

<u>MEETING</u> ASSETS, REGENERATION AND GROWTH COMMITTEE
<u>DATE AND TIME</u> MONDAY 24TH APRIL, 2017 AT 7.00 PM
<u>VENUE</u> HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting which were not available at the time of collation of the agenda.

Item No	Title of Report	Pages
1.	APPENDIX - ANNUAL UPDATE REPORT ON THE GROWTH AND REGENERATION PROGRAMME	3 - 68

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Annual Growth and Regeneration Programme Report

April 2016 - March 2017



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Growth and Regeneration in Barnet

Barnet is the largest borough in London by population and is continuing to grow. This growth is driven in part by people living longer and having more children and in part because of the popularity of Barnet as a place to live.

All parts of the public sector face the same challenges of reduced budgets and increasing demand for services. The Growth and Regeneration Programme will support the council in becoming financially sustainable by maximising local sources of revenue, including council tax, business rates and providing capital receipts. Barnet's Growth and Regeneration Programme will see £6 billion of private sector investment over the next 25 years, which will create over 27,000 new homes and up to 30,000 new jobs. It will also generate £17 million of additional income annually for the council by 2020 through additional council tax receipts and business rates; and one off income of £55 million generated from capital receipts.

The Growth and Regeneration Programme also supports the delivery of the council's Housing Strategy 2015 – 2025. The strategy focuses on the significant increase in the supply of new homes required in Barnet to meet the needs of the growing population, tackling homelessness and supporting vulnerable people.

The council will work to ensure that all residents can benefit from the opportunities that growth will bring by helping people to help themselves whilst protecting what people enjoy about Barnet: its parks and open spaces, its excellent schools, the character of the borough and its diversity.

The council's Growth and Regeneration Programme comprises five key work areas:

- **The estate regeneration programme** – regeneration projects are taking place at Colindale, Dollis Valley, Grahame Park, Granville Road, Millbrook Park, Stonegrove Spur Road and West Hendon. We are also working with the local community to develop new housing at Upper and Lower Fosters.
- **Brent Cross Cricklewood programme** – covering around 370 acres, this project includes the transformation of Brent Cross Shopping Centre and the development of a thriving new town centre and high street, a new Thameslink station, 7,500 new homes and attractive green spaces, new schools and health facilities, and the creation of up to 27,000 new jobs.
- **Development Pipeline** – creating housing on smaller council owned sites.
- **Entrepreneurial Barnet** – the Barnet approach to jobs, skills and growth. With partners we are working to give a boost to local businesses' improving the chances of success and supporting a growth in jobs as part of our Regeneration Programme.
- **Strategic planning** – shaping planning policy

Benefits realisation

Last year we agreed a number of indicators that will be tracked to ensure the intended benefits of the Growth and Regeneration programme are being delivered. Data has been gathered for the years 2006, 2011, 2015 and 2016 and we will continue to gather this data each year. The emerging information includes:

- Business rates and council tax income to the council is expected to increase as a result of the Growth and Regeneration Programme.
- The Growth and Regeneration Programme will generate one off income from central government and developer contributions known as New Homes Bonus and Community Infrastructure Levy (CIL). £176 million of one off income is forecast between 2016 – 2034.
- In 2016/17 the council benefited from £13 million income from the Community Infrastructure Levy and £2.1 million income from s106 developer contributions.
- Regeneration areas are seeing good levels of business and economic growth and there has been a reduction in unemployment across the borough between 2011 and 2015.

EXECUTIVE SUMMARY

Progress across the Growth and Regeneration Programme 2016/17

The annual Growth and Regeneration report sets out progress made in 2016/2017 across the programmes:

Brent Cross Cricklewood

- A Joint Venture between Barnet Council and Argent Related was formed in Jul 16
- Catalyst Housing Group and London & Quadrant have been selected as the respective Registered Providers for the replacement Whitefield Estate units
- Reserved Matters planning application for the updated Tempelhof Bridge has been submitted

Dollis Valley

- Completion of Phase 1 of the scheme, comprising 108 homes
- Hope Corner Community Centre opened in Sept 16
- Demolition works underway to facilitate Phase 2b
- Outreach worker appointed to deliver Countryside's Training and Employment Strategy

Grahame Park

- 60 homes, including 37 affordable completed in Dec 16 as part of Plot 5
- Barnet and Southgate College relocation completed in Sept 16 and new Centre for Independent Living and public library opened
- Construction of the new council offices commenced
- Central Government loan of £56 million to accelerate the demolition of the Concourse was agreed in Mar 16

Stonegrove and Spur Road

- Completion of 178 homes as part of Phase 4a Sterling Court Return and 4b Canon's Way South
- Employment and Skills Outreach worker appointed by the developer
- OneStongrove, the joint community centre and church opened in Jul 16

Colindale

- Design work is underway for a new community hub, including a new children's centre
- Proposals developed for improvements to Colindale Avenue
- Proposals for a new health facility are being developed
- Planning applications for improvements to Montrose and Silkstream parks submitted

Millbrook Park

- Completion of 135 private homes and 50 affordable homes

Granville Road

- Planning permission for the scheme was granted in Aug 16

Upper and Lower Fosters

- New project initiated funding secured from Department of Communities and Local Government (DCLG) to support the project
- Community steering group formed

West Hendon

- Demolition of 1-32 Tyrrel Way, 11-98 Marriotts Close and Franklin House complete
- The interim Community Hub opened in Nov 16
- Demolition of the properties on the Broadway which form Phase 3c is underway



Development at Grahame Park



Development at Millbrook Park

EXECUTIVE SUMMARY

Entrepreneurial Barnet

- Supported 56 apprentices on the Regeneration Programme as part of developer contributions
- Secured a further 50 apprenticeships for future builds
- Over the year worked with developers to produce Employment and Skills Action Plans for the regeneration in West Hendon and Brent Cross South
- Work with local traders and residents to deliver a Town Centre Strategy for Burnt Oak and ground work for a strategy for Finchley Church End which will go to Committee for approval in the summer
- Partners have engaged with businesses through a programme of business engagement events and the second year of the Entrepreneurial Barnet programme which supports and celebrates the efforts of new businesses, with over 300 businesses engaged throughout the year

Development Pipeline

- Barnet Homes completed delivery of 40 homes for affordable rent

- Moreton Close extra care scheme started on site
- Planning permission for mixed tenure housing at Moxon Street was obtained in Oct 16
- Planning applications for 16 estate infill schemes for affordable rent approved
- 25 properties acquired out of London for use as temporary accommodation
- 16 properties acquired in London for use as affordable rent

Strategic Planning

- Three Supplementary Planning Documents adopted, including Stage B of the Grahame Park Estate Masterplan
- Four Planning Briefs for strategic sites produced
- In May 16 a borough-wide Article 4 Direction was confirmed withdrawing permitted development rights to allow the change of planning use C3 (dwelling house) to C4 (house in multiple occupation)



A computer generated image of the Brent Cross Cricklewood Regeneration Scheme

INTRODUCTION

Barnet has the largest population of any London borough. This increase has been driven primarily by existing residents living longer and having children. The increase is also due in part by the council's growth agenda, and the popularity of Barnet as a place to live with high quality housing, good transport connections, excellent schools, attractive green spaces and low levels of crime. However the population in Barnet is increasing

As of 2017 Barnet Council projects a funding gap of £61.5 million, by 2020, in delivering its services. Growth through responsible regeneration is an essential part of the council's strategy to mitigate this issue. As funding received from government reduces to zero, growth and regeneration will support the council to become financially sustainable by maximising local sources of revenue including council tax and businesses rates. Capital receipts and revenue from development will outstrip increased demand for services and through Section 106 (s106) agreements, developers will invest in the borough by providing apprenticeships and facilities for local communities.

