

## Appendix One - Brent Poverty Commission – Delivery Plan

### Workstream One – Housing

Ref	Recommendation (in bold = priority)	Financial Implications	Update and Key Milestones	Lead Directorate/s
2	While recognising that Brent Council’s current housing plans compare favourably with other local authorities, we recommend stepping up borrowing to build and bringing forward council housebuilding programmes to take advantage of opportunities when demand for construction workers and for house purchase is weak.	The acquisition and build of new housing developments will be incorporated into the Capital programme.	<p><b>Ongoing</b> - Brent has one of the biggest house building programmes in London - 695 on site, planning permission 332 and another 686 in feasibility. The council will continue to borrow in order to achieve its strategic objectives. The council has secured £100m through the Mayor’s Grant funding (2018) which is about 30% of the overall cost. Capital funding is in place for the remaining costs. All house building is on track.</p> <p><b>October 2020 – April 2021</b> - The council enters another bid round for the Mayor’s Grant fund. Activity from that bid round will commence from April 2022.</p>	<b>Community Wellbeing</b>

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			<p><b>April 2022 (latest)</b> - 1,000 new homes build starts. Examples include in Church End where 99 homes are being built for rent.</p> <p>The numbers of houses to be built are indicative and may well increase over the lifecycle of this work.</p>	
3	<p>We note that Brent has undertaken a land and asset review to identify opportunities for the council or its social sector partners to provide additional social housing or to use for community or economic betterment. We recommend Brent's land and asset review is used to develop a strategy and plan to allocate and ensure these assets are utilised to assist those in greatest need, e.g. using land currently occupied by redundant garages to build age-friendly homes</p>	<p>As above, new housebuilding opportunities will be factored into the capital programme as the strategy is developed.</p>	<p><b>Ongoing</b> - Already part of the council's approach and proposals. Some redundant garage sites have already been used to develop new homes and others are in the pipeline.</p> <p><b>On site</b> – former garage/parking spaces – 62.</p> <p><b>Feasibility</b> – To be submitted for planning – 493.</p> <p><b>With Planning</b> – 21.</p>	<p><b>Community Wellbeing</b></p>

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	that will release much needed family accommodation.			
4	<b>We recommend that in pursuing its strategic target to secure 50% of new homes as affordable, Brent gives special consideration to achieving more social rented homes and considers, when making planning decisions, how new developments can help reduce poverty (including by forging close links for housing with health, education and economic development).</b>	Within existing resources.	<p><b>Ongoing</b> - The current and draft Local Plan already have a strategic target to secure 50% of new homes as affordable over the plan period. This part of the recommendation is already in place therefore. Achievement of this target however is dependent on the viability of schemes, as per national planning policy.</p> <p>Creating a Borough with improved health and education for residents is embedded in the draft Local Plan, and economic development outcomes are also considered in planning policy and applications e.g. .securing affordable workspace and employment opportunities secured via S106 obligations.</p> <p>The government has also trialled a series of significant planning reforms including increased</p>	<b>Regeneration and Environment</b>

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			<p>freedoms for properties to change uses, particularly to residential. Although the detail has yet to be announced, it is likely that reforms will reduce the council's ability to secure affordable housing and other benefits to mitigate the impacts of development or secure other objectives.</p>	
5	<p>We recommend that Brent uses its company, i4B, to purchase (as well as long term leasing) PRS property on the market, including ex-Right to Buy properties, to replace the requirement for expensive temporary accommodation and to acquire shops suitable for conversion into housing to regenerate high streets.</p>	<p>Within existing resources.</p>	<p><b>Ongoing</b> - The primary purpose of i4B is to deliver the housing options defined in the Temporary Accommodation reform plan. The core business of the company is as a Private Sector Landlord accepting homeless nominations from the council. Properties are let with the intention that the tenancy will be the foundation on which customers can improve their quality of life. The aim is that customers enjoy secure, affordable, and well maintained accommodation.</p> <p>The company has also secured 153 homes for key workers, which is an identified gap in the borough.</p>	<p><b>Customer Services and Digital</b></p>

