

A CRITICAL ANALYSIS OF THE CHALLENGES FACED BY RESIDENTS IN LONDON BOROUGH OF BRENT IN OBTAINING SOCIAL HOUSING

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ABSTRACT: *‘Social housing’ has become an urgent and important topic of discussion in London Borough of Brent. In England and Wales the social welfare system has been in existence for many years and the public housing system also is mature. However, in recent times the supply of social housing has basically dried up, requiring a significant investment to build, and/or bring into use, on average 50,000 additional homes, in order to stop the decline and meet the 10% annual increase in housing demand. The gap between the rich and poor is considerably large, and is still increasing; many people with low income cannot afford their own houses since the minimum down-payment requirement is increasingly high. This explorative research provides an overview of ‘Social housing’ in London Borough of Brent in order to find out some applicable policy suggestions for the Borough’s housing system. Results of analysis show that current housing status in Brent reflects some of the general housing difficulties faced by residents across the country particularly London, in that, for one, it takes a long time for a householder to achieve down payment on their target property in order to assume full house ownership due to inflated house price and difficulty of mortgage market since the banking crises.*

KEYWORDS: Borough of Brent, Challenges, residents, Social Housing.

INTRODUCTION

Study area of the Borough on which this research is based



Source: London Borough of Brent Housing Needs Survey, 2013

Over the years there has been an overwhelming increase in house prices in the United Kingdom. The recent GLA research shows that 100,000 homes are required per year over the next ten years in order to increase the supply of housing and deal with unmet demand. The Coalition Government has committed to deliver an £19.5 billion of investment to build 170,000 more affordable housing in London. However, house prices look set to increase further this year as confidence in the market surged to its highest point in more than a decade.

A house is expensive to own and to rent. It is also one of the indices of economic and social development. According to Kitchen (1997), of many characteristics of recent British urban regeneration policy, the importance of housing has a huge role to play in this process as a component in the quality of people's lives. But despite the importance of adequate housing in national affairs, the problem of need exceeding demand or patterns of supply not matching that of demand is always present. Recently, the property market is cooling down in London due to a number of factors (Council of Mortgage Lender, Nationwide report).

In the UK, as in most developed countries, housing stands out as one of the most important item of personal expenditure. Housing is a basic requirement for every individual. It also plays an important determinant of people's life chances and, next to agriculture, housing usually forms the largest single land use. Apart from food, housing stands out as most essential material need. Poor quality housing has been cited as one of the main contributors to poor health in Britain today.

However, over the years there have been significant move away from investment in housing provision for those most in need. From 1979, council housing was sharply reduced. By the end of the third term of the conservative government, well over one million local government dwellings had been sold under right to buy, new construction was virtually ceased and the transfer of council estates to other landlords had become a reality. Since 1979, there has been a rapid increase in home ownership in Britain; fuelled to a large extent by government policies which caused the private sector to cut back investment in developing new private dwelling. This is because demand will be less as a result of people's preference to buy cheaper council houses instead of the more expensive private development.

When all these factors came in place, local government provision of housing was badly affected. It could no longer meet its original commitment to the public, it no longer was able to rescue the homeless, and it ceased to be the custodian of welfare philosophy and became government by proxy. It was felt by the conservative party that provision of public housing by local government would stifle the future chance of the party winning election, due to the conceptual believe that they will attract the population that traditionally voted the labour party. While in the Labour camp, it was seen as the only way to encourage people to vote labour and join the labour party. This opposing view was acted out in the local government political battlefield. Some argued, the conservative party, when they came to power in 1979, embarked on a series of measures and legislation to make local government provision of housing a thing of the past. Private sector organisations were encouraged to form Housing Associations, and what used to be public housing financial resources was now given to Housing Associations and private sector organisations to build houses for sale. From then on the extent to which people looked up to local authority for provision of housing now diminished. People could now get houses from Housing Associations and other corporate bodies.