Over the lifetime of the council's Growth and Regeneration Programme £6 billion of private sector funding will be invested in the borough. The programme will create around 27,000 new homes and support the delivery of 30,000 new jobs. The programme will also generate additional annual income of approximately £17 million by 2020 through income streams such as council tax and business rates.

The proceeds of growth will be re-invested to provide essential facilities such as schools, healthcare facilities, community hubs, improvements to transport and infrastructure. £772 million will be invested in the borough through the capital investment programme between now and 2020. This will complement the regeneration schemes within the borough creating a more holistic

approach to growth and development within Barnet. The programme also supports the following priorities of the Corporate Plan 2015-20:

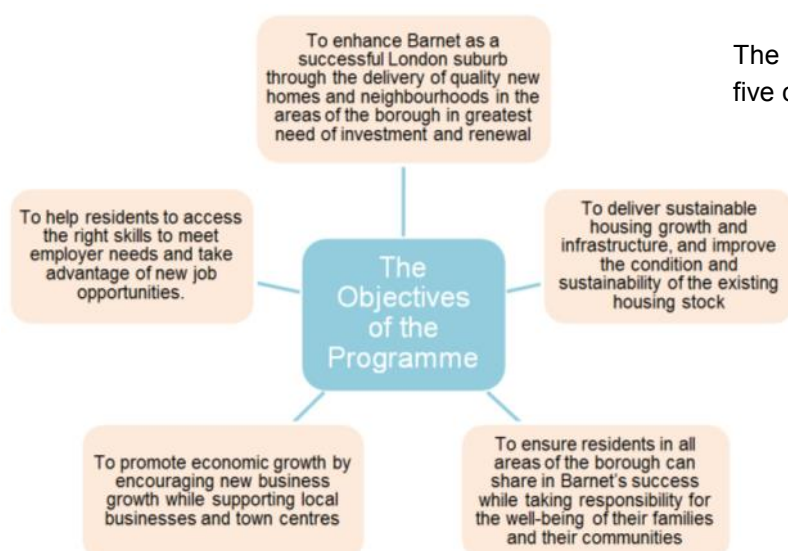
- Regeneration will be delivered in a responsible and sustainable way, with Barnet's green and open spaces protected so that the borough remains an attractive place to live.
- Barnet's town centres will be thriving, with a strong retail and community offer which recognises that they are at the heart of our communities. Town centres will benefit from investment to ensure an attractive environment for local businesses, shoppers and residents.

The council is working to ensure everyone can benefit from the opportunities that growth and investment brings. This means helping people to help themselves. One of the ways the council is making this happen is through the Entrepreneurial Barnet Strategy which will work to ensure that our residents and businesses get the most out of the opportunities presented by growth. Improvements will also be made to town centres, supporting small businesses to thrive, creating more jobs and making it easier to access skills for development.

The purpose of this report is to set out the key achievements in 2016/17 across the four key components of the Growth and Regeneration programme:

- Regeneration programme
- Development pipeline
- Entrepreneurial Barnet
- Strategic planning (Planning policy and Major applications)

The objectives of the programme are defined within five clear priorities as set out in the diagram.



THE GROWTH AND REGENERATION PROGRAMME AND HOUSING STRATEGY

Regeneration and growth are fundamental to the council's Housing Strategy 2015 - 2025, which focuses on a significant increase in the supply of new homes in Barnet to meet the needs of a growing population, tackling homelessness and supporting vulnerable

people. The following table sets out the contributions made by the Growth and Regeneration Programme to the Housing Strategy.

Housing Strategy 2015 – 2025 Objective	Contribution of Growth and Regeneration Programme
Increasing housing supply (including quality homes and places)	<ul style="list-style-type: none"> • 27,000 new homes • Building modern high quality mixed tenure homes to meet the changing demographics • Improving the quality of housing across Barnet • Building high quality new homes where people want to live
Delivery of homes that people can afford	<ul style="list-style-type: none"> • 30% of the new homes will be affordable • New affordable homes for rent and sale • New affordable homes on council land via Open Door Homes
Sustaining quality particularly in the private rented sector	<ul style="list-style-type: none"> • Opportunities for purpose built private rented sector homes
Tackling homelessness	<ul style="list-style-type: none"> • Increasing the supply of homes in the borough will help to reduce homelessness by meeting unmet demand for housing • New affordable homes will help to reduce homelessness and the use of temporary accommodation
Providing suitable housing to support vulnerable people	<ul style="list-style-type: none"> • Opportunities for providing supported housing, e.g. extra care housing for older people • All new homes will meet the Lifetime Homes standard • 10% of new homes will be wheelchair accessible
Deliver efficient and effective services to residents	<ul style="list-style-type: none"> • Council working with Re and Barnet Homes to deliver new homes via the Development Pipeline • Efficient planning service to support the delivery of new housing

Secure tenants

Secure council tenants living on our regeneration estates are entitled to be rehoused within the new development on their estate, or if they wish, they may also choose to be rehoused elsewhere. Secure tenants recently rehoused on the West Hendon estate reported satisfaction levels in excess of 90% with their new home and with the process of moving.

Non-secure tenants

As each regeneration programme starts, the council has opted to use properties that have become empty as temporary accommodation. The households who have been housed on a temporary basis are not entitled to be rehoused within the new development, but will be rehoused in accordance with the Council's Housing Allocations Scheme.

The Barnet Housing Strategy 2015-25 recognises that regeneration can be a disruptive process for residents,

particularly those living in temporary accommodation. The council will seek to minimise this disruption by making use of flexibilities within the allocations scheme and providing advice and support. The council has a good track record of rehousing non-secure tenants, including directly into secure tenancies elsewhere or other forms of long-term temporary accommodation.

The Regional and National Housing Policy Context

The Government recently published a Housing White Paper, "Fixing our broken housing market", and the London Mayor has published Homes for Londoners which sets out his plans to start building 90,000 new affordable homes in London between 2016 and 2021. Barnet's plans to deliver thousands of new homes will make a significant contribution to the housing market in London, and the council will continue to work with the Government and the Mayor to achieve the best outcomes for local residents.



1212

Total number of homes delivered in 2016/17 through the Growth and Regeneration Programme

6010

Total number of homes delivered through the Growth and Regeneration Programme since 2007 and up to March 2017

22.5%

The percentage of the Growth and Regeneration Programme that has been completed up to March 2017

