



LONDON BOROUGH OF BRENT

MINUTES OF THE CABINET

Held in the Conference Hall, Brent Civic Centre on Monday 13 October 2025 at 10.00 am

PRESENT: Councillor M Butt (Chair), Councillor M Patel (Vice-Chair) and Councillors Benea, Donnelly-Jackson, Farah, Grahl, Knight, Nerva, Rubin and Krupa Sheth.

1. Apologies for Absence

Apologies for absence were received from Jehan Weerasinghe (Corporate Director Neighbourhoods & Regeneration) with Gerry Ansell (Director Inclusive Regeneration & Climate Resilience) attending as his representative.

2. Declarations of Interest

The following personal interests were declared in relation to Agenda Item 10 (Additional HMO Licensing Scheme):

- Councillor Donnelly-Jackson – as a tenant in the private rented sector.
- Councillor Rubin – as a tenant in the private rented sector.

No other declarations of interest were made during the meeting.

3. Minutes of the Previous Meeting

Cabinet **RESOLVED** that the minutes of the previous meeting held on Monday 8 September 2025 be approved as a correct record of the meeting.

4. Matters Arising (if any)

None identified.

5. Petitions (if any)

5.1 Rebuild & renovate Roe Green Playground, Kingsbury

Councillor Muhammed Butt (as Leader of the Council) welcomed Anna & Julia Cenalia (representing local residents and families from the area surrounding Roe Green Park, Kingsbury) to the meeting whom he advised were attending to present a petition seeking the rebuild and upgrade of facilities within Roe Green Playground and Park in Kingsbury.

In thanking the Leader of the Council for the opportunity to present the petition, Julia Cenalia (speaking on behalf of Anna Cenalia as the lead petitioner) highlighted the importance of Roe Green Playground and the surrounding park to

residents as a valued and much-loved local community facility. Unfortunately, however, she advised that the playground and park was now regarded as tired, worn and neglected with reference made to examples of broken and outdated equipment, damaged gates, cracked and uneven pathways, a lack of benches & bins and broken lighting. These were identified as issues which those in support of the petition felt needed to be resolved in order to encourage renewed use and address concerns relating to safety, with some residents (it was pointed out) now preferring to travel outside of the area to find a cleaner, more usable playground.

Disappointment was also expressed that a playground and park which had previously provided so much joy and happiness to residents was now seen as uninviting, empty, and dirty despite the fact that Roe Green Park was still regarded as one of the largest and most beautiful green spaces in Kingsbury and an area that should be able to serve as the heart of the local community bringing children, families and older residents together.

In seeking a way forward, Julia Cenalia advised that the petition was calling on the Council to support the rebuilding, renovation and modernisation of Roe Green Playground and the surrounding area in order to deliver a space that was safe, inclusive, well-lit and maintained with the provision of modern play equipment as well accessible paths, adequate benches and bins and with a regular maintenance schedule to keep the area falling back into disrepair. It was pointed out that the petitioners saw this as an opportunity for the Council to work in partnership with residents to create a meaningful community space, highlighting that the community needed space not only for small children but also teenagers and young adults with the potential also identified for this to include youth club or leisure facilities that would provide a safe place for socialising, learning and growing and give a sense of purpose and belonging.

In recognising that these type of improvements would require planning and funding, the Council was urged to work in partnership with residents to explore grant opportunities, design options and community involvement so that Roe Green Park could become a space everyone was proud of, highlighting that when investment was made in public spaces this in turn created cleaner, safer and more connected neighbourhoods and gave a sense of ownership and care over the spaces that were shared.

In bringing her presentation to close, Julia Cenalia asked members to visualise Roe Green Park one year from now as an accessible, well-lit and maintained space where children were able to enjoy using safe and modern play equipment and hoped the Council would be able to support the delivery of that vision for Brent's children, families and future generations.