Since 1979, rented housing in general and local council housing provision in particular have been on the decline. The local authority housing provision has been on the decline since the conservative government regime started in 1979. As Goodlad (1993) observes, the conservative government presided over:

- A decline in local authority new buildings to its lowest peace time level since 1920
- An actual decline in the availability of council housing to rent for the first time since 1919
- A programme of council house sale which represented the largest single privatisation programme of the government
- The termination of any significant role for new towns in the provision of housing and
- A dramatic fall in exchequer subsidies to council housing.

There was also a new approach to rents and subsidies with emphasis placed on achieving a balance between spending on investment and subsidy, with the long term aim being to reduce the overall level of housing subsidies over a period of years. This is to enable a greater proportion of the resources available for public expenditure on housing to be devoted to capital rather than current expenditure. The action taken to achieve the above aim gave central government unprecedented powers to force up council rents and left local authorities with limited room to manoeuvre. The money realised by selling council houses was not used to replace sold houses.

Given the present situation, one could say that under present government the will is there to revive local authority housing. The present government has stated that they will create more social housing. Rt Hon Grant Shapps MP, minister of state for housing said the present government will provide more new homes. His article in the Evening Standard Newspaper on Thursday 23 August 2013 stated that this Coalition Government is delivering £19.5 billion of investment to build 170,000 more affordable homes.

London Borough of Brent is very much committed in the provision of affordable housing to its citizens. While higher housing prices in Brent will be good news for many homeowners, thousands of local residents could be priced out of the housing market permanently by spiralling prices, although there are signs that house prices are cooling down recently. Brent has succeeded to date in investing primarily within Brent with few schemes beyond its boundaries. There is Brent Borough wide growing awareness that the viability of the borough is threatened by lack of affordable accommodation for its citizens. This research therefore focuses on “A critical analysis of the challenges faced by residents in London Borough of Brent in obtaining social housing”

Aim

The aim of this research is to analyse the challenges faced by residents of London borough of Brent (LBB) in obtaining social housing and to examine whether action being taken by Brent council is sufficient to meet housing demand.

Objectives

1. To introduce successful policies and development experiences of both central and local governments.
2. To find out if such policies can be applied also in Brent.

3. To analyse the possibilities by comparing the backgrounds, policies implementation and other circumstances.
4. To critically analyse the current housing situation in Brent.
5. To indicate both potentials and challenges that could help Brent local government and potential investors to have a basic understanding of the issues of affordable housing and its possible development and direction, in the future

Research Questions

This research mainly focuses on answering the several questions posed by Brent council's social housing policies and needs. They are;

1. Why is it difficult for its citizens to get on the property ladder?
2. What measures have been put in place by Brent council to tackle the problem of affordable housing in the borough?
3. Why it is so important to develop affordable housing in order to achieve sustainable development target in housing growth?
4. What are the alternative options for Brent government to alleviate the problem in affordable housing development process?
5. How many more affordable housing needs to be built to help meet the housing demand for residents in Brent?

LITERATURE REVIEW

Challenges Faced By Residents In Brent In Obtaining Social Housing

A house is expensive to own and to rent. It is also one of the indices of economic and social development. According to Kitchen (1977), of the many characteristics of recent British urban regeneration policy, the importance of housing has a huge role to play in this process as a component in the quality of people's lives. But despite the importance of adequate housing in national affairs, the problem of need exceeding demand or patterns of supply not matching that of demand is always present.

With Brent's population estimated to be 289,000, and with a total of 5,500 people in Brent that need affordable housing, and nearly 20,000 households on its register, Brent's current housing stock of 108,930 homes is clearly insufficient to meet its current resident's accommodation need. Brent has the third highest average household size in the country. Overcrowding is a problem. Brent has the 17th highest average house price in London, but 3rd lowest average household income, (www.brent.gov.uk).