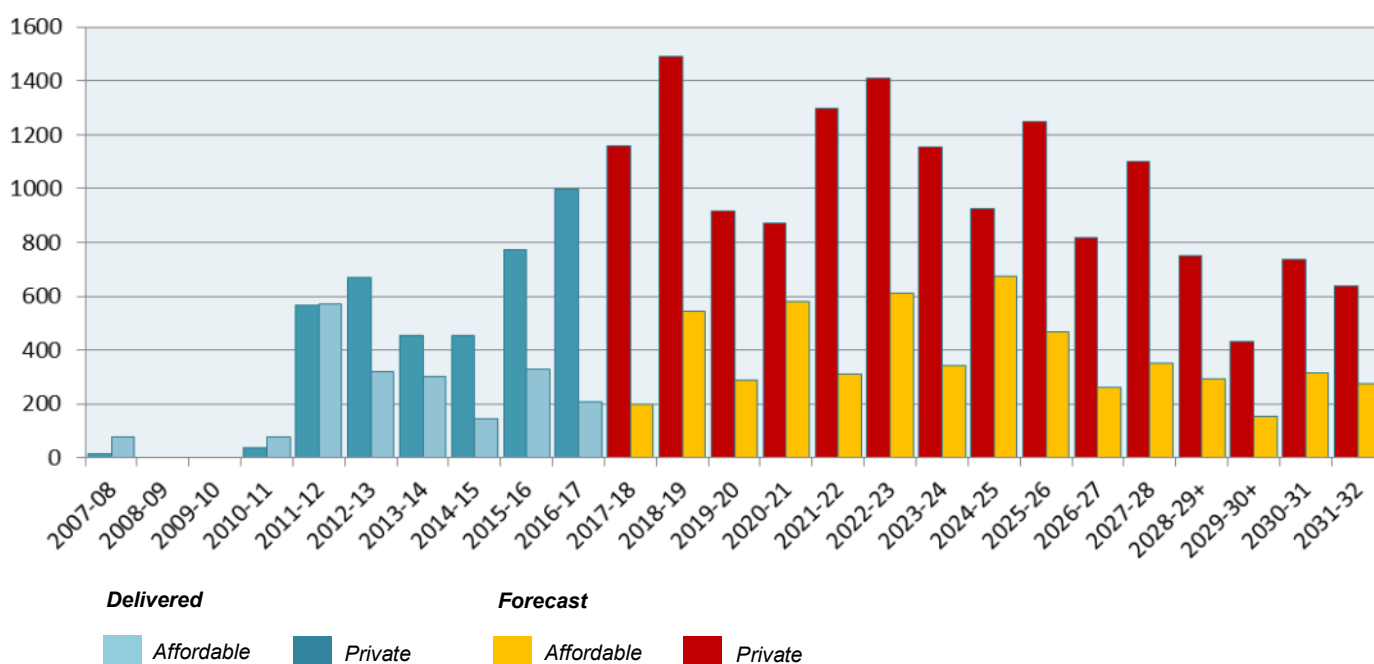
The table shows the forecast and actual housing delivery for 2016/17 and the graph below shows forecast and actual delivery for the whole life of the programme.

For 2016/17 delivery has been close to forecast. However, the table shows there have been some variations between forecast and actual homes delivered on a scheme by scheme basis. The council and Re will continue to work with developers to improve the accuracy of our forecasts.

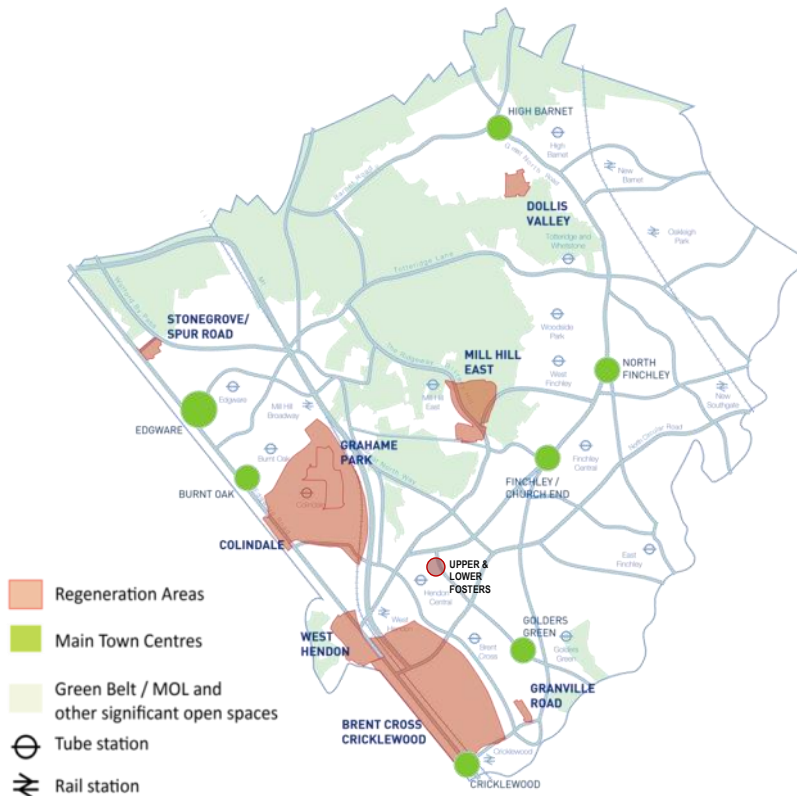
Scheme	Housing Type	2016/17 Forecast	Actual	Net	2017/18 Forecast
Dollis Valley	Private	69	41	-28	0
	Affordable	54	18	-36	0
Total		123	59	-64	0
Grahame Park	Private	60	23	-37	77
	Affordable	37	37	0	15
Total		97	60	-37	92
Millbrook Park	Private	130	135	5	221
	Affordable	73	50	-23	23
Total		203	185	-18	244
Stonegrove & Spur Road	Private	136	141	5	140
	Affordable	72	28	-44	9
Total		208	169	-39	149
West Hendon	Private	0	142	142	0
	Affordable	0	0	0	0
Total		0	142	142	0
OVERALL TOTAL		631	615	-16	485

Housing delivery across key estates

Graph below shows completions and forecast for the whole regeneration programme



SUMMARY OF KEY REGENERATION OUTPUTS



20,000+

The net additional new homes that will have been built in the borough by 2030

30,000+

The number of jobs that will be created in the borough by 2030

4+

New and replacement healthcare facilities will be delivered across the borough

4+

New and replacement community hub facilities across the regeneration schemes

£17m+

The recurrent income to the council raised through council tax and business rates by 2020

All new homes on the regeneration estates will be built to Lifetime Homes Standards with improved energy efficiency

7,500+

The number of affordable homes delivered by the regeneration programme,

A new college with a state of the art construction workshop built in Colindale in partnership with Barnet and Southgate College. This is in addition to 10 replacement schools at primary and secondary level, new nurseries and children centres

8+

Major green spaces will be created or refurbished as part of the regeneration programme. This is in addition to improvements to parks and the public realm across regeneration schemes

GROWTH AND REGENERATION PROGRAMME KEY OUTPUTS



HOUSING

- *In excess of 20,000 net new homes will be delivered through the programme*



HIGHWAYS & TRANSPORT

- *New mainline station and bus interchange at Brent Cross*
- *Improvements to Brent Cross and Colindale tube stations*
- *Bus service and infrastructure improvements across the borough*
- *New, improved and realigned strategic road linkages and junction improvements*
- *New and improved pedestrian and cycle routes*



COMMUNITY

- *New and replacement community hub facilities in various locations*
- *Reprovision of a library and Community Services space in Colindale*
- *New youth provision in Colindale*
- *Resident partnership boards established on all regeneration estates*
- *Community trusts supported to help deliver community benefits*



SUSTAINABILITY

- *Sustainable homes in regeneration areas with a focus on efficiency*
- *New waste handling facility at Brent Cross*
- *Relocation of Council's waste depot*
- *Joint refuse and recycling street bins*
- *New energy centres in Colindale, Brent Cross, Millbrook Park, and West Hendon (CHP)*
- *630 sqm of Sustainable Urban Drainage networks*



EDUCATION

- *10 new and replacement schools across the Borough at Primary and Secondary level plus new college and university buildings*
- *Improved access to employment and apprenticeship opportunities*
- *Skills and training programmes in regeneration areas*
- *New nursery provision and replacement children's centres*



COMMERCE & EMPLOYMENT

- *c116,500 sqm of retail space, including 91,500 sqm at Brent Cross*
- *In excess of 30,000 new jobs over lifetime of projects (inc. construction)*
- *New and improved town centres incl. business engagement initiatives*
- *500 workplace and training opportunities for young people through the NEET Platforms project*
- *Over 100 job vacancies at Brent Cross Shopping Centre filled by local people, including 45 Barnet residents who were previously unemployed*