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			<p>The company has conducted initial appraisals on two regeneration opportunities and provided the council with a view of how the Company could help. Opportunities explored include new homes in the Wembley Housing Zone and how Brent High Streets could be strengthened through the provision of new homes.</p> <p><b>December 2020 – March 2021</b> - The company could work with a smaller Registered Provider or developer to capture opportunities to strengthen the Borough’s high streets through selective housing interventions. i4B has contributed to a planning led paper on opportunities to strengthen high streets. Acquiring shops could be an option but needs to be financially viable.</p>	
6	<p><b>We recommend that the council conducts a whole market review of the Private Rented Sector – its scale, quality, rent levels,</b></p>	<p>Within existing resources.</p>	<p>Indicative timings are as follows: <b>December 2020</b> - Scope discussed and agreed.</p>	<p><b>Community Wellbeing</b></p>

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	<p><b>interactions with the benefits system and partner agencies – with a focus on tenants’ perspectives.</b></p>		<p><b>December 2020 – May 2021</b> – Research commissioned and undertaken to focus on key areas such as overcrowding as well as highlighting where the council could intervene to drive improvement.</p> <p><b>Sept-Dec 2021</b> – Revised approach implemented. The aim is to become more private rented sector “user focused” – looking at the household as a whole.</p> <p>In addition, the council is exploring options for a tenant focused enforcement/support service for private renters.</p>	
7	<p><b>We recommend that, following a PRS review, Brent Council creates and publicises a comprehensive enforcement strategy to raise standards, including for energy efficiency (which addresses fuel poverty)</b></p>	<p>Within existing resources.</p>	<p><b>Sept-Dec 2021</b> - This work will commence after the PRS review.</p>	<p><b>Community Wellbeing</b></p>

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	<b>over the years ahead, guided by the recommendations from the recent report from Dr Julie Rugg (for Trust for London)<sup>1</sup>.</b>			
8	The council should work with the GLA to support community and voluntary sector organisations to identify opportunities for community-led housing in Brent.	Within existing resources.	<p><b>Ongoing</b> - The housing supply and partnerships service are working with Community Led Housing to support Brent CLT (made up of community organisations in Brent.). The CLT have plans to develop a housing project led by the community to target single homeless individuals.</p> <p><b>February 2020</b> - The council has provisionally awarded the project land and has approved funding to the group which was agreed at the Capital Investment Panel in Feb 2020.</p>	<b>Community Wellbeing</b>

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<sup>1</sup> London boroughs' management of the private rented sector Briefing Paper Dr Julie Rugg, Centre for Housing Policy, University of York February 2020

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			<p><b>December – January 2021</b> - A funding agreement needs to be drawn up and then the funding can be drawn to use towards the project.</p>	
9	<p>We recommend that the actions proposed in the council's review of housing adaptations be implemented as speedily as possible, with particular regard to those with disabilities living in the private rented sector.</p>	<p>Within existing resources.</p>	<p><b>June 2018</b> – The review report (Private Housing Assistance Policy) was agreed at Cabinet in June 2018. It focused on:</p> <ul style="list-style-type: none"> <li>• Enabling people to live healthier lives and reducing health inequalities.</li> <li>• Supporting vulnerable people and families when they need it.</li> </ul> <p><b>June 2018 – present</b> - Policy updated and all recommendations have been implemented.</p>	<p><b>Community Wellbeing</b></p>
10	<p><b>We recommend that the council adopt a housing-led approach to all those presenting as homeless (single homeless people and families experiencing</b></p>	<p>Within existing resources.</p>	<p>The council agrees in principle that it should be adopting a housing led approach, to tackle single homelessness, and should be moving away from the large hostel type provision currently being used, toward smaller schemes. However, this will take</p>	<p><b>Community Wellbeing</b></p>



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	<p>homelessness), including with a <b>Housing First offer where appropriate as the default response.</b></p>		<p>some time to achieve. Work will continue in collaboration with partners to develop the approach.</p> <p><b>Ongoing</b> - In the short term the council has already developed a Housing First Model using Rough Sleeper Initiative (RSI) grant to fund a high level of support in 6 council studio flats which, have been ring-fenced for entrenched rough sleepers. The capacity of this scheme is being doubled to 12 units in 2020/21 using RSI year 3 grant.</p> <p>The council has been successful in its bid for additional support to increase the capacity of the Housing First Model to 18 units in total. The bid was made to the GLA under the Rough Sleeping Accommodation Programme (RSAP).</p> <p><b>August 2020 onwards</b> - In the medium-term the council is looking into the possibility of buying Livingstone House (one of the 2 large supported housing hostel in Brent) from the owners, Riverside, with a view to decanting the hostel and developing</p>	

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			<p>the site for general needs housing. If this happens the current cohort of single homeless people will be moved on into self-contained accommodation, and appropriate support will be provided in their home.</p>	