Brent housing need cannot be seen in isolation as the Borough is an integral part of the greater London market which requires at least 35,000 additional homes a year but is currently providing less than 25,000. Competition arising from the shortage of suitable housing in Brent has resulted in the tripling of its average home price in the last ten years, the highest increase in London. It has also led to Brent having to provide temporary accommodation for 4,500 homeless households, many of them housed outside Brent because of the shortage of rental family accommodation (Brent LDF – Issues and option papers 2013).

As house prices and lack of affordable housing begins to have impact on Brent residents' overall quality of life there is growing focus on the need for more affordable housing in Brent (Cousins, Dunmore, 2001) .

Factors Affecting Brent Council Social Housing

Among other factors, the loss of housing stock through right to buy has not been balanced by provision of new homes over a period and,

Despite recent increases in investment and recognition of need to boost supply overall, it is apparent that;

- This shortage will not be remedied quickly,
- This has been coupled with a general move towards owner-occupation which, despite current problems, is seen as the tenure of choice by most households,
- The poor are facing perfect storm of cuts and housing issues that is leading to a crises in the Borough,
- There is shortage of land to build houses on,
- There are no empty properties, few that are empty are privately owned,
- Brent residents have not benefited from government schemes like help-to-buy, sure move, First step
- A combination of benefit cuts, the universal credit – which caps tenants housing allowance – a shortage of housing stock and rising rents are all contributing to tough times for people in Brent who are either unemployed or in low income (www.brent.gov.uk, Newsletter, Clark, 1993).

How to Increase Housing Capacity in Brent

Brent housing strategy 2009 – 2014, has among others the following objectives:

- To significantly increase the supply of affordable dwellings thereby reducing homelessness.
- To improve the quality of existing stock.
- To integrate housing issues with other corporate plans and initiatives.
- To provide a Linkage between housing regeneration with other regeneration projects.
- To bring empty houses into use and convert empty and underused buildings into new housing.
- To regenerate the major run-down estates in the Borough.
- To identify small piece of land in council estates and build a handful of flats.
- Identification of other open land on which to build new housing and
- To provide access to private rented accommodations.

The Concepts of Housing Need and Affordability

Although housing need may be easier to define, affordable housing could be said to be more difficult to define as it is affected by many external factors. Affordability is said to be a more complex problem to define than housing need (Bramley 1990). The term affordability has been in use for some years in relation to housing provision in the ‘Third World’, but in Britain it has been in common usage only since the late 1980s (Hallet, 1994). Before this time, it was seen as not necessary to define affordability directly. The debate has instead concentrated on definitions of housing need in terms of physical and utilisation standards (Whitehead 1991). However, trying to use the term affordability has not always been common.

There were two main factors that led to considerable debate about affordability in British housing. The first was the White Paper on housing in September 1987 (Housing: the Government’s Proposals, CM214) which proposed changes in the subsidy systems for social

rented housing and to the fair rent system, which had been the basis of rent setting in housing associations for many years. The second was the boom in house prices in 1988-99, followed by rising interest rates and falling prices.

Research undertaken by Bramley (1990) suggest that during the boom conditions of 1989, affordability among first time buyers under thirty years old was even less than hitherto acknowledged. He showed that, nationally, only 22 percent of potential new homeowners earned enough to buy a new three bedroom house, while in London it was as low as 10% (compared with 38% in the North and North West). Bramley (1991) subsequently showed that despite the onset of the slump in house prices affordability among young first time buyers was even less than during the boom since mortgage interest rates remained at a comparatively high level (at over 11.5 per cent throughout 1991).

(Bramley 1990), defined affordability as ‘Whether or not households can reasonably be expected to meet the consumer cost (rent or mortgage payments, plus any other items like repairs) of housing suitable for their needs without getting into hardship or risk actual difficulty (e.g. arrears)’.

