

Future Built For Everyone, Economy Fit For All	Oct 2019 update
Increase level of inward investment achieved via the council	
Capital West London inward investment programme being delivered	Ongoing promotion at international level in Germany and France (MIPIM) and the annual West London Growth Summit is scheduled for the 29th Oct.
Support provided by Brent Business Board – supplemented by new Brent for Business website	<p>Brent for Business events programme now commissioned, including Business Awards 2020, Business Expo 2020, and Supply Chain B2B event in 2020. Supplemented by a programme of smaller business seminars that are being evaluated (number of attendees, feedback, outcomes). Brent for Business newsletter has over 1,000 subscribers (since post-GDPR refresh). Brent for Business website is live.</p> <p>The Business Board has also agreed the trial of providing HR support to small businesses and VCS organisations to recruit apprentices, including the transfer of apprenticeship levy for costs of training delivery. This is an innovative programme, launching formally in Jan 2020.</p>
Commissions underway for Willesden, Church End and Harlesden to consider diversification of town centres	<p>Studies are complete and next steps are being developed.</p> <p>A Meanwhile Strategy is being developed, which would expect to consider town centre diversification.</p>
Secure the delivery of workspaces (inc. affordable workspace) in new developments in appropriate locations, by applying local plan policies	Consent granted for circa 2,000 sqm workspace, including 1,450 sqm of Affordable Workspace within Peabody Alperton House scheme. Planning applications submitted and currently being considered for 620 sqm Affordable Workspace in Abbey Manufacturing Estate scheme (ZED homes, Alperton) and 3,600 sqm workspace in former Copland School site scheme (Brent Council, Wembley)
Explore options to make direct investment in the provision and operation of workspace	<p>Affordable Workspace Strategy and Action Plan being developed to improve affordable workspace outcomes in the borough.</p> <p>Council also considering acquisition and investment in Harlesden Town Centre assets to deliver new affordable workspace.</p> <p>Affordable workspace is also being considered in plans for Bridge Park and Morland Gardens proposed developments.</p>
Protect existing Local and Strategic Employment sites and via site allocations and masterplanning seek intensification of workspace	<p>Draft Local Plan includes policies on protecting the borough's local and strategic employment sites (policy BE2). Site allocations have been identified in a number of growth areas, where employment uses including affordable workspace will be intensified and delivered. Policy BE1 of the plan seeks affordable workspace in the growth areas of Alperton, Burnt Oak Colindale, Church End, Neasden, Staples Corner and Wembley.</p> <p>Consultation on the final draft Local Plan will start on 24 Oct for six weeks, closing on 5 Dec.</p>
Enterprise Hubs created in each growth area	Affordable Workspace Strategy and Action Plan being developed to improve affordable workspace outcomes in the borough.
Produce our new Local Plan	
Produce an updated consultation statement, setting out issues raised & how we will address	Consultation statement produced
Produce a publication version of plan and invite comments	Plan is at Publication Stage (Stage 3), consultation open from 24 Oct - 5 Dec 2019
Increase in housing supply	
Bring forward sites (including for estate-wide regeneration)	1,164 new homes currently being either designed, going through planning, or in construction through the New Council homes Programme (NCHP). Whilst not included within the forecast, subject to community ballot it is anticipated that an additional 250 homes per annum could be developed in the future. The mixed development sites programme is moving forward at pace with 8 key strategic sites expected to deliver 540 new homes.
Improve relationships with local housing associations to contribute to the council's target for affordable homes	<p>Supply and Partnerships Service continues to work with local housing associations to ensure positive relationships are maintained. This includes working with Registered Providers (RPs) to ensure issues raised by residents and members are resolved, and facilitating joint working in relation to specific housing sites and pipeline opportunities. Strategic delivery board in September included a presentation on the local market and how RP's can maximise affordable housing programmes. This included reviewing shared ownership price points.</p> <p>The service also acts as a facilitator between RPs and other council services such as Planning, to assist with expedient delivery of new homes.</p>

Start on site of new affordable homes & deliver above target	Majority of completions are scheduled for Oct 2019-Mar 2020. Projected supply currently estimates that 473 new affordable homes will be completed at the end of the financial year by the council, registered providers and other mixed developments. 121 homes have been delivered to date.
50% affordable policy in local plan	The draft Local Plan includes an affordable housing policy which seeks 50% affordable housing on schemes of 10 units or more. Within this, 70% to be Social Rent/ London Affordable Rent and 30% intermediate products which meet the definition of genuinely affordable housing, including London Living Rent, affordable rent within Local Housing Allowance limits and London Shared ownership. (Policy BH5 of the Local Plan). Consultation on the final draft Local Plan will start on 24 Oct for six weeks, closing on 5 Dec.
Support RPs to encourage greater investment - grant funding from LGA and via the planning process	51 new homes (at affordable rent) have been delivered in conjunction with Registered Providers (RPs) to date. There are 174 shared ownership homes projected for the financial year, however, whilst 17 have been completed to date, the market has stagnated across London and as a result, RPs are exploring switching tenures to London Living Rent.
Reduction in TA households	
Work with those at risk of homelessness to secure alternative accom in the PRS	Housing Needs continue to support families at risk of homelessness to secure alternative accommodation in the PRS. This is primarily done through the Find Your Home scheme, where families are given advice and assistance, including financial support to secure accommodation. The council also procures properties which are used to prevent homelessness. As at 30 Sept, 198 families have been accommodated in the PRS to prevent homelessness.
Increase supply of affordable PRS accommodation through i4B	As at 30 Sept, 25 properties have been purchased by i4B. The current forecast is that 60 properties will be acquired by 31 Mar 2020. Since Apr, 44 i4B properties have been let to homeless families to end the main homeless duty. This figure will include some properties acquired at the back end of 2018/19, as well as some re-lets.
Update on HALS work	The number of HALS properties continues to reduce as owners are exiting the market at lease end. The largest HALS portfolio is with Notting Hill Genesis (NHG), and the council have agreed a further increase in the management fee on 290 NHG properties, which will help NHG to negotiate new leases to reduce the rate of properties being handed back. The other major HALS portfolio is with Network Housing, who have confirmed that they wish to exit the HALS market. They are currently in negotiation with Capital Letters to assign their HALS portfolio to them. If this does not go through it is likely the council will take on the portfolio to prevent loss of these properties.
Embed the work of Capital Letters	Brent seconded 4 officers from the Housing Needs service into Capital Letters on 30 Sept 2019, and the volume of properties procured has remained consistent. The properties that are procured from this date will attract the MHCLG subsidy of £1,400 per property. As the Capital Letters team develops, with other member boroughs seconding staff in as well as Capital Letters appointing their own officers, the volume of accommodation procured will increase.
Keep traffic moving	
Identify pavements in need of repair, develop renewal prog, seek funding	Recent performance has been improving following a frontline officer/contractor workshop. For Aug and Sept performance was 89% and 85% on time, with 97% and 99% completed overall in the month