In response, Councillor Krupa Sheth (as Cabinet Member for Public Realm and Enforcement) thanked Anna & Julia Cenalia along with the other residents present for attending Cabinet to ensure their views were represented and to present their petition. As a starting point, in responding Councillor Krupa Sheth felt it important to confirm that the Council had already recognised the need for improvements in Roe Green Park and, as a result, allocated funding towards refurbishment of the area. In seeking to develop these proposals an initial site visit and meeting with local residents had recently been held, with the Village School and ward councillors also involved and the Council committed to working with local stakeholders in terms

of the design and delivery of the improvements and refurbishment, based around an initial target date of 2026. In recognising and welcoming the allocation of funding already identified by the Council to support the improvements being sought, Anna Cenalia (speaking as lead petitioner) also felt it important to highlight the scale of the park and need to explore all available options to attract additional funding in order to deliver the improvements residents were keen to support.

In summing up and bringing consideration of the item to a close, Councillor Muhammed Butt (as Leader of the Council) also took the opportunity to thank Ann & Julia Cenalia for attending the meeting to present the petition. In assuring the petitioners of the Council's aim to ensure that all of the borough's parks and open spaces remained open, inviting and safe for all, he also welcomed the acknowledgement of the financial challenges currently faced by the Council in seeking to meet these commitments. In recognition of these pressures, he confirmed the Council remained open and willing to explore all available funding opportunities, including external grant funding, to support delivery of the improvements being sought, working in partnership with local stakeholders. Taken alongside the commitment outlined by Councillor Krupa Sheth (as Cabinet Member for Public Realm and Enforcement) he ended by once again assuring the petitioners of the work being undertaken to support delivery of improved facilities which he hoped they would also be able to engage with as relevant stakeholders.

5.2 Addressing the mess and nuisance being caused by pigeons under the Network Rail Green Bridge, Kilburn Station

Councillor Muhammed Butt (as Leader of the Council) advised that following consultation with the lead petitioner, presentation of the petition had been rescheduled for the next Cabinet meeting on 10 November 25.

6. Reference of item considered by Scrutiny Committees (if any)

There were no items referred from either the Community Wellbeing or Resources & Public Realm Scrutiny Committees.

7. Q2 Financial Forecast 2025-26

Councillor Mili Patel (as Deputy Leader and Cabinet Member for Finance & Resources) introduced a report from the Corporate Director Finance & Resources detailing the financial forecast for the General Fund revenue budget, Housing Revenue Account, Dedicated Schools Grant and the Capital Programme as at Quarter 2 2025-26.

In presenting the report, Councillor Mili Patel, highlighted that despite the considerable efforts being made to manage the budget, the operating environment and wider economic and social context faced by the Council remained challenging with the latest forecast position reflecting an approach which it was felt continued to balance ambition with responsibility. In recognising the tough financial conditions faced by many councils across the country due to rising costs, high demand, and reductions in funding members were advised that through careful management and collective discipline Brent continued to prioritise its commitment towards balancing its budget. It was noted, however, that this reflected a determined and challenging process involving every service continuing to scrutinise spend, recover income and

seek innovation to ensure they were able to continue operating effectively and delivering the services relied upon by residents.

Whilst acknowledging the challenges identified, members were also reminded that the Council continued to seek opportunities to support the development of services. As an example, reference was made to the £1.5m secured through the Pride in Place fund that would support the Council in continuing to make tangible improvements to the boroughs high streets and public spaces, showing residents that financial discipline remained the foundation for ongoing progress.

Overall, it was felt the report demonstrated the way in which the Council continued to take its responsibilities seriously in seeking to meet immediate pressures whilst also seeking to protect services, innovate, collaborate and invest in long term community strength in order to remain financially sustainable.

In considering the forecast position, Members acknowledged the significant level of financial challenge faced by the Council given the scale and depth of the pressures identified whilst also expressing support for the efforts being made to uphold Brent's core values in seeking to prioritise the most vulnerable and invest in local communities and to continue lobbying for the necessary reform of local government finance in order to provide a fair allocation of resources reflecting need across the borough. Support was also expressed for the innovation and transformation being sought in service delivery, along with the efforts being made to treat staff with fairness and respect, acknowledging the work being undertaken across the Council to continue effectively delivering services in such challenging circumstances.