The proposal to end the fair rent system for new lettings implied free market rents in the private sector. The question raised therefore, is whether this would lead to a real increase in supply or merely to higher rents and thus to an effective decrease in availability within the reach of people on low incomes. In the case of housing associations, the policy was not market rent but affordable rent, and whether the new policy would ultimately result in changes in the social composition of housing association tenants. The white paper itself referred to housing associations rents as being ‘at levels that are within the reach of the tenants for whom they traditionally provide (Birchall, 1992, Blackman, 1995).

In the publication entitled Affordable Housing in London, the Department of Environment 1977 stated ‘the most general way of defining affordability was to say it is a decent home for all families at a price within their means’. The problem with this definition is that it is very ambiguous, for it leaves the way open for wide interpretation as to what extent the terms ‘decent’, ‘family’, ‘within their means’ are meant (Whitehead 90)’. The definitions of these elements depend very much on accepted objectives and attitudes (National Federation of Housing Associations, 1990).

In reaching a view of normative affordability levels, the National Housing Federation (NHF) looked at the descriptive measures such as the costs of mortgage repayments, building societies lending policies, and rent to income ratios in other countries. Their first recommendation was that rent payments should constitute no more than 20 per cent of a household’s income net of housing benefit. This was revised in 1991 to 22% and again in 1993.

The NHF normative definition of affordability now states: ‘ rents are affordable if the majority of working households taking up tenancies are not caught in the poverty trap (because of the dependency on housing benefit) or paying more than 25% of the net income’

Both the debate on affordable and on need concentrate on the methods of subsidising certain groups in order to ensure that they can obtain suitable housing. They do not appear to address

the question of the cost of that housing directly. They simply take that as given and then address the consequences for particular needy groups. (Whitehead 1991).

A wider concept of affordability would concentrate in housing costs in relation to income rights across the spectrum, on how these costs are determined and the extent to which they reflect the true cost of resources. (Whitehead 91).

Measure of affordability of social housing must take notice of how individuals allocate their expenditure. As Goodlad (1993) points out, some choose to spend more on their housing and cut back on other things. The higher the income the less the need there is for such choice. Moreover, whether 20 per cent or 40 per cent of incomes is affordable would depend in part on the payer's perception of value for money and on other factors such as the other demand on disposable income and the length of time that the expenditure is expected to remain at a given level.

The pressure arising from the shortage of affordable housing is affecting London's economy, as the ability of businesses and public services to recruit and retain staff is severely hampered (Mayor of London 2002). House builders are proving unable to keep up with the unrelenting pace of demand for new homes and the shortfall is likely to widen in the immediate future, with house-builders blaming government housing policy for the current problem. (National House builders Council 2013, www.nhbc.co.uk)

The National House builders Council (NHBC 2013) stated that each year there is a requirement for an increase in the number of new homes being built by about 150,000. To meet demand, somewhere near to 200,000 homes should have been built in 2016. This obviously means that there has been a shortfall in homes available and this would serve to push up house prices because supply does not correspond with demand. This means that people on low-income bracket, like key workers, e.g. nurses, teachers, will be priced out of the market if incomes remain relatively low (Halmans, 1998).

The Housing Builders Federation (HBF) on the other hand seems to think that the blame lies with local government and their planning regime, which it claims gives too much opportunity for local authorities to scrap or delay projects. HBF opines that the cause is in three-folds, "investment in public housing has fallen steadily since the 1970s. At the same time greater planning restrictions on the use of land for private house buildings has reduced the ability of developers to make up the shortfall. Finally, with increasing planning gain demands, developers are being taxed for the privilege of trying to build the homes this country so desperately needs".

The London Residential Research Analyst (LRRRA) estimated that the capital needs 200,000 affordable new homes a year between now and 2016 to satisfy demand.

