

 <b>Brent</b>	<b>Cabinet</b> 19 May 2025
	<b>Report from the Corporate Director, Housing &amp; Resident Services</b>
	<b>Lead Member – Cabinet Member for Housing &amp; Resident Services (Councillor Fleur Donnelly- Jackson)</b>
<b>Council sale of converted dwelling House at 1A – 1D Greenhill Park to First Wave Housing Ltd</b>	

<b>Wards Affected:</b>	Harlesden & Kensal Green
<b>Key or Non-Key Decision:</b>	Key
<b>Open or Part/Fully Exempt:</b> <small>(If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)</small>	Open
<b>No. of Appendices:</b>	None
<b>Background Papers:</b>	None
<b>Contact Officer(s):</b> <small>(Name, Title, Contact Details)</small>	Spencer Randolph, Director Housing Services 020 8937 2546 <a href="mailto:Spencer.Randolph@brent.gov.uk">Spencer.Randolph@brent.gov.uk</a>

## 1.0 Purpose of the Report

- 1.1 This report is to advise Cabinet on the proposed sale by the Council of a converted dwelling house at 1a-1d Greenhill Park, Harlesden, NW10 9AE (the “Property”) to First Wave Housing. The property is part of the Council’s Housing Revenue Account housing stock and is now vacated. The property has some structural damage and requires structural remediation prior to re-occupation.

## 2.0 Recommendations

Cabinet is asked to:

- 2.1 Approve the sale by the Council of a converted dwelling house at 1a-1d Greenhill Park, Harlesden, NW10 9AE to First Wave Housing.
- 2.2 Note that the purchase has been approved by First Wave Housing Board who are willing to proceed at the valuation price of £1.45M. First Wave Housing will cover the costs of refurbishment following acquisition.

- 2.3 To note that Brent Legal will deal with the sale and the purchase of the Property and there will be separate lawyers acting for the Council and for First Wave Housing (subject to the Board of First Wave Housing approving this arrangement). Brent Legal will also deal with the funding and loan documents regarding the loan of £1.45M by the council to First Wave Housing.

### **3.0 Cabinet Member Foreword**

- 3.1 This contract contributes to the Borough Plan and other strategic policies as follows:

- A Cleaner, Greener Future – the technical design will include specifications that are sustainably sourced. Refurbishment works will consider how to achieve high levels of energy efficiency at the Property that will lead to reduced fuel usage and lower bills for residents.
- Thriving Communities – the Property will provide increased accommodation capacity.
- A Healthier Brent – the homes at the Property will provide clean and health living conditions.
- Climate & Ecological Emergency Strategy – the refurbishment works will contribute to the Council achieving its climate emergency targets.

- 3.2 First Wave Housing requires additional accommodation. The Council and First Wave Housing officers have undertaken an assessment of the Property and identify it as being suitable for sale to First Wave Housing.

### **4.0 Background**

- 4.1 The Property is a converted dwelling house split into 4 flats. It is currently part of the Council's Housing Revenue Account Housing stock. The Property is currently vacant.
- 4.2 The Property has some structural damage and requires structural remediation and internal and external refurbishment prior to re-occupation. This has been factored into the purchase price.
- 4.3 The structural survey of the Property has identified internal crack damage to the walls and ceilings in all the flats. The movement of this Property appears to relate predominantly to the rear of the Property – the rear section of this Property rotating towards the rear and laterally to the right-hand side. The pattern of the crack damage (rotational movement of the rear section of the house and lateral rotational movement of the right-hand side of the house) – is indicative of subsidence.
- 4.4 The presence of shrinkable clay beneath the foundations (London Clay) and the proximity of broad leaf vegetation where there has been damage, indicates

the clay shrinkage to be root induced. Several mature deciduous trees were removed in the recent past – during the inspection it was noted that there were stumps to the front right-hand side of the Property, and there were also tree stumps adjacent the rear elevation of the Property. However, there were also new Sycamore tree groups (saplings that are self-sown) that have self-propagated in the recent past, that may collectively with the remaining large deciduous trees be continuing to cause ground movement (subsidence of the site) and possible ongoing movement of this Property.

- 4.5 Whilst the crack damage observed at the time of the inspection was found to be historic, evidence of previous crack monitoring (Demec studs) and clearly the result of a great many years of cyclical ground movement influenced by the nearby vegetation, leads to a possibility that there may be ongoing active movement.