Given the significant pressures and challenges identified, members also felt it important to recognise the range of proactive measures being taken to transform and protect the delivery of services for residents. With the current forecast overspend at £14.5m these interventions included the introduction of additional spending controls along with efforts to alleviate pressures in relation to housing need, deliver a new model of resident support as well as drive additional savings in the way services were procured and commissioned. Members noted these interventions as being in addition to the progress in delivery of the £8.9m programme of savings already agreed and efforts being made to continue investing in people and infrastructure, working across departments, to transform how the Council was able to support residents and manage its finances.

In acknowledging the challenges identified in seeking to manage demand and address the pressures identified, members highlighted their commitment to continue the work with Corporate Directors in relation to the monitoring and management of budgets in each service area and to take the difficult decisions required in order to deliver and safeguard the council's reputation for financial sustainability.

Having noted the update provided the report and ongoing focus on delivery, Cabinet **RESOLVED:**

- (1) To note the overall financial position and the actions being taken to manage the issues arising, as identified within the report.

- (2) To note the savings delivery tracker, as detailed within Appendix A of the report.
- (3) To note the prudential indicators for treasury management as detailed within Appendix B of the report.
- (4) To approve the virements as set out within section 9.21 of the report.
- (5) To note the discretionary Business Rates reliefs to be awarded as set out within Section 9.18 of the report.
- (6) To approve the amendments to the capital budget as set out in paragraph 12.2 of the report.
- (7) To delegate authority to the Corporate Director for Finance and Resources to agree the terms of the £40m loan facility to I4B as set out in paragraph 12.2 of the report.

8. Brent Youth Justice Plan 2025-2028

Councillor Grahl (as Cabinet Member for Children, Young People & Schools) introduced a report from the Corporate Director, Children, Young People & Community Development providing an overview of the Brent Youth Justice Plan 2025-28 for consideration and approval, prior to its formal submission to Full Council for adoption.

In presenting the report, Councillor Grahl advised the report provided an important opportunity to recognise the valuable nature of the service and support being provided for those children and young people who were at risk of, or had entered, the youth justice system in being able to turn their lives around. In highlighting the commitment and achievements of the Youth Justice Service and the wider partnership work being undertaken, including with schools and communities, members noted the overall progress being made in terms of the reduction in youth violence and reoffending with the 44% reduction in serious youth violence since 2016-17 welcomed as representing young lives steered away from harm, and communities that felt safer as a result.

Recognising that this success was founded on a commitment and successful approach towards partnership working, the opportunity was taken to pay credit to all organisations involved in supporting provision of the service, including the Youth Offending Service, police, parents, mentors and voluntary groups, with the process also reflecting a deliberate shift towards prevention and fairness based on treating young people as children first and offenders second. As a result, members were advised of the way in which the plan presented in the report sought to build on that foundation by seeking to embed prevention hubs, expand mentoring and deepen anti-racist practices to ensure that every child and young person (not matter what their background) was able to benefit from the support available. The opportunity was also taken by Councillor Grahl, supported by Nigel Chapman (as Corporate Director Children, Young People and Community Development) to pay tribute to all staff working in the Youth Justice service as well as wider children social care teams for the wraparound support being provided for young people and also to recognise and commend the multi-agency basis of the service being delivered.

In welcoming the report and commending the positive outcomes being achieved, members also recognised the positive feedback provided through young people and their parents and carers in relation to the service and support being provided (with it noted that 100% of young people responding to the young people, parent and carer survey had felt listened to by their case worker) along with the ongoing partnership work being undertaken. As specific highlights, reference was made to the Child First Approach identified within the Plan (including the welcome focus on neurodivergent children and young people) as well as the focus around Restorative Justice.

In supporting the approach outlined towards early intervention and prevention and in seeking to address the causes of criminal behaviour, ensuring young people were offered the support required, and recognising the balance to be managed between care and justice, members also paid tribute to the personal feedback provided by young people as well as their parents and carers in relation to the value of the service and positive outcomes being delivered.

In thanking all those working within the Youth Justice Service for their efforts, commitment and innovation in supporting young people and ensuring they were treated fairly and with compassion, Cabinet **RESOLVED** to approve the Brent Youth Justice Plan 2025-28 for formal sign off and adoption by Full Council on 10 November 2025.

