Brent

**Item 9.3(a)**

## Full Council – 16 November 2026

## Amendment submitted by the Labour Group to the Green Group Motion

***Proposed amendment – To delete the wording indicated add the wording underlined in red:***

# 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~~ to turbocharge housebuilding.

- ~~Despite s~~ Significant public investment~~,~~ in ~~'~~regeneration~~ed' housing~~ in Wembley and Kilburn has delivered much needed housing. This investment underlines the importance of high building standards and ensuring developers are to held account for ~~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."~~ enable the transformative regeneration of the area promised to residents.

**This Council Believes:**

- A philosophy of building decent, safe and high quality homes at pace ~~as much and as quickly as possible and~~ ~~tinkering with~~ alongside reforming planning laws and allocations schemes will ~~not~~ in time address the root causes of the housing supply crisis.

- ~~A new approach to housing in Brent is required~~ Brent's approach to housing must continue to ~~that~~ considers housing and land ownership, build quality, and wider

social benefit, ~~and doesn't~~ ensuring ~~treat~~ housing is treated first as a place to live rather than as a speculative investment asset.

- Stronger safeguards and incentive realignments are ~~required~~ part of the Brent approach 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~~ Alongside public-private partnerships, Brent is proud to be working with Brent Community Land Trust on proposals for more affordable homes.

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

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

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

(d) ~~consider including a standard contractual clause within all future housing development agreements~~ Continue to uphold the provisions of the Building Safety Act 2022 ~~requiring~~ ensuring that developers are held accountable ~~to accept financial liability~~ for defects arising from ~~poor workmanship, substandard materials or related construction failures that become apparent within 20 years of completion~~ their actions.

(e) Make full use of the Procurement Act ~~commit~~ to consider excluding contractors who have previously delivered defective building work for Brent Council ~~under the Procurement Act~~.

(f) ~~Prioritise,~~ Consider where appropriate and viable ~~feasible~~, the refurbishment, retrofit and re-use of existing homes and buildings over demolition and redevelopment.

Councillor Matt Kelcher
Harlesden & Kensal Green Ward