

# What is the New Council Homes Programme?

## with Cllr Eleanor Southwood

Cabinet Member for Housing and Welfare Reform



*Dear resident,*

I'm Councillor Eleanor Southwood, Brent's cabinet member for housing and welfare reform.

We have a chronic housing shortage here in Brent, as there is across London, and the people who really suffer because of this are larger families in Brent, who are very often living in unaffordable and overcrowded homes, or in temporary accommodation for many years. There are currently over 1,400 households in temporary accommodation in Brent and although this has been reducing year on year through our efforts, this is still too many families without a permanent home to call their own.

Currently the average wait for a three-bed home here in Brent is 14 years. We are determined to do something about this, which is why the Council has committed to building 1,700 new council homes by 2028.

This is part of a much bigger picture. We are also investing in our relationships with private developers and our housing association partners, to make sure that we really increase the amount of genuinely affordable housing for families in Brent. The overall aim is to see an average of a 1,000 new affordable homes built across Brent, every year for the next five years.

We do not have a huge amount of land to build on here in Brent, which is why we need to look at every opportunity to make the most of what we have. So that might mean better use of smaller parcels of land and looking at smaller developments to determine if they can be expanded.

I do appreciate that building in this way may result in building very close to existing homes and that this can be hugely disruptive. This makes it even more important that we listen to what current residents say and that you are able to have your say when schemes come forward.

I hope my message and the information on our website is helpful.

There are plenty of ways to contact us and we really do want to hear what you think and would welcome your feedback.

Thank you for taking the time to read this message.

*Yours faithfully,*

*Cllr Eleanor Southwood*

For more information and to see our short presentation on the proposals, please visit <https://haveyoursay.brent.gov.uk/en-GB/> or simply scan the QR code

If you want this leaflet in another language please contact 020 4539 7200



# Our vision for Minterne Road

Located within the Kingsbury area, Minterne Road represents an excellent opportunity to develop a new family home. The land is currently occupied by four garages on hardstanding surfaces and neighboured by the forecourt of 1 Minterne Road to the east and two-storeyed flats to the west.

The area is served by a wealth of public transport networks reducing the need for private car usage, with Kingsbury station just 0.3 miles away and comprehensive bus networks on the Mall within 2 minutes walking distance enabling greater connection to tube stations further away. The local area is well served by public amenity space with Lindsay Park just 5 minutes walking distance away.



## Summary of proposed development

- Demolition of the existing four garages to be replaced by a new 4-bed family home improving the site's character and general appearance with a new active front and planted landscaping.
- This site will bring a new family home to the area directly meeting Brent Council's needs to deliver more housing, especially for families.
- Carefully designed to minimise overlooking of neighbouring properties with ample garden space, a private screened terrace on the first floor and no windows on sloped walls adhering to Brent's design guide to protect and provide amenity.
- Off-street parking will be provided alongside secure bin storage contained on site, which is located next to the neighbouring car parking area reducing the contact neighbours will have with vehicles while in their properties.

For more detailed information about what is happening please visit our website at <https://haveyoursay.brent.gov.uk/en-GB/>

## Why is this development being proposed?

It is widely appreciated that there is a housing crisis in the UK and that we are not building enough new homes. This is especially true in London where private housing is beyond the incomes of many families.

Here in Brent we are proactively building new homes for our residents to help

alleviate the shortage of affordable homes, with a target to build 1,700 new council homes by 2028.

Therefore, Brent Council needs to look carefully at all available land and property assets that we own such as Minterne Road to provide much more needed affordable housing.



As you can see from this aerial photograph, the site where we are planning to build one home is located at Minterne Road. It is on an existing estate and will help meet the family housing need in the London Borough of Brent. We hope that you will support our plans and welcome the new residents to your neighbourhood.

## We want to hear from you!

Please visit our consultation page on the Brent Council Website here or simply scan the NHS style QR code on your phone and share your views with us.

<https://haveyoursay.brent.gov.uk/en-GB/>

Please share your views with us before 25th March 2022

If you want to discuss any of the details, please call Henry or Morgan on 020 4358 7200 or e-mail [henry@theccp.net](mailto:henry@theccp.net) or [morgan@theccp.net](mailto:morgan@theccp.net)