HEALTH & WELLBEING

- *Provision of at least 4 new and replacement health care facilities across the borough*
- *Significant improvements to health provision will be provided in Colindale*
- *All new homes built to Lifetime Homes standards*
- *Provision and improvement of pedestrian and cycle routes*



PUBLIC REALM & SENSE OF PLACE

- *More accessible town centres and improvements to existing town centres*
- *New and improved public and green spaces across the Borough*
- *Improved river corridor and parks at Brent Cross, four new parks at Mill Hill East, over £10m investment in parks in Colindale including a new public square*
- *Place-making strategies and initiatives across the borough*

GROWTH AND REGENERATION PROGRAMME KEY OUTPUTS

April 2016 - March 2017



HOUSING

- 6,010 new homes have been delivered since 2007 through the Growth and Regeneration Programme
- 615 home delivered through the regeneration estates and Millbrook Park in 2016/17 (482 private and 133 affordable)
- **West Hendon** - 142 private homes were delivered
- **Dollis Valley** - Completion of Phase 1 delivering 108 units in total including the move of first 40 families into new London and Quadrant homes
- **Grahame Park** - Plot 5, 60 (37 affordable) completed Dec 2016
- **Millbrook Park** – Completion of 135 private and 50 affordable homes
- **Stonegrove** - Completion of Phase 4b Canon's Way South, delivering 80 private housing units
- **Stonegrove** - Completion of Phase 4a Sterling Court Return delivering 98 affordable units including social rent and shared equity homes



COMMUNITY

- **Colindale** - RIBA stage 2 proposals for the community hub including a new children's centre ready for submission end of Apr 2017 as part of comprehensive planning scheme for the Grahame Park Concourse
- **Colindale** - New Colindale Community Trust website and App for booking of community space
- **Dollis Valley** - Formal launch and opening of the new Hope Corner community centre in Sept 16 which includes a new nursery
- **Stonegrove** - Delivery of joint community centre and church, with formal launch of new facility in Jul 2016
- **Stonegrove** - Buttercups Nursery operating out of the community centre, and a range of other events and services being delivered to residents and the wider community through One Stonegrove
- **West Hendon** – Interim community hub opened in Nov 16



EDUCATION

- **Colindale** - Saracens proposal for a new 3 form entry primary school provision on the former Peel Centre site submitted to the Department for Education
- **Grahame Park** - The relocation of Barnet and Southgate College completed Sept 16
- **Grahame Park** - New library opened Sept 16



COMMERCE & EMPLOYMENT

- **Colindale** - Fairview confirm completion date for former British Library site Mar 18. Three commercial units to be occupied by Co-op, Fraser and Co and Edition Estates Ltd
- **Dollis Valley** - Appointment of new outreach worker to deliver Countryside's Training and Employment Strategy
- **Stonegrove** - Appointment of Employment & Skills Outreach Worker by Barratt Homes through a contract with Groundwork



HEALTH & WELLBEING

- **Colindale** - Proposals for three new health centres in Colindale (Peel Centre, temporary facility on Lanacre Avenue, and Grahame Park) at Outline Business Case stage
- **Grahame Park** - The New Centre for Independent Living opened in Sept 16 as part of the new co-located Barnet and Southgate College Campus and public library



HIGHWAYS & TRANSPORT

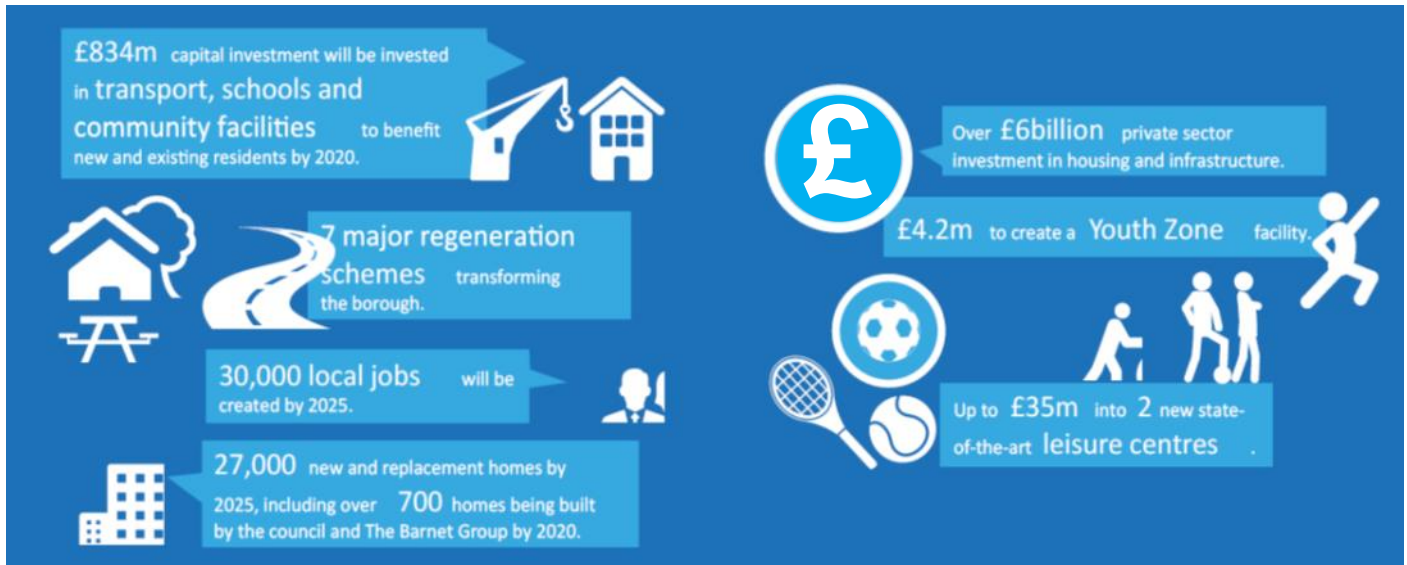
- **Brent Cross** - Reserve Matters planning application for the updated Tempelhof Bridge has been submitted
- **Brent Cross** - Completion of value engineering exercise on Brent Cross North infrastructure to allow viable delivery of the scheme, including agreement of Transport Infrastructure Funding for critical infrastructure works
- **Brent Cross** - The first tranche of "Approval in Principle" design submissions for Barnet Highways has been received and approved
- **Colindale** - Developed options for the Colindale Ave widening scheme. Final proposals have been agreed in principle by LBB and the Developer
- **Colindale** - Development of proposals for a Controlled Parking Zone (CPZ) in Colindale. First stage of existing CPZ complete



PUBLIC REALM & SENSE OF SPACE

- **Colindale** - Montrose and Silkstream parks. Stage D proposals developed. Due for submission to Planning end of Mar 17

BENEFITS DELIVERED BY THE GROWTH & REGENERATION PROGRAMME



Last year we agreed a number of indicators that would be tracked and monitored to ensure the intended benefits of the Growth and Regeneration Programme are being delivered.