However, developers fear the stigma of social housing will deter private buyers. "There is always a chance a local council will dump the family from hell" says one of the sales directors. Holmans (1996) argues that a better solution is to build affordable housing "off-site", on cheaper land where more homes are possible. "We need balanced communities, but not expensive and unaffordable cheek by jowl". According to the figures released by Nationwide building society on 4 April 2014 Brent was named as leading the nation for rising house prices with an increase of almost a third in one year to an average price of £465,502. The figures released by Nationwide building society also showed that the average price of a

house in the London region rose by over 18% to £362,699 in the previous year, while the rise in the UK national average was slightly over 9% to £178,124. The rise in the London borough of Brent was 31% over the same period.

The average home in London cost about twice the price of a similar property elsewhere in the UK, according to a survey by mortgage bank Halifax. A semi-detached house in greater London is almost five times as much as in South Humberside (Dunmore, 1992).

London's property prices have grown much faster than wages, making it increasingly difficult for buyers to afford a house and the mortgage repayments. The ratio of house prices to average earnings is above its historical average in Greater London, the South East and the South West, meaning that home buyers are feeling the pinch in spite of lower interest rates for mortgages. The house price to earnings ratio in London is likely to limit house price growth in this part of the country (Balchin et al. 1992).

While high price rises are good news for property owners in London, the housing crisis is affecting citizens in LBB. It remains a fact that individuals are being priced out of London in general, and Brent in particular, and the problem is getting worse by the day.

Despite the fact that interest rates are relatively low, housing affordability has slipped to its worst level for eight years. Buyers are so keen to get in on the game that they are prepared to spend more of their take-home salary on their mortgage. To some extent there has always been a gap, but the continuing difficulties in some areas to recruit and retain people in key-work posts has emphasised that unless one is on the lowest income, there is little likelihood of getting access to state-funded social housing, though there have been some recent efforts to improve this position. In an article in Metro, April 15, 2013, titled "House prices force young to be carers" by Nicole Le Marie, a generation of young adults living with their parents because of rising house prices may end up trapped there forever as carers.

Hundreds of thousands of 20-34 year-olds will spend so long scrapping together a deposit that their parents will then be too frail to leave on their own. Many carers will have to give up their careers as well as abandoning their hopes of ever having a home of their own, the research shows. Flanders (2013), from O2 Health, which carried out the research, said: "just as young people become able to buy for the first time, they may be called upon to look after their parents – especially as social care budgets are cut". Up to 3 million young people are living with their parents as they have to save for an average of ten years to raise a deposit. In London, the figure rises to 24 years (O2 Health Research). One in five of them will become a carer for their parents at some point in their lives, O2 Health research shows. In some part of the country, more than two-thirds of people over 65 will have a long-term health condition such as dementia, heart disease or diabetes. The warning came as house sellers raised their asking prices to the highest levels ever seen in April 2014. The average price is £244,706, just £1,500 below the all-time high set in June 2013, according to property website Rightmove.

In a Metro newspaper article in December 2013, by Aiden Radnedge, it was noted: House prices look set to increase further into the new year as confidence in the market surged to its highest point in more than a decade.

But the Royal Institute of Chartered Surveyors also warned that without an increase in the supply of homes, both prices and rents will become even more unaffordable.

It said the number of surveyors predicting price rises rather than falls is the highest since 1999 and demonstrated the impact the recovery was having on an ‘anaemic supply’ of property for sale.

In a Daily Mail article on March 14 2014, it was noted that average house prices in England and Wales have reached an all-time high of nearly £260,000 – almost ten times a typical salary.

A report by Estate Agents LSL property services shows that while the average salary is £27,000, the price of the average home is now £257,951 – meaning mortgage lending has also risen to its highest level since the credit crunch began seven years ago.

The booming housing market comes amid concerns about the effect of the Government’s Help to Buy scheme, which assist buyers of homes worth up to £600,000 if they have only a small deposit of 5 per cent.