9. Youth Facilities Capital Investment Programme

Councillor Grahl (as Cabinet Member for Children, Young People & Schools) introduced a report from the Corporate Director, Children, Young People & Community Development detailing proposals to establish a programme of capital investment in youth facilities across the borough, in partnership with youth sector providers, for which approval to the use of Strategic Community Infrastructure Levy (SCIL) funding was being sought.

In introducing the report, Councillor Grahl began by outlining the way in which the proposed investment of £4m in SCIL funding would represent the largest single Council investment in youth provision and infrastructure for a generation, recognising the extraordinary work being undertaken by youth organisations across Brent to keep young people safe, inspired and connected whilst also providing them with the facilities they deserved. Highlighting the specific impact of austerity on the provision of youth services nationally, with 1200 youth centres closed between 2010-2023 and 4,500 youth workers losing their jobs, it was acknowledged that the investment was much needed and timely in seeking to address the previous period of neglect.

Moving on to focus on the support the investment would provide for local youth organisations, members were advised of the way in which the proposals had been shaped by young people themselves who had chosen where the investment should be allocated based on the evidence and priorities identified and with the selection therefore felt to reflect what young people valued most in terms of opportunity, belonging and purpose. The opportunity was also taken, in support of the approach outlined, to highlight that each of the organisations selected were already well known with an established record of delivery across the borough and the projects, ranging

from boxing and sports to education and creative arts, already providing significant impacts for young people and serving as hubs for energy and mentorship in seeking to further unlock potential.

In ending her introduction, Councillor Grahl took the opportunity to thank all those involved in the process as well as everyone supporting the youth sector for their efforts and contribution, with the proposals also highlighted as reflecting priorities identified by local residents in seeking support youth facilities and development of a thriving youth sector.

In welcoming and supporting the investment outlined, members were keen to recognise not only the way in which the programme had been designed to address the challenges as a result the reduction in funding available for youth services due to austerity but also demonstrated the advantages of placed based policy making and co-design with the engagement of young people key to development of the proposals.

The approach adopted was also identified as reflecting the positive benefits which the impact of the schemes included would have on young people across each of the specific local areas covered with reference, as examples, to the inclusion of Cricklewood Boxing Club, Jason Roberts Foundation in Stonebridge as well as the Roundwood and Anchor Youth Hub as empowerment in action and areas where the proposals were likely to make the most difference to young people and communities across the borough.

In recognising that the investment identified in youth facilities would also serve as an investment in the future of the borough and thanking those involved in developing and shaping the proposals, Cabinet **RESOLVED** to:

- (1) Approve the youth facilities capital investment programme as set out within the report.
- (2) Approve the projects for the organisations detailed within paragraph 3.2.8 of the report and use of £4m of Strategic Community Infrastructure Levy to fund the programme as detailed in Table 2, paragraph 5.1. of the report.

10. **Additional HMO Licensing Scheme**

Councillor Donnelly-Jackson (as Cabinet Member for Housing) introduced a report from the Corporate Director Resident & Housing Services seeking approval to the designation of a new additional HMO licensing scheme to the whole area of the borough, with effect from 2 February 2026 (or later date) in accordance with the statutory timescale required for the scheme to come into force. As part of the report, details were also provided on the outcome of the consultation process undertaken with landlords, tenants, residents, stakeholders and other interested parties to inform the process.

In presenting the report, Councillor Donnelly-Jackson advised that the designation being sought was for renewal (for a further five years) of the borough-wide Additional Licensing Scheme for smaller Houses in Multiple Occupation (HMOs). Highlighting that Brent's private rented sector now accounted for over a third of all homes, housing around 100,000 residents across the borough, the opportunity was

taken to remind members of the significant benefits delivered through the existing scheme. These had included a fall in complaints, stronger enforcement to address rogue landlords, with many landlords now working constructively with the Council, and improved compliance with fire-safety and energy standards.