These include:

- Population, growth and deprivation characteristics of regeneration sites
- Business measures such as business survival rates and town centre vacancy rates
- Community participation and resilience measures such as volunteering rates, unemployment, and resident satisfaction

- Infrastructure - quality of parks and schools
- Housing - quality and accessibility of housing

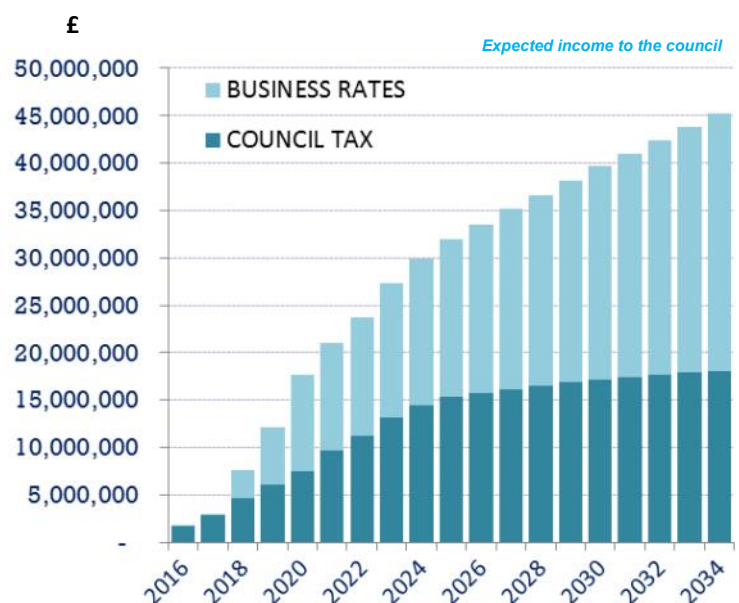
We have gathered data on each of the areas within the Growth and Regeneration Programme for the years 2006, 2011, 2015 and 2016 and we will continue gathering this data each year. We will publish this data on our Open Barnet data portal.

Expected income to the council generated by the Growth and Regeneration Programme up to 2034

£531 million

Revenue income to the council as a result of the Growth and Regeneration Programme (forecast for 2016 to 2034)

Business rates and council tax income to the council will increase as a result of the Growth and Regeneration Programme

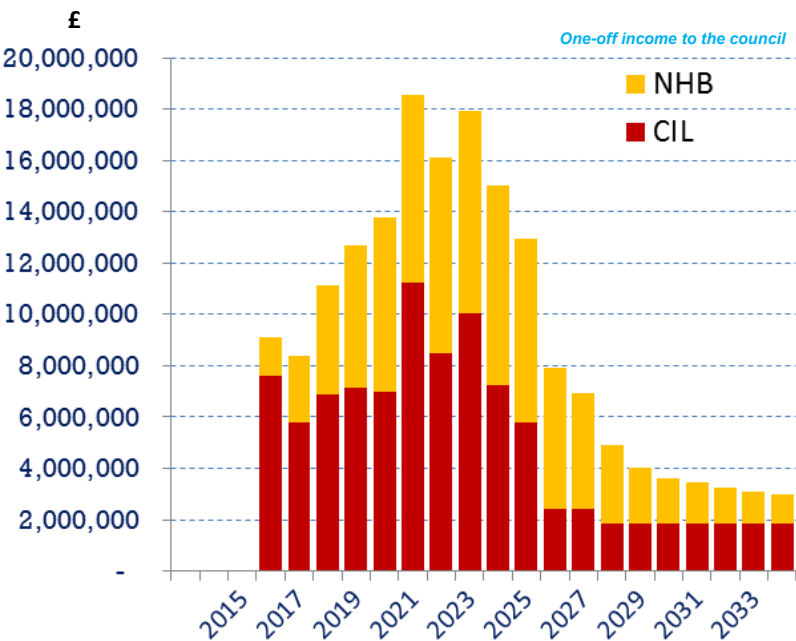


BENEFITS DELIVERED BY THE GROWTH & REGENERATION PROGRAMME

£176 million

One off income to the council
(forecast for 2016 to 2034)

The Growth and Regeneration Programme will also generate one off income from central government and developer contributions known as New Homes Bonus (NHB) and Community Infrastructure Levy (CIL).



Income to the council generated by The Growth and Regeneration Programme in 2016/17

£13 million

Income from Community Infrastructure Levy in 2016/17

This is made up of Mayoral CIL (30% of funds) and Barnet CIL (70% of funds). These funds are used to deliver the infrastructure to support development such as roads and pavements.

£2.1 million

Income from s106 developer contributions

These are the funds that are required from the developer to support the scheme - for example by providing infrastructure or affordable housing.

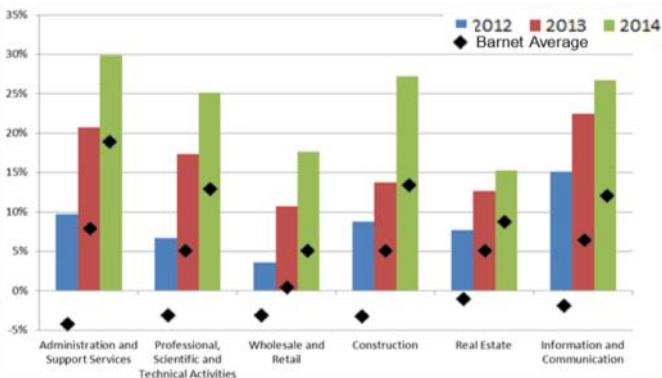
Regeneration areas are seeing good levels of business and economic growth

In the period 2011 to 2015 we have seen business growth at or above the Barnet average in our regeneration areas. This is because more businesses are being set up and existing businesses surviving.

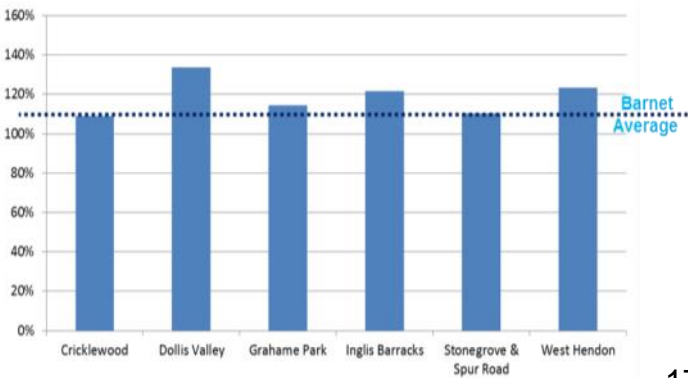
We are seeing a reduction in unemployment across the

borough. This is also the case in the two wards most affected by regeneration, Colindale and West Hendon. You can see below that benefit claims have reduced significantly in the last 10 years even withstanding the financial crash of 2008 and the increasing population.

Year on Year Growth Rates in Regeneration Areas, 2012 - 2014



5 Year Average Growth, 2011 - 2015



BENEFITS DELIVERED BY THE GROWTH & REGENERATION PROGRAMME

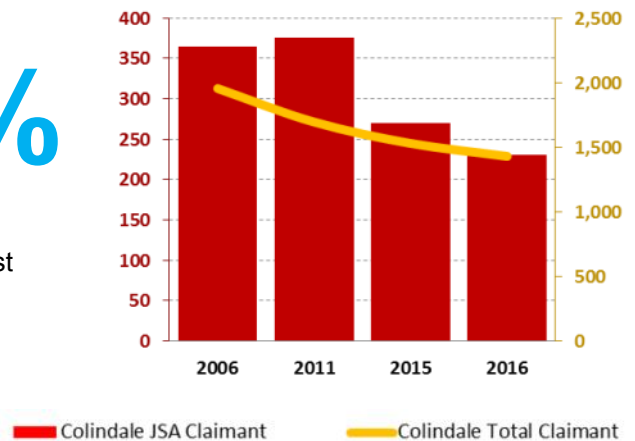
Colindale

↓ **37%**

In ward residents claiming
Job Seekers Allowance
(JSA) benefit in the last
10 years

