Brent

NEW COUNCIL HOMES PROGRAMME

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# What is the New Council Homes Programme?

## with Cllr Promise Knight

Cabinet Member for Housing, Homelessness and Renters Security

*Dear resident,*

I'm Councillor Promise Knight, Brent's cabinet member for housing, homelessness and renters security.

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. In our manifesto we committed to delivering at least 1,000 new council homes ourselves and over 5,000 affordable homes with partners. We'll concentrate on bringing more accessible and family-sized homes forward, as fast as we can.

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 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 newsletter and website is helpful.

There are plenty of ways to contact us. 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 Promise Knight*

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

If you want this leaflet in another language please contact 020 4538 7200

# Our vision for Clement Close

Located in Willesden, Clement Close represents an excellent opportunity to utilise land to deliver new family homes. The site is currently occupied by 9 individual buildings with a total of 88 residential units comprising of a varied mix of housing including bungalows, town houses and blocks of flats.

The area is well served by a wealth of local transport links. Clement Close is located within one mile of three tube stations; Willesden Green, Brondesbury Park and Kensal Rise; and is further connected to the comprehensive bus network. The local area is well served by public amenities with Willesden Green high street within walking distance, a wide variety of local sports provision and both primary and secondary schools nearby.

Access to the site will be retained by the existing entry from Milverton Road. By maximising available space in Clement Close we believe we will be able to deliver 22 new family homes and shared green space that current residents enjoy.

## Summary of proposed development

- Landscape improvements for all residents.
- Demolition of an existing bungalow to the west of the site to be re-developed alongside infill of land adjoining existing buildings and the boundary of the site.
- Deliver 22 new family home directly contributing to Brent Council's aim to deliver more social housing.
- A mix of housing types including flats and houses that will use underutilised space and retain the central green space for all residents.
- Carefully designed to minimise overlooking of neighbouring properties.

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

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# 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 homes.

The Mayor of London's New London Plan sets the ten-year targets for building new homes for each one of London's Councils. Here in the London borough of Brent, the 10-year housing target is 29,150 homes to be built by 2028. This means we have to build 2,915 houses every year.

Therefore Brent Council needs to look carefully at all available land that we own on our existing estates and identify pieces of land like this one at Clement Close to provide more much needed housing.

As you can see from this aerial photograph, the site where we are planning to build 22 homes is located at Clement Close. 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

Please share your views with us before 13 July 2022

If you want to discuss any of the details, please call Henry or Morgan on 020 4538 7200 or e-mail henry@theccp.net or morgan@theccp.net