Whilst recognising the provision of a safe, secure home as an essential foundation in life, and progress made in raising standards across Brent's private rented sector through introduction of the Additional Licensing Scheme a number of significant challenges were also identified as needing to be addressed with overcrowding, poor maintenance and unfair practices still acknowledged as affecting many tenants in the private rented sector. As such, it was pointed out that renewal of the scheme had been designed to enable the Council to maintain pressure on those neglecting their responsibilities while supporting landlords who upheld them in a way that recognised the need for fairness and dignity based on the principle that everyone, whatever their income or background, deserved to live in a safe, well-managed home. Through licensing, enforcement and education it was felt the approach outlined demonstrated how Brent was setting that standard and seeking to stand up and protect the rights of tenants in the private rented sector.

In support of the approach outlined and importance of the scheme in safeguarding the rights and living standards of private renters across the borough, members also welcomed the wider benefits identified in relation to the management and regulation of HMOs in terms of driving up standards particularly where HMOs were identified as posing a risk to the health, safety and wellbeing of tenants or causing problems for neighbours in terms of litter and anti-social behaviour.

In noting the evidence base and response to the statutory consultation undertaken in relation to the proposed renewal of the scheme members also recognised its alignment with key priorities and objectives in the Borough Plan in terms of tackling poor housing conditions and improving the quality of the private rented sector. Whilst welcoming the ability the scheme provided to be able to hold landlords to account for those properties being managed in a substandard or potentially dangerous way, members were also keen to acknowledge the constructive engagement and work being undertaken through the scheme with the many responsible landlords across the borough in order to develop and provide a fairer housing market and deliver the security and safeguards required by tenants.

In commending the positive outcomes delivered by the scheme to date, all those involved in its delivery, renewal and support being provided to landlords were thanked for their efforts and having considered the report and supporting appendices, Cabinet **RESOLVED:**

- (1) To note the outcome of the consultation process detailed in the Consultation Report (attached as Appendix 1 to the report), the representations received and the Council's consideration and response to those representations (attached as Appendix 2 to the report).
- (2) To note that the document to support undertaking the public consultation (consultation evidence pack - attached as Appendix 3 to the report) and Housing Conditions and Stressors Report (attached as Appendix 4 to the report) highlighted the scale of problems relating to poorly managed HMOs in the private rented sector, identified the objectives that the proposed additional

HMO licensing scheme would help the Council achieve and alternatives to licensing which had been considered.

- (3) Having considered and noted the matters at (1) and (2) above and using the powers under s.56 Housing Act 2004, to agree to designate a new Additional Licensing area of the whole of the London Borough of Brent from 02 February 2026 or at a later date in accordance with the statutory time required for the scheme to come into force as delineated and edged red on the map in the draft designation attached as Appendix 5 to the report.
- (4) To authorise the Corporate Director of Resident and Housing Services, subject to statutory notifications, to determine an alternative start date for accepting applications for selective licensing, if necessary.
- (5) To agree to the proposed licensing scheme objectives as set out in Appendix 6 of the report.
- (6) To agree the proposed HMO licensing conditions that would accompany any granted HMO licence as set out in Appendix 7 of the report.
- (7) To agree the proposed fee structure for licence applications made under the additional HMO licensing scheme as set out within Appendix 8 of the report.
- (8) Following on from (7) above, to agree to apply the same proposed fee structure to mandatory HMO licenses applications noting that for mandatory licensing, there is no statutory duty to consult on fees.
- (9) To note, in terms of the decisions made, that due regard had been taken of the Equality Analysis as detailed within Appendix 9 of the report.
- (10) To agree to delegate authority to the Director of Housing Services to issue the required statutory notifications in relation to the designation and, in consultation with the Cabinet Member, to ensure compliance in all respects with all relevant procedures and formalities applicable to authorisation of the scheme; to keep the proposed scheme under review during the designation lifetime and agree any changes to the proposed implementation and delivery, including administration, fees and conditions as necessary for the effective administration of the scheme, and give all necessary statutory notifications.
- (11) To agree to delegate authority to the Director of Housing Services to approve the carry forward of any surplus or deficits to the established ring-fenced trading account as and when necessary, subject to consultation with the Chief Finance Officer.