↓ **27%**

In ward residents total
benefit claims in the last
10 years



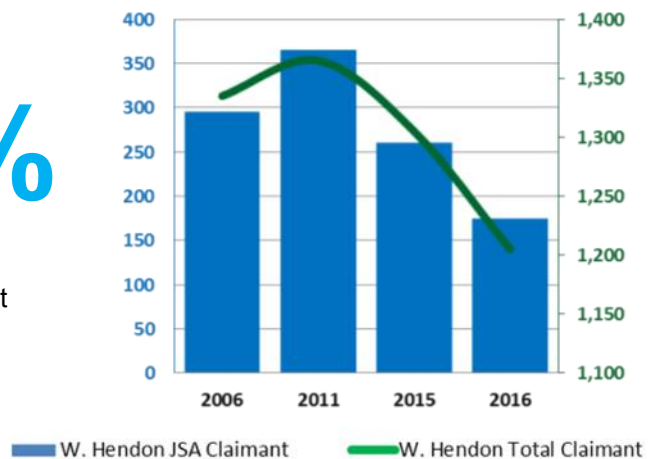
West Hendon

↓ **41%**

In ward residents claiming
Job Seekers Allowance
(JSA) benefit in the last

↓ **10%**

In ward residents total
benefit claims in the last
10 years



The positive change is also reflected in income levels where incomes have increased in Barnet wards covered by our Growth and Regeneration Programme. The graph to the right shows the picture for Colindale and West Hendon

West Hendon

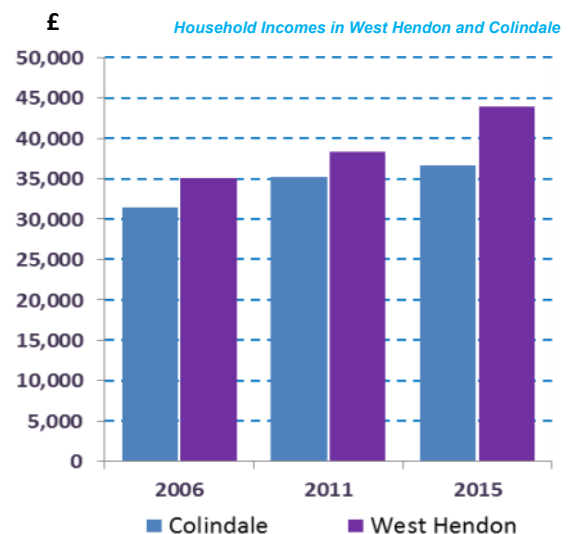
↑ **25%**

The mean household
income in the last 10 years
in West Hendon

Colindale

↑ **17%**

The mean household
income in the last 10 years
in Colindale



PROGRESS BY PROJECT AND FORWARD PLAN

The regeneration team facilitate the physical delivery of projects through direct liaison with private developers supporting them to deliver schemes. The regeneration service is a council function that has been outsourced to Re; who provide the service on behalf of the council through a Joint Venture.

Five of the most deprived estates within the programme are being delivered through partnerships with private developers. Barnet Council provides land and the developer provides the expertise and resources to deliver the physical regeneration. The aim is to deliver mixed tenure sustainable neighbourhoods.

The regeneration of Colindale as a whole is being delivered by a series of private developers; controlled by an Area Action Plan. This is a planning policy document that provides control, managed through the planning application process, of how these developments can be realised. One of the regeneration estates is located within Colindale (Grahame Park) which involves a partnership with private developers.

A dedicated team is delivering the Brent Cross Cricklewood scheme, the largest scheme in the programme.



BRENT CROSS CRICKLEWOOD

Wards: Childs Hill, Golders Green & West Hendon

Overview

Comprehensive regeneration of 151 hectares to create a sustainable new town centre for Barnet and North London including substantial residential and commercial uses. Outline planning consent was originally granted in 2010 and was subsequently updated in 2014 through a section 73 planning application. The project comprises three components:

Brent Cross North — an extended and reconfigured shopping centre and critical road infrastructure

Brent Cross South — a comprehensive mixed use development south of the North Circular including substantial residential and commercial development

Brent Cross Thameslink — a new Thameslink station and associated infrastructure works

Delivery Partners

Brent Cross North: Hammerson UK PLC; Standard Life Investments; Barnet Council

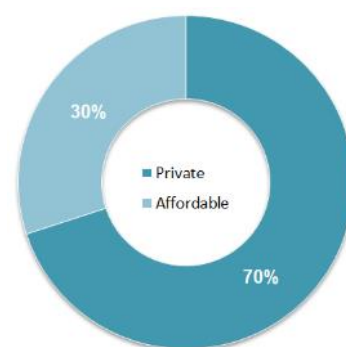
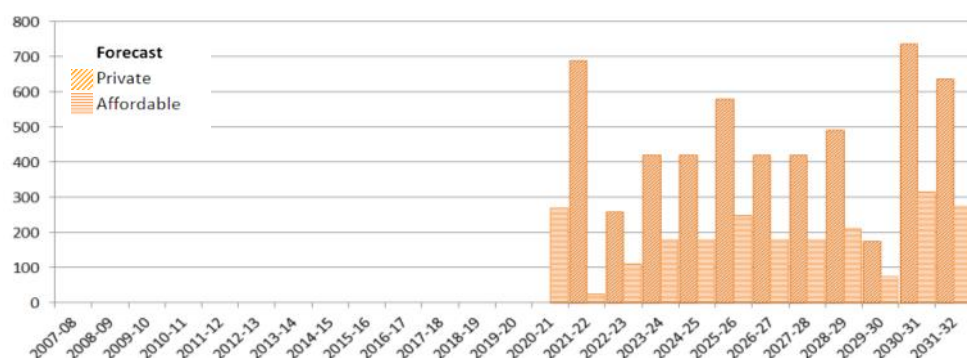
Brent Cross South: Argent Related; Barnet Council;

Brent Cross Thameslink: HM Government; Greater London Authority; Network Rail; Barnet Council; Argent Related

Housing Types to be Delivered

Housing Type	Proposed
Affordable	2,250
Private	5,250
TOTAL	7,500

Forecast of Housing Delivery



HOUSE TYPE	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29+	2029-30	2030-2031	2031-2032	TOTAL
Private	0	690	259	420	420	580	420	420	491	175	738	637	5250
Affordable	270	25	111	180	180	248	180	180	210	75	316	275	2250
TOTAL	270	715	370	600	600	828	600	600	701	250	1054	912	7500



Project Outcomes



HOUSING

- Delivery of 7500 new homes over the duration of the scheme, 217 of which will replace Whitefield Estate



HIGHWAYS & TRANSPORT

- New bus station at Brent Cross shopping centre with new and improved bus routes
- Major road improvement schemes to key junctions on the A5, A406 North Circular Road, A41 and M1
- Improved linkages between northern and southern developments including a new Templehof Bridge and new Living Bridge
- New Thameslink mainline station and public transport interchange
- New pedestrian and cycle routes



COMMUNITY

- Educational and community space
- SME business place



SUSTAINABILITY

- New waste transfer station
- Combined heat and power plant
- New homes built to sustainable standards



EDUCATION

- New Claremont Primary School
- Replacement Whitefield Secondary and Mapledown Schools



COMMERCE & EMPLOYMENT

- Brent Cross shopping centre doubled in size
- Space for up to 27,000 new jobs over the lifetime of the project
- Jobs brokerage and skills training
- 4.2 million square feet (gross) of new office space



HEALTH & WELLBEING

- New healthcare facilities
- New and improved leisure spaces with a brand new Hendon Leisure Centre and improvements to the sports pitches at Clitterhouse Playing Fields



PUBLIC REALM & SENSE OF PLACE

- New town centre
- High quality public realm and green spaces, including creation of Market Square acting as a link between the new Living Bridge and improved Clitterhouse Playing Fields
- Works to divert River Brent and the creation of a riverside park
- New or improved parks including improvements to Clitterhouse Playing Fields, Sturgess Park and Claremont Open Space

