Item 9.3

Full Council – 16 November 2026

Green Group Motion

Building Better: Bringing Quality, Public Ownership and Community Value to Housing

This Council Notes:

- Brent Council has responded to a national housing crisis with intensive development, completing more homes than any other local authority in 2026.
- Brent Council has recently changed its social housing allocation policy to attempt to tackle growing demand and dwindling social housing supply, alongside the adoption of national planning reforms that reduce local democratic input.
- Despite significant public investment, 'regenerated' housing in Wembley and Kilburn remains unaffordable to Brent residents and routinely riddled with major construction defects.
- Brent Council recently allowed 143 newly built homes in South Kilburn to be sold directly to private equity to preserve the project's "financial viability."

This Council Believes:

- A philosophy of building as much and as quickly as possible and tinkering with planning laws and allocations schemes will not address the root causes of the housing crisis.
- A new approach to housing in Brent is required that considers housing and land ownership, build quality, and wider social benefit, and doesn't treat housing as a speculative investment asset.
- Stronger safeguards and incentive realignments are required to ensure new housing developments deliver high-quality homes, long-term community benefit and genuine affordability.
- Providing social housing and protecting biodiverse green spaces are complementary objectives and should not be treated as competing priorities.

- Publicly owned land and assets should be used in ways that maximise long-term public value and community benefit.

- Community-led housing can and should play a significant role in delivering affordable and sustainable housing, as an alternative to public-private partnerships.

- Residents have a right to safe, healthy, climate resilient and well-maintained homes. Poor-quality construction carries unacceptable costs for residents and public finances.

This Council Resolves to:

(1) Call on the Government to introduce new council powers including reforming Right to Buy, long-term social housebuilding funding and resourcing councils to acquire long-term vacant residential properties and integrate them into the social housing supply and measures to treat housing principally as a place to live rather than as a financial asset.

(2) Request that Cabinet:

(a) Conduct a feasibility study to explore community-led housing delivery schemes (such as Community Land Trusts), when council-owned land or property is being considered for development or disposal.

(a) commit, where publicly owned sites are being redeveloped, to endeavour to retain long-term public ownership of the land and associated assets developed thereon.

(b) consider imposing an immediate 20-year moratorium on authorising the sale of housing units to private equity firms or similar institutional investment vehicles.

(c) consider including a standard contractual clause within all future housing development agreements requiring developers to accept financial liability for defects arising from poor workmanship, substandard materials or related construction failures that become apparent within 20 years of completion.

(d) commit to excluding contractors who have previously delivered defective building work for Brent Council under the Procurement Act.

(e) Prioritise, where feasible, the refurbishment, retrofit and re-use of existing homes and buildings over demolition and redevelopment.

Councillor Paul Ryan
Kilburn Ward