



First Wave Housing Ltd
Brent Civic Centre
Engineers Way
Wembley
Middlesex
HA9 0FJ

Hand delivered

Date 25/10/2021

Dear Resident,

Update on Granville Homes and proposed changes to your Landlord

In October 2020, Brent Housing Management on behalf of First Wave Housing wrote to you following an assessment of your block, which identified a number of components that posed a fire safety risk.

Since this assessment was carried out, a waking watch service has been introduced and a new fire alarm has been installed in the communal areas of your block. Though these measures have made the building safe in the event of a fire, they are temporary and it is essential that works be carried out to address these issues permanently. Alongside the fire safety issues, we know many residents have also experienced problems due to water ingress in the block, which also need to be rectified.

Due to the extent of the works, First Wave Housing have been working closely with Brent Council to explore all options available to fund and complete these works with an aim to cause minimal disruption to you. Options have been considered by the Council's Cabinet. A list of options, which were considered but have been discounted, is attached to this letter in appendix 1. The Council's approved recommendation is for First Wave Housing to:

Sell 84 social rented units and one leaseholder back to the Council as part of Brent Housing Management and the 25 intermediate rented units to the Council's other wholly owned company i4B Holdings Ltd

This would mean a proposed change in Freeholder for you. Under this proposal, your new Freeholder would become Brent Housing Management. This proposed change would mean there is no change to your lease.

In accordance with the Regulator of Social Housing, we are now required to consult with you on this proposal. We are happy to hear your views. You can do this as set out below:

Email: Housing.Feedback@brent.gov.uk

Face to Face: Your Housing Officer Garfield Thompson will be carrying out visits to your block to speak to residents and capture any views

Virtual residents meeting: Monday 08 November 6pm – 7:30pm on MS Teams. To sign up contact Housing.Feedback@brent.gov.uk

This consultation will run from Monday 25 October – Tuesday 16 November 2021.

We are due to commence design work on the works to permanently resolve the issues at the blocks. As a result, we are not currently in a position to answer all of your questions about the extent of the works required. A key part of the consultation will be to understand what is important to you and trying to address any questions that you do

have. Once we have an agreed way forward we will then be in a position to commission the works and provide detailed information about timescales and what will be involved.

In the meantime, if you have any queries or questions please do not hesitate to contact Housing.Feedback@brent.gov.uk

Kind Regards,

Peter Gadsdon
First Wave Housing Ltd Director

Appendix 1 – List of Discounted Options

Option	Comment	Reason for exclusion
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.
Sell on the open market	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 Council's General Fund (this excludes Brent Housing Management)	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 (a wholly owned subsidiary company of Brent Council)	The blocks would be disposed of to i4B. i4B would carry out remediation works to the block.	i4B is not in a financial position to fund remediation works. Therefore, this option would require £18.5m equity funding from the General Fund.
Disposal of all FWH stock to Brent Housing Management 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 later.