KEY OUTPUTS AND ACHIEVEMENTS (April 2016 – March 2017)

Programme Wide

- Completion of legal documents with Development Partners to provide the framework for delivery of Brent Cross Cricklewood — Jul 16
- Establishment of the Integrated Programme Management Office fostering collaboration and interface management across the programme — Jul 16
- Public Inquiry for Compulsory Purchase Order (CPO) 1 and 2 held. The CPO decision expected in Autumn 17
- Ongoing acquisition of properties to assemble the land to facilitate delivery

Brent Cross North

- Variation to the Property Development Agreement between Barnet Council, Hammerson and Standard Life to deliver BXN made in Jul 16
- Planning application to re-phase key delivery elements from Brent Cross North (BXN) to Brent Cross South (BXS) and amend certain planning conditions approved in Feb 17
- Reserved Matters Application (RMA) Templehof Bridge proposal was approved in Feb 17
- Catalyst Housing Group selected as the preferred Registered Provider for the Whitefield Estate residents in Brent Cross North (CPO1)
- Pre app discussions taken place on Phase 1b of Brent Cross Shopping Centre

Brent Cross South

- Creation of Joint Venture between Barnet Council and Argent Related in Jul 16
- CPO3 Order made in Sept 16
- London & Quadrant selected as the preferred Registered Provider for the Whitefield Estate residents in Brent Cross South (CPO2)
- Argent Related and Soundings held a series of stakeholder workshops and expert panels between Nov 16 and Jan 17 to help inform the BXS business plan

Brent Cross Thameslink

- Grant agreement and funding letter between the Council, Department of Communities and Local Government (DCLG) and the Greater London Authority (GLA) has been signed
- Continuation of design work on the station and associated critical infrastructure

CURRENT STAGE

Brent Cross North

- BXN Development Partners currently focussing on the detailed design of the shopping centre as well as progressing necessary highways agreements to allow a start on site in 2018. Third party investment into the scheme is being sought. This investment is anticipated to be confirmed later in 2017

Brent Cross South

- Undertaking necessary due diligence work on BXS to inform future development. Updating the Business Plan and working up the First Phase Proposal to inform the RMA in Autumn 2017

Brent Cross Thameslink

- Detailed design work underway to support future planning applications, procurement and delivery strategies to commence works summer 2018. Working closely with key stakeholders and delivery partner Network Rail
- Seeking to acquire land to facilitate delivery, including progressing the CPO Inquiry

FORWARD PLAN (April 2017 – March 2018)

- Apr 17: Submission of BXT and BXS re-phasing applications
- May 17: Submission of RMA for Brent Cross North
- Apr - Aug 17 : Submission of RMA and Drop-in applications to support the Station Phase
- May/Jun 17: Open spaces workshop
- Jun/Jul 17: Community Liaison Group meetings and public exhibitions about planning Phase 1BS draft designs before the submission of an RMA
- Sept 17 : Submission of Phase 1BS Planning Application by BXS developer
- Autumn 17 : Section 278 agreements agreed to support BXN Phase 1A Infrastructure procurement
- Autumn 17: BXN highways early works start on site
- Autumn 17: Decision expected from the Secretary of State regarding CPO1 and CPO2
- Early 2018: Decision expected from the Secretary of State regarding CPO3

PROJECT ACHIEVEMENTS TO MAR 17

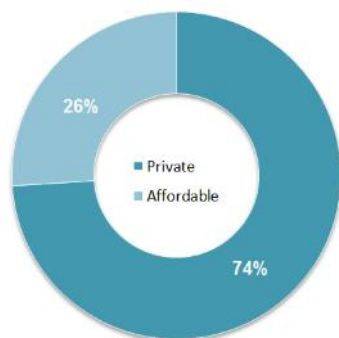
- Oct 10: Outline Planning Consent
- Jul 14: Section 73 Planning Consent
- Jul 14: Section 106 agreed
- Mar 15: Selection of Argent Related as the preferred partner for Brent Cross South
- Mar 15: Government announced £97m grant funding for BX Thameslink
- Apr 15: The making of Compulsory Purchase Orders 1 and 2
- Mar 16: Regeneration Full Business Case Approved by HM Government
- Jul 16: Completion of the legal documentation between Barnet Council and Argent Related and formation of the Joint Venture Company to deliver BXS
- Jul 16 Variation to the Property Development Agreement between Barnet Council, Hammerson and Standard Life to deliver BXN
- May to Jul 16: Public Inquiry for Compulsory Purchase Order 1 and 2

COLINDALE

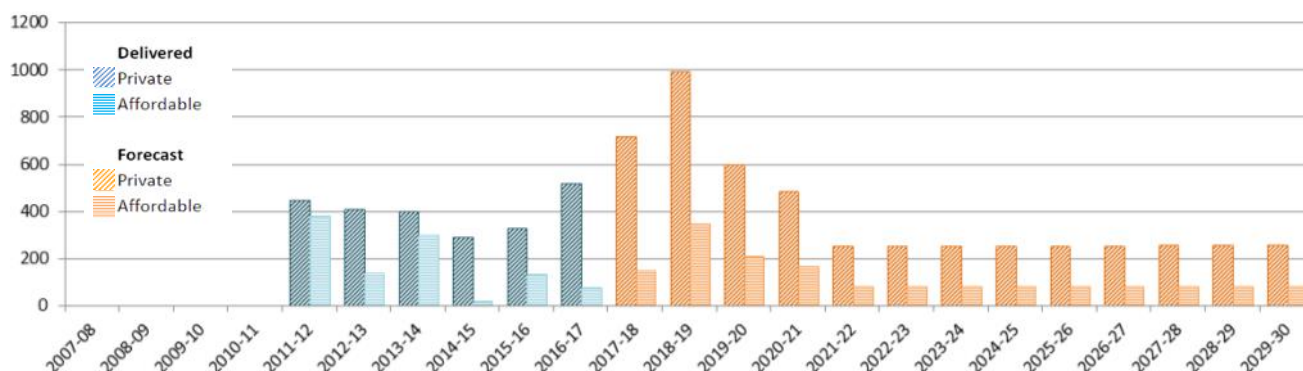
Wards: Colindale

Overview

Colindale has been identified as an area for significant growth within the Colindale Area Action Plan and is one of the largest growth and regeneration areas in the borough. Colindale represents an opportunity to deliver sustainable housing growth and a new compact neighbourhood centre which will be well served by both improved public transport services and high quality public open space.