## **5.0 Remediation of the Structural Damage**

The remediation involved:

- 5.1 The removal of all climbing vegetation to the external elevations of the Property, all of the Sycamore tree groups, and the remaining trees adjacent to the rear of the Property – there were 4nr Sycamore tree groups, 1nr Ash tree group, a Bay Tree and a Conifer adjacent to the rear elevation.
- 5.2 It will be prudent to undertake the level monitoring of the Property to determine stability during the Autumn/Winter months following the site clearance and tree removal.
- 5.3 On confirmation that there is sustained stability of the Property, arrangements will be made for structural crack repairs to include partial brick masonry rebuilding works, brick stitch repairs. This will include structural stitch repairs with a proprietary bed joint reinforcement scheme (Helibar or similar) for the worst of the crack damage to the internal and external brick masonry.
- 5.4 Thereafter, the flats at the Property will receive pre-paint repairs and then redecoration, ready for re-occupation.

## **6.0 Consultation with Ward Members and Stakeholders**

- 6.1 The Cabinet Member for Housing & Resident Services has been consulted in regard to this report.
- 6.2 Ward members will be consulted in regard to this report.

## **7.0 Financial Implications**

- 7.1 The Property has a market valuation of £1.5m in its present condition.
- 7.2 It is estimated that the following works and costs are required prior to occupation:

Scaffolding and masonry repairs		£	60,000
Internal plaster work and repairs		£	30,000
Partial window replacement		£	40,000
Dampness works		£	10,000
Redecoration		£	10,000
Internal doors		£	9,000
Garage, outbuilding, environmental		£	15,000
Electrical upgrade		£	2,000
Two kitchens		£	25,000
Two bathrooms		£	10,000
		£	211,000
Contingency	15%	£	31,650
		£	242,650
Contractor preliminaries, overheads and profit	25%	£	60,663
		£	303,313

However, due to the required structural remediation a purchase price of £1.45m has been agreed.

7.3 First Wave Housing will cover the cost of refurbishment following acquisition.

## 8.0 Legal Implications

8.1 Under S.123 (1) Local Government Act 1972 a local authority is entitled to dispose of land held by it in any manner it wishes. However, this general power is limited by the duty in S.123(2) Local Government Act 1972 to achieve the best consideration that can reasonably be obtained when disposing of land, unless consent has been obtained from the Secretary of State for Communities and Local Government.

8.2 Generally, the best price reasonably obtainable for the purposes of this duty is in many cases going to be the best price achievable in the open market, taking into account all potential bidders, including any bidders with a special interest.

8.3 As such, to reduce the risk of legal challenge, local authorities should, before agreeing the terms for the disposal of any interest in land for a price which may be less than the open market value, ensure that they obtain a robust valuation of that interest. This applies whether or not the local authority considers that it has achieved the best price reasonably obtainable. Such a valuation will provide evidence that the local authority acted reasonably and with due regard to its duty.

8.4 It is important to note that the duty does not prescribe a particular process which must be followed or particular factors which must be considered to achieve the best price reasonably obtainable.

## 9.0 Equity, Diversity and Inclusion (EDI) Considerations

9.1 The Council must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination, harassment and victimisation
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it,

pursuant to s149 Equality Act 2010. This is known as the Public Sector Equality Duty.

9.2 Under the Public Sector Equality Duty, having due regard involves the need to enquire into whether and how a proposed decision disproportionately affects people with a protected characteristic and the need to consider taking steps to meet the needs of persons who share a protected characteristic that are different from the needs of persons who do not share it. This includes removing or minimising disadvantages suffered by persons who share a protected characteristic that are connected to that characteristic.

9.3 The Public Sector Equality Duty covers the following nine protected characteristics: age, disability, marriage and civil partnership, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

9.4 The proposals in this report have been subject to screening and Officers believe that there are no adverse equality implications.

## **10.0 Human Resources/Property Implications (if appropriate)**

10.1 There are no implications.

## **11.0 Climate Change & Environmental Considerations**

## **12.0 Communication Considerations**

Related document(s) for reference:  
Survey & Valuation report

### **Report sign off:**

**Thomas Cattermole**

Corporate Director Residents and  
Housing Services