Brent Council Definition of Affordability

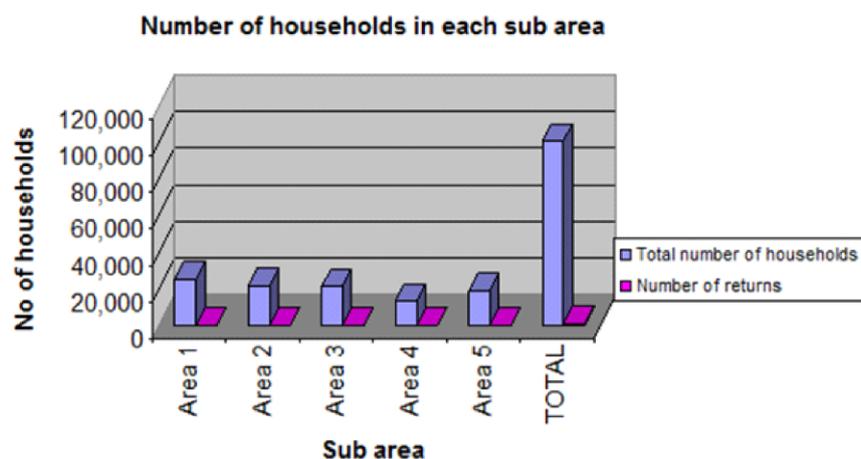
According to London Borough of Brent, affordable housing does not mean ‘council housing’; it is an objective term relating cost of housing to income, rather than specific to tenure. However, it is the cost of general market housing (such as housing for sale freehold/leasehold or private sector housing for rent) that necessitates a ‘social housing’ sector – this can span local authority housing, housing associations, trust, co-operatives and similar bodies – these are generally for rent, but could also include various forms of shared ownership and subsidised housing to buy and rent at below market cost. The majority of affordable housing in the borough is no longer council managed. Source: (Brent Unitary Development Plan 2013)

The council is proposing to follow, as the basis of policy, the definition of affordable housing as housing affordable to “households in unsuitable accommodation and who cannot afford market housing”. Affordable housing here taken to mean both subsidised and market housing designed for those whose incomes generally deny them the opportunity to purchase houses on the open market, as a result of the local relationship between income and market price. To meet the definition of affordable housing, housing must be so in perpetuity, i.e. affordable to both initial and subsequent occupiers. (Brent Unitary Development Plan 2013)

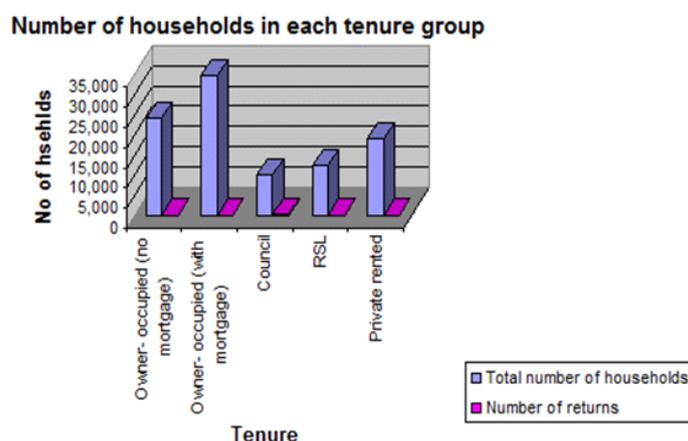
The issue of affordability is crucial in assessing both backlog and newly arising needs in the Borough. The Borough does not only concentrate on the assessment of affordability for existing households but also considers the slightly different methods used when assessing the needs of potential households (i.e. household formation)(Housing Needs Survey 2013)

In the second comprehensive survey of housing need carried out on behalf of the London Borough of Brent in 2013 by Ford Research, the only housing need survey in the last ten year, forms part of a joint commission to assess the stock condition of private sector dwellings in the borough.

The graph below shows key estimates on the numbers and types of households in housing need and how need levels are likely to change in the future.

