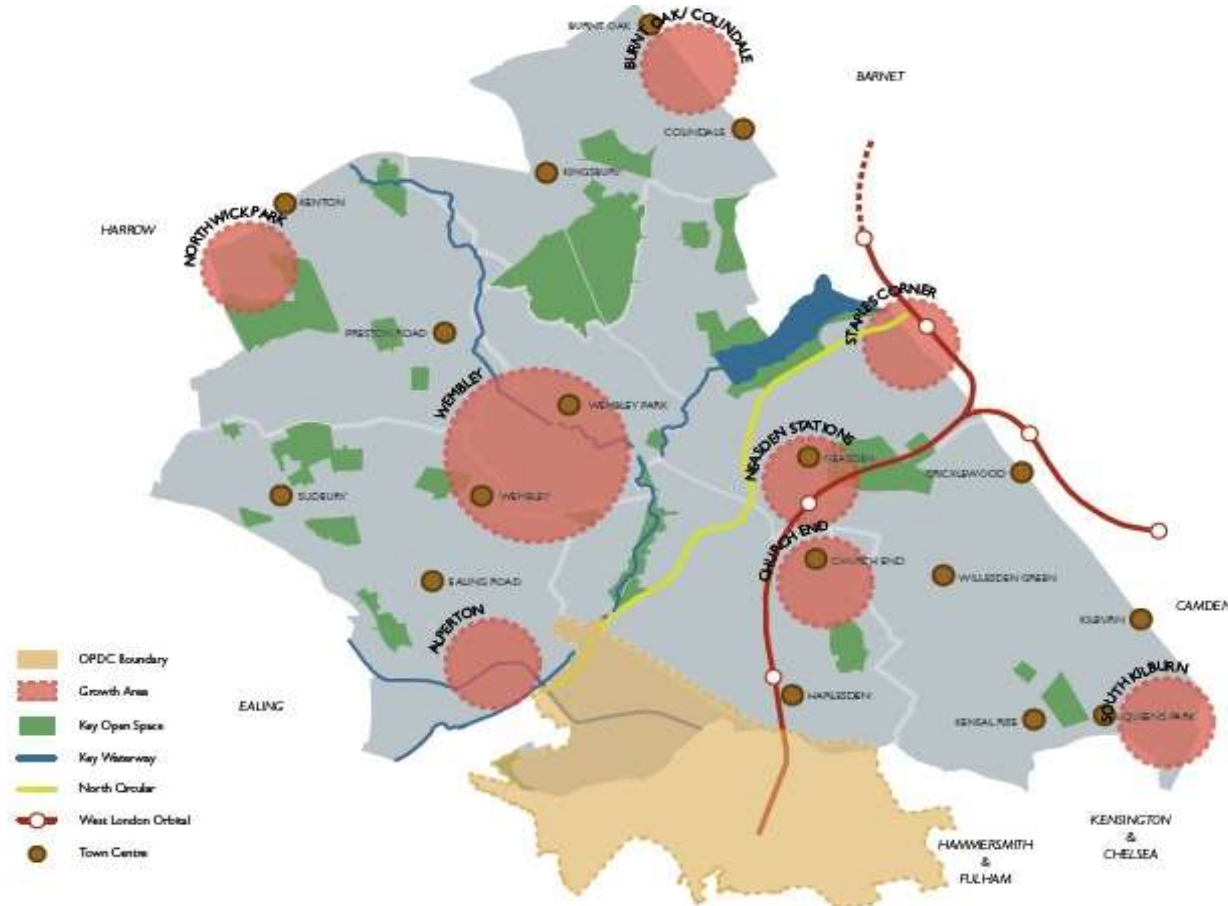


Alice Lester MBE

Operational Director Regeneration, Growth and Employment



Spatial vision and good growth for Brent



Brent's housing crisis – public and private

- ▶ Strong political and senior level support for delivering new homes
- ▶ Over 2000 homeless households living in Temporary Accommodation (TA) waiting for a permanent housing offer to be made.
- ▶ Huge waiting times for Council housing, eg 2 years for a one bed, 20 years for a 4 bed
- ▶ Overcrowding and unsuitable properties (link to covid)
- ▶ Population projected to increase to almost 350,000 by 2023, and 400,000 by 2040.
- ▶ Affordability gap of around 14 times

Priorities

- ▶ Increase the supply of all homes, but especially affordable homes that means we can reduce the number of households in temporary or unsuitable accommodation.
- ▶ Provide 5,000 new affordable homes by 31st March 2024 (by all available means).
- ▶ Brent Council to directly deliver 1,000 new affordable homes.
- ▶ Increase overall quantum of housing – London Plan target of 23,250
- ▶ Continue with the South Kilburn estate regeneration programme
- ▶ Place-making – not housing at any cost

How do we deliver new affordable homes?

- ▶ With the private sector via S106 Agreements (and use of viability assessments and review mechanisms)
- ▶ Registered Providers direct Development Programme (but lots of shared ownership)
- ▶ We build, we buy
- ▶ i4B (wholly owned company) / First Wave Housing (our registered provider)
- ▶ Using our own assets/land:
 - ▶ Council housebuilding programme
 - ▶ Estate regeneration
 - ▶ Council led regeneration, supported by GLA (eg Cecil Ave), and One Public Estate

Funding

- ▶ Council:
 - ▶ HRA borrowing from PSLB
 - ▶ Right to Buy Receipts
 - ▶ Private placement
 - ▶ Lease arrangements
 - ▶ S106 commuted sums (including new policy on fewer than 10 units)
- ▶ Private sector
 - ▶ S106 direct delivery
 - ▶ S106 commuted sums
- ▶ Grants – GLA (central government)

New Council Homes Programme

- ▶ Over 70 Brent owned sites identified for housing development. – mixture of infill and standalone sites
- ▶ Potential to deliver approximately 1400 new affordable homes.
- ▶ £65m GLA Grant secured from 'Building Council Homes for Londoners' funding programme
- ▶ 593 new homes have been built and let
- ▶ 278 homes are currently on site
- ▶ 332 homes have planning consent and are going through procurement to identify a building contractor
- ▶ 198 homes have been submitted for planning permission.
- ▶ AHP 21-26 allocation of £111 to deliver 701 homes which we haven't yet started work on (to any great extent)

Harlesden

- ▶ Redevelopment of Knowles House, Longstone Avenue
- ▶ 149 new homes and a new community centre, on edge of a park and close to Harlesden town centre
- ▶ £28.3m Works Contract
- ▶ Now fully occupied with households formally in temporary accommodation

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South Kilburn

- ▶ Retain freehold, capital receipt, Council to take more homes
- ▶ Social and private housing- but not a new Council estate – doubling the number to 2,400
- ▶ Reduction in housing maintenance costs, more energy efficient and sustainable buildings
- ▶ Tenure blind, shared facilities
- ▶ Positive place making (open spaces, retail, schools, infrastructure, connectivity)



accommodation

We buy as well as build

- ▶ 235 homes from Telford and Nottingham Genesis in South Kilburn – social rents – now mostly occupied - (£93m) – from private placement and GLA grant
- ▶ 115 @S106 homes currently on site at Grand Union, from St George's mostly rented, some shared ownership, part funded by RtB receipts
- ▶ 153 homes purchased by I4B (our housing company) for key worker housing in Wembley (£37.5m)
- ▶ Alperton – to acquire 155 (S106) flats (of 461) from an ASPV - buying the lease (subject to agreement)



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