11. Authority to Proceed with New Energy Efficient Heating for The Oaks and Pharamond

Councillor Donnelly-Jackson (as Cabinet Member for Housing) introduced a report from the Corporate Director Resident and Housing Services seeking approval to proceed with a project to install energy efficient heating to replace the existing system in the Council owned blocks of flats known as The Oaks and Pharamond, funded utilising a combination of The Warm Homes Social Housing Fund (WHSF),

previously known as the Social Housing Decarbonisation Fund, and a co-funding allocation from the Council's Carbon Offset Fund.

In introducing the report, Councillor Donnelly-Jackson advised members that the proposals outlined involved a £3.15m retrofit to replace the current oil, gas and electric systems at The Oaks and Pharamond with ground-source heat pumps and improved insulation. Highlighting the climate emergency as one of the biggest challenges faced by current and future generations, members noted that the scheme represented a practically and local example, involving the Council's own housing stock, of the contribution that could be made including the cutting of 6,000 tonnes of CO₂e over the schemes lifetime whilst also providing warmer homes and lower energy bills. In terms of the borough overall, it was noted this would also provide a measurable reduction in emissions and move the Council a step closer to its 2030 net-zero target. The investment in sustainable technology, which members were reminded would include a combination of national Warm Homes Social Housing funding supported by Brent's Carbon Offset Fund would also, it was pointed out, support the Council in not only reducing carbon but also future proofing its housing stock and supporting local green jobs.

In noting the timescales for delivery, as detailed within section 5.2 of the report, and expressing support for the scheme, members were keen to recognise the contribution being made to the Council's overall Climate and Ecological Emergency Strategy as well as Brent's growing green-skills sector. The use of the Council's Carbon Offset Fund was also welcomed in contributing towards the overall viability of the scheme, with the opportunity taken to thank officer for their stewardship of the Fund.

In support of the way in which the scheme would contribute as part of the Council's ongoing commitment towards a fair green transition, Cabinet **RESOLVED**:

- (1) To approve adding the New Low Carbon, Energy Efficient Heating for Oaks and Pharamond housing to the Capital Programme.
- (2) To note that the budget of £3,150,911 would be funded by £1,082,353 Warm Homes Social Housing Fund grant and £2,068,558 Carbon Offset Fund.
- (3) To authorise the Director of Housing Services to enter the necessary procurements to deliver the scheme including a works contractor and a technical consultant.

12. **Corporate Performance Update & Q1 Performance Monitoring 2025-26**

Councillor Rubin (Cabinet Member for Climate Action & Community Power) introduced a report from the Corporate Director of Service Reform & Strategy, which provided Cabinet with an overview of corporate performance in Quarter 1 2025-26.

In presenting the report, Cabinet noted that the performance monitoring update provided a detailed assessment against the full suite of Key Performance Indicators developed to monitor delivery of the desired outcomes and corporate priorities within the new Borough Plan 2023-2027 focussed around the delivery of prosperity, sustainability, and thriving communities across Brent. In terms of a brief overview,

members attention was drawn to the 60 Borough Plan key indicators included with the performance scorecard of which 47% had been identified as green (on or above target) with strong performance identified across employment, skills, environment and community engagement.

In recognising the efforts outlined within the report to focus on performance in the delivery of key services and priorities within the context of the wider financial and demand led challenges faced by services across the Council, specific reference was made to the positive performance achieved over the latest monitoring period in relation to a number of targets. These included the number of residents being supported through Community Hubs, the percentage of jobs through Brent Works being paid at least the London Living Wage and reduction in carbon emissions.

Whilst keen to acknowledge the achievements outlined, reflecting the work being undertaken to make Brent cleaner, fairer and more inclusive, it was also recognised that there were areas in which the need for improvement had been identified with the Council committed to addressing these challenges despite the financial pressures identified.

In considering the report, members welcomed the performance data provided as a means of providing a clear foundation for action and as a basis for the effective targeting of resources and focus for improvement of services. Highlighting the open and transparent nature of the report and opportunity provided to ensure work continued to be undertaken jointly by Cabinet Members with their relevant Corporate Directors in seeking to manage delivery of the highest standards of service, whilst also seeking to mitigate against the financial challenges and strategic risks identified as part of the overall approach towards supporting local residents and in support of the priorities within the Borough Plan, Cabinet
RESOLVED:

- (1) To note the Borough Plan 2025-26 performance reporting for Q1 as set out in section 3 and Appendix A of the report.
- (2) To note the current and future strategic risks associated with the information provided and agree the remedial actions on strategic risks identified as appropriate alongside the challenge on progress being provided with responsible officers as necessary.