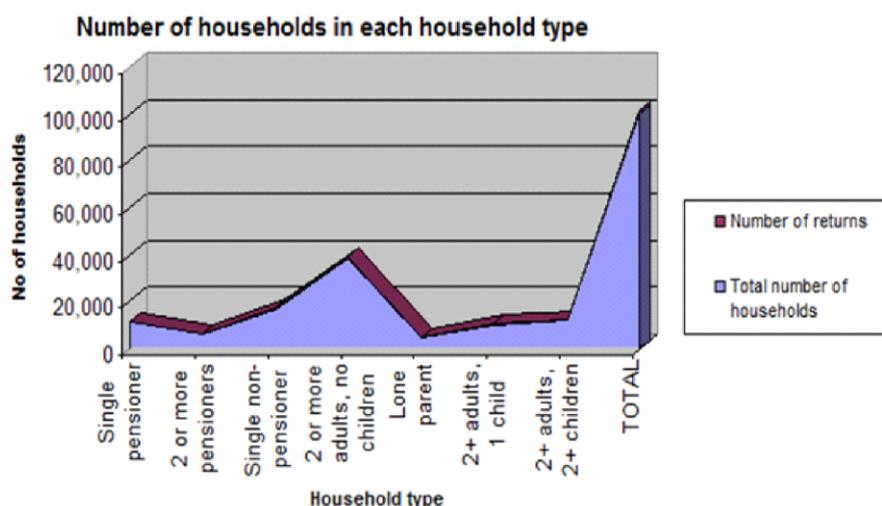


Source: London Borough of Brent Housing Needs Survey, 2013



Source: London Borough of Brent Housing Needs Survey, 2013

Throughout this research many of the housing needs variables (e.g. unsuitable housing, household income) are tabulated along with sub-area and tenure. In addition to those two variables, comparisons are made with household type, special needs household and ethnic group; the tables below show the numbers of households in each of these groups with accompanying notes.



Source: London Borough of Brent Housing Needs Survey, 2013

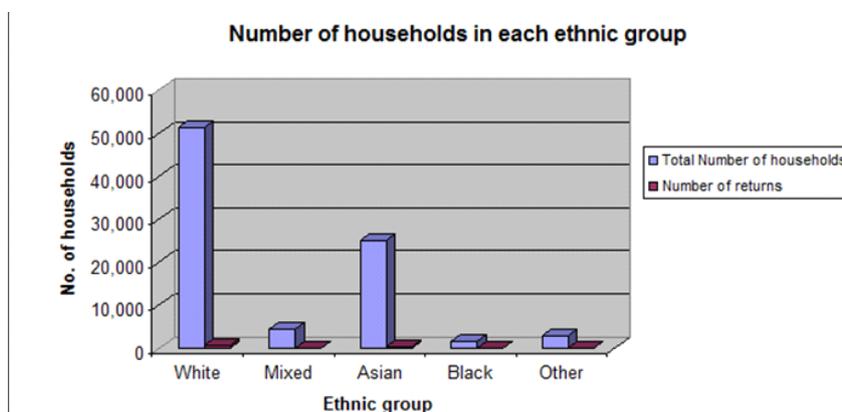
Table 2.5 Number of households with and without special needs

Special needs	Total number of households	% of households	Number of returns	% of returns
Special needs	13,667	13.6%	196	16.2%
No special needs	86,705	86.4%	1,015	83.8%
TOTAL	100,372	100.0%	1,211	100.0%

Source: London Borough of Brent Housing Needs Survey 2003

NB Special needs households are defined as having one or more members who fall into one or more of the following categories:

- Frail elderly
- A physical disability
- A learning disability
- A mental health problem
- Vulnerable young people and children leaving care
- Severe sensory disability
- Other



Source: London Borough of Brent Housing Needs Survey, 2013

METHODOLOGY

This research is an exploratory assessment of the impact of availability or non-availability of social housing in Brent. The methodology is a combination of literature search and structured interview of some of the key policy makers in Brent, to find out their implementation of the planning policies on social housing. The structured interviews were conducted via the telephone asking relevant number of pre-selected questions to some thirty (30) interviewees. The telephone interview was chosen because it was not practical to visit the individual offices of the policy makers. Due to practical constraints and the difficulties that may be encountered, the researchers decided against the use of questionnaires to collect information from residents in Brent as one of the primary methods of obtaining information for this research. This is because the quality of the information that would be provided by those that will reply may not be as complete as would be needed to enable a sustained assessment of the housing needs of those residents. For example, location of properties the residents would prefer, type of accommodation, supply and demand, rent levels etc.

