



**Brent**  
Housing Management



## Granville Homes Consultation Plan

Operational lead	Emily-Rae Maxwell Ralph Gibson	Operational Director Sponsor	Sadie East Hakeem Osinaike
Status	Agreed by FWH Board	Version Number:	Version 1- October 2021

### 1. Introduction

The FWH Board commissioned BHM to employ Ridge consultants and carry out an intrusive investigation of Granville blocks following concerns of fire safety and water ingress. The results of the Ridge report confirmed the costs required to refurbish the blocks to the standard required could not be met by FWH and so options to transfer homes to BHM and i4B were presented to Cabinet and approved pending consultation.

In October 2021, the Councils Cabinet approved a recommendation to transfer 84 social rented properties and one leasehold property from First Wave Housing (FWH) to the Councils Housing Revenue Account and therefore ownership to Brent Housing Management (BHM). Separately, the i4B Board also approved the transfer of 25 intermediate rented properties from FWH to i4B LTD.

BHM is currently the managing agent for both FWH and i4B and will lead on the delivery of consultation with the support of FWH and i4B representatives. Both of these decisions are subject to consultation with residents as per the Social Housing Regulators Tenant Involvement and Empowerment Standard which states:

*Where Registered Providers are proposing a change in landlord for one or more of their tenants or a significant change in their management arrangements, they shall consult with affected tenants in a fair, timely, appropriate and effective manner. Registered providers shall set out the proposals clearly and in an appropriate amount of detail and shall set out any actual or potential advantages and disadvantages (including costs) to tenants in the immediate and longer term. Registered providers must be able to demonstrate to affected tenants how they have taken the outcome of the consultation into account when reaching a decision.*

The purpose of this plan is to set out how residents will be consulted and how they can inform the transfer of the homes to BHM and i4B.

### 2. Objectives

The purpose of this consultation plan is as follows:

- To provide residents with details of options considered including costs and viability and how this was used to inform the recommendation to Cabinet
- To provide residents with clarity on how the transfer affects them directly
- To provide residents with an opportunity to inform the process for transferring the homes to both BHM and i4B
- To carry out an equalities impact assessment as part of this consultation

### **3. Stakeholders:**

- First Wave Housing Tenants
- Transformation Service
- First Wave Housing Board Members
- I4B Board Members
- Councils CMT
- Brent Housing Management

### **3. Key messages:**

#### Implications for tenants

The 84 social rented tenants at Granville New Homes would become secure council tenants. The leaseholder would become a Council leaseholder. Tenants would have the right to buy, and rents would be set in line with HRA rent setting policy of charging 65% of market rate.

The 25 intermediate tenants would become i4B tenants, with their ASTs transferring over. Tenants of intermediate rented properties are market tenants sourced via external agents, rather than traditional social housing clients. Intermediate tenants have no specific housing need. Under this option there would not be a need to reduce rents for these properties, which would be necessary with a transfer to the HRA. In addition, tenants would not receive the benefits of being a secure Council tenant such as secure tenancy rights and Right to Buy.

#### Other:

The proposed option is the only viable option out of those explored as it balances the cost between FWH, i4B, the Council's General Fund and the HRA. It also offers the minimum disruption to residents in the blocks by offering the most rapid solution to addressing the remediation works required.

A communications plan for the remedial works will be provided using the feedback from residents during this consultation.

Options considered

<b>Option</b>	<b>Comment</b>	<b>Reason for exclusion</b>
Rebuild at higher density	The blocks would be demolished and rebuilt at a higher density to offset demolition and rebuilt costs.	Not possible at sufficient scale to be affordable due to planning constraints, and would require temporary decanting of residents.
Market sale	The blocks would be sold on the open market. This would require vacant possession and therefore require residents to be permanently re-housed.	Would require permanent decanting of residents and would not be an option that could be implemented rapidly due to the decant process.
Transfer to the General Fund	Under this option, the blocks would be disposed of to the General Fund.	The General Fund cannot operate permanent tenanted accommodation (at least not without the consent of the Secretary of State); therefore a full permanent decant would be required.
Disposal to i4B	The blocks would be disposed of to i4B. i4B would carry out remediation works to the block.	i4B cannot afford remediation works. Therefore, this option would require £18.5m equity funding from the General Fund.
Disposal of all FWH stock to the HRA and wind up of FWH	Under this option, all of FWH's 326 properties would be transferred to the Housing Revenue Account (HRA).	This option has not been excluded but is not recommended at this stage as it would delay rectifying the issues in the blocks. The transaction would be highly complex and would require specialist advice and a full audit on a final set of company accounts. This option could still be pursued at a later date.

Proposed timetable

<b>Activity</b>	<b>Date</b>	<b>Responsible Officer(s)</b>
Letter 1 – Introductory information and proposals (FWH)	Monday 25 October 2021	Emily-Rae Maxwell Ralph Gibson
Promotion of Resident meetings	25 October – 16 November 2021	Sue Richards
Door Knocking	01 November 2021	Sue Richards
Resident meeting – FWH tenants to BHM	08 November 2021	Sue Richards (all stakeholder representatives attending)
Resident meeting – FWH tenants to i4B (FWH)	Thursday 11 November 2021	Sue Richards (all stakeholder representatives attending)
Letter 2 – Confirmation of process (FWH)	Thursday 25 November 2021	Emily-Rae Maxwell Ralph Gibson
Introduction letter - BHM	Monday 29 November 2021	Emily-Rae Maxwell Ralph Gibson
Introduction letter – i4B	Monday 29 November 2021	Emily-Rae Maxwell Ralph Gibson