13. Brent Purpose Built Student Accommodation Planning Position Statement

Councillor Benea (as Cabinet Member for Regeneration, Planning & Property) introduced a report from the Corporate Director Neighbourhoods & Regeneration outlining recent trends for purpose-built student accommodation (PBSA) both delivered and within the pipeline across Brent, and seeking approval of a Brent PBSA Planning Position Statement for consultation.

In presenting the report, Councillor Benea began by highlighting the importance of balance in the approach outlined, not only in terms of listening carefully to residents but also in seeking to act with fairness and foresight. In welcoming the transformation of Wembley over the past decade into one of London's most dynamic growth areas, the significant role the provision of Purpose-Built Student Accommodation had played in that process was acknowledged given the

investment and vibrancy created, with the contribution made by students to Brent's economy and cultural offer and in enriching the fabric of the borough also recognised.

In considering feedback from residents, however, the need had now been identified for this balance to be recalibrated. With more than 3,800 student beds either having been delivered or approved, Councillor Benea advised the time was right to pause and reflect on the kind of development Brent now needed moving forward, reflecting the extent of housing challenges faced driven by the need for more family sized accommodation as well as homes for key workers, older residents and genuinely affordable housing. It had therefore been within this context that the temporary Planning Position Statement outlined within the report had been designed providing an opportunity, pending review of the Local Plan, to ensure that future development was able to support a mix of housing that met genuine local need. Whilst being clear that Brent continued to welcome students, investment and development, the Statement also provided a focus for development partners on the type of schemes the Council now required to assist in tackling the housing emergency.

In highlighting that Brent remained a world-class borough for investment and place of opportunity, diversity, and creativity the opportunity was also taken to recognise the tireless work of the planning team in seeking to balance the needs of residents and ambition of developers against the reality of an unprecedented housing crisis with it recognised that the borough and London as a whole could not stand still in the face of change. Referring to the government's target of delivering 1.5 million new homes nationally it was recognised this would require every Council to play its part but with the need identified to ensure this was delivered in a way that was sustainable, inclusive and fair, which members noted had been the aim of the approach adopted within the report and with Brent continuing to lead with balance, build with purpose, and plan with care.

In support of the approach outlined, members recognised the concerns being raised by residents not only within Wembley but across other parts of the borough regarding the trend experienced in relation to the level of purpose-built student accommodation when compared to conventional housing schemes and potential imbalance this was creating in addressing priority housing need across the borough as well as impact on the mix and make up of local communities in those areas. As a result, the clarity which it was felt the Statement would provide in advance of the Local Plan review was welcomed in terms of outlining what the Council considered to be an acceptable concentration of purpose build student accommodation in supporting the delivery of balanced and mixed communities across the borough and consistent framework it would provide in managing development to meet the Borough Plan priorities as well ongoing housing demand and to secure a better mix of homes and supporting infrastructure.

Having noted the recent trends of purpose-built student accommodation in Brent along with relevant planning policy provisions and need to ensure development remained focussed on delivering balanced and sustainable communities,
RESOLVED:

- (1) To approve the Brent Planning Position Statement for Purpose Built Student Accommodation as set out in Appendix A of the report for consultation.

- (2) To delegate authority to the Corporate Director Neighbourhoods and Regeneration in consultation with the Cabinet Member Regeneration, Planning and Property to consider the consultation responses under (1) above, the need for any changes, and whether to adopt the Brent Planning Position Statement for Purpose Built Student Accommodation and for this to be a material consideration in respect of decisions on planning applications.

14. Exclusion of Press and Public

There were no items that required the exclusion of the press or public.

15. Any other urgent business

There were no items of urgent business.

The meeting ended at 10.45 am

COUNCILLOR MUHAMMED BUTT
Chair