Some residents may not have access to statistical information relating to housing needs; others inability to complete the form through lack of proven data will also affect the questionnaire.

The researchers relied on the assertions made by Greater London Authority and Brent Council policy makers during their structured interviews and information extracted from dated materials for the literature review referred to above, for the purpose of this research.

The researchers made Contact with Brent Housing Department where an informal telephone interview was conducted. Information on the Council's current position on the provision of housing for residents and how the Housing Department can help residents and the need for an emerging strategy on resident housing needs that is linked to a London wide approach were gathered.

In addition, information was obtained on the present efforts for proactive site identification in Brent, assessing the possibility of using compulsory purchase of private sector vacant properties to produce affordable housing, the Council's idea of developing permanent housing out of the borough and Brent's Unitary Development Plan.

The Greater London Authority (GLA)'s planning policy section provided information on affordable housing strategy in London (Greater London Authority, 2013) .

The government Department of Transport Local Government and Regions (DTLR) site provided useful information on government planning policy towards provision of affordable housing.

FINDINGS, CONCLUSION AND RECOMMENDATIONS

Findings

1. The facts on and the background to the shortage of affordable housing in Borough of Brent is well documented.

2. The loss of housing stock through right to buy has not been balanced by provision of new homes over a long period and despite recent increases in investment and recognition of the need to boost supply overall.
3. Brent Council completed 477 new built homes in 2008/9 which represents 30% of the 1,800 homes expected to be completed in the West London sub – region.
4. The constant rise in the cost of housing, keeps the low income earners further away from the acquisition ladder.
5. Income levels are not commensurate with the cost of housing.
6. Brent has in place an award winning private finance initiative which is expected to provide permanent and temporal accommodation but this is beyond the reach of an average income earner.

CONCLUSION

Given that housing is a basic need, which every member of a community strives to achieve, the approaches of the LBB in providing its citizens with this basic need, is understandably of extreme importance.

There is need to identify more opportunities within Brent to provide accommodation, in addition to the traditional affordable route.

Producing strategies that address all complexities of housing need and housing supply has never been an easy task. The council need to respond to immediate housing issues but must also make sure that the strategy puts them in a strong position over the next five years and into the future. It is obvious that there is much work currently underway to identify new opportunities for Brent citizens' housing provision within and beyond Brent.

RECOMMENDATIONS

1. Increased use of the private sector, particularly for schemes such as the settled homes initiative which enables temporary accommodation to be converted into permanent affordable housing stock.
2. Increase the supply of permanent affordable homes, prevent homelessness through provision of housing advice and support.
3. New supply of high quality temporary accommodation that provides value for money.
4. Bring more empty homes back into use via a range of mechanisms including use of existing Local Authority Powers, and through housing associations purchasing homes with Homes and Communities Agency (HCA) support.
5. Brent should continue all efforts to deliver the new homes that offer a long-term solution to their housing needs.
6. Brent to continue to deliver new supply across all sectors, public and private.
7. Brent to identify action that the council and its partners can take to mitigate the effects of economy and the housing market.
8. Brent to achieve the right balance of new supply to meet immediate needs and ensure that new developments are sustainable.
9. Brent should continue to work out initiatives that lead to the delivery of new homes that offer a lasting solution to their long term housing needs.

Further indept research on the need for housing in the Borough of Brent is recommended in the future as the population of the Borough continues to grow.

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