Forecast of Housing Delivery



HOUSE TYPE	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	TOTAL
Private	450	410	400	290	331	519	720	992	602	484	255	255	255	255	255	255	257	258	258	1600
Affordable	380	140	300	20	135	78	150	348	211	170	82	82	82	82	82	82	82	82	81	1156
TOTAL	830	550	700	310	466	597	870	1340	813	654	337	337	337	337	337	337	339	340	339	2756

Key Sites

- Former Hospital Site, 'Pulse' , Fairview New Homes
- Former British Library Site, 'editions, Fairview New Homes
- Grahame Park, Genesis Housing Association
- Beaufort Park, St. George PLC
- Peel Centre Site, Redrow
- Former Barnet and Southgate College Site, Barratt Homes
- Zenith House, Genesis
- Oriental City (Brent), Development Securities

Housing Types to be Delivered

Housing Type	Proposed
Affordable	2,670
Private	7,500
TOTAL	10,170*

*The housing numbers from the Grahame Park scheme are included in this figure



Project Outcomes



HOUSING

- 10,170 new homes across various sites



HIGHWAYS & TRANSPORT

- Improvements to key junctions and roads within the area
- The redevelopment of Colindale Tube Station including provision of step free access
- New pedestrian /cycle bridge linking Montrose Park to the hospital site and the tube station
- Improved bus service links
- More effective parking management including a review and extension of the Controlled Parking Zone



COMMUNITY

- Relocation of library and new centre for independent living
- New Neighbourhood Hub comprising health, children and community facilities
- New Youth Zone in Montrose Playing Field



SUSTAINABILITY

- Energy Centre
- New homes built to sustainable standards



EDUCATION

- Primary, Secondary, Higher and Further Education Schools



COMMERCE & EMPLOYMENT

- New retail, including a supermarket, on Grahame Park
- New retail, pub and business centre at Beaufort Park
- Improved Colindale Avenue mixed residential and retail offer
- Grade A office accommodation



HEALTH & WELLBEING

- Provision of 3 new health centre sites are identified
- New pharmacy provision at Plot 3
- Pharmacy provision at new Grahame Park within Community Hub being given consideration in Outline Business Case



PUBLIC REALM & SENSE OF PLACE

- Improvements to Rushgrove, Colindale, Montrose and Silkstream parks
- Public realm improvements at Colindale Ave and Grahame Park Way

KEY OUTPUTS AND ACHIEVEMENTS (April 2016 – March 2017)

- Saracens proposal for a new 3 form entry primary school provision on the former Peel Centre site submitted to Department for Education
- New Colindale Community Trust website and App, for booking of community space has been established
- Proposals for three health centre sites in Colindale (Peel Centre, Temporary facility on Lanacre Ave and Grahame Park) at Outline Business Case stage
- Fairview confirm completion date for former British Library site Mar 2018. Three commercial units to be occupied by Co-op, Fraser and Co and Edition Estates Ltd
- Montrose and Silkstream parks detailed design proposals developed and planning application submitted Mar 17
- Development of proposals for the Controlled Parking Zone (CPZ) in Colindale. First stage of existing CPZ complete
- On-going negotiations facilitated by Re to bring forward the proposal for a new Colindale Tube Station

CURRENT STAGE

- Joint working with Redrow and Transport for London (TfL) regarding redevelopment of Colindale Underground Station and Colindale Avenue widening, options developed for the widening scheme are currently with the developer for final input
- Design development of the new CPZ for Colindale
- Develop Detailed Design (RIBA Stage 3a) for the Colindale Community Hub
- Supporting the redevelopment of the museum site
- Support the delivery of the Youth Zone project in Montrose Park

FORWARD PLAN (April 2017 – March 2018)

- Concept Design proposal (RIBA Stage 2) for the community hub including new children's centre will be ready for submission by the end of Apr 17 as part of a comprehensive planning scheme for Grahame Park Concourse
- Summer 2017: Agree plan and programme for Colindale Ave widening
- Summer 2017: Planning application for Montrose and Silkstream Parks presented to Barnet Council Green Spaces Board
- Jul 17: Launch of CPZ consultation
- Collaborative working with Transport for London (TfL) on the development of an optimal solution for the improvement of Colindale Tube Station
- Collaboration with Redrow on Colindale Ave public realm
- Collaboration with the RAF museum regarding the development of the museum site
- Continue to support the build out of the Youth Zone

PROJECT ACHIEVEMENTS TO MAR 17

- 2013: Orion school delivered
- 2014: Energy study completed and final proposals for the decentralised energy options commenced development with the Greater London Authority (GLA)
- Dec 14: Former Lanacre Ave main road diverted and rebuilt (now Bristol Ave)
- 2014: Masterplans for Montrose, Silkstream, Colindale and Rushgrove parks completed
- 2016: Planning permission obtained for the new Barnet Council offices
- 2016: Construction of the new Barnet Council offices commenced
- 2016: Community Hub with health facilities concept design completed
- Mar 17: Detailed design and planning permission submitted for Montrose Park
- A total of 3,453 homes have been delivered through the programme to date

DOLLIS VALLEY - Brook Valley Gardens

Wards: Underhill

Overview

The regeneration of the Dollis Valley estate aims to create a new integrated community by replacing the existing system built multi-storey homes, with a new mixed tenure housing development of 631 homes. The scheme also includes the re-provision of community and children’s day care facilities.

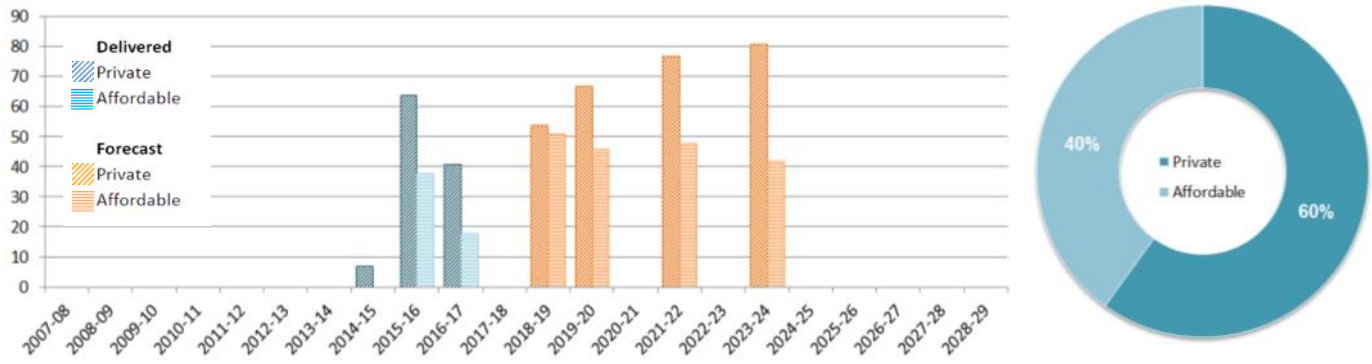
Delivery Partners

Countryside Properties UK; L&Q

Housing Types to be Delivered

Housing Type	Previous	Proposed
Secure Social Rent	189	230
Non - Secure	174	-
Lease/Free holder	77	-
Low Cost Home Ownership	-	13
Private	-	388
TOTAL	440	631

Forecast of Housing Delivery



HOUSE TYPE	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	TOTAL
Private	7	54	36	0	66	67	0	77	0	81	388
Affordable	0	38	15	0	54	46	0	48	0	42	243
TOTAL	7	92	51	0	120	113	0	125	0	123	631





Project Outcomes



HOUSING

- 631 new homes (388 private and 243 affordable homes)



HIGHWAYS & TRANSPORT

- A new extended bus service for the Dollis Valley locality
- At least one parking space for each new home plus visitor parking



COMMUNITY

- New multi-purpose community space



SUSTAINABILITY

- New homes built to EcoHomes Standard (Code Level 4) and to Lifetime Homes Standards



EDUCATION

- New nursery (25 places for under 5's)
- 4 apprenticeships over the duration of the scheme



COMMERCE & EMPLOYMENT

- Skills audit completed and Skills and Enterprise Strategy being delivered
- Access to apprenticeships, work tasters, placement days, non-construction training, English speaking classes



HEALTH & WELLBEING

- Provision of children day care



PUBLIC REALM & SENSE OF PLACE

- Re-landscaping of the old public and private spaces

KEY OUTPUTS AND ACHIEVEMENTS (April 2016 – March 2017)

- Completion of Phase 1(108 units)
- The first 40 families have moved into new homes managed by London and Quadrant Homes
- The first 5 leaseholders have moved into shared equity homes
- Formal launch and opening of the Hope Corner Community Centre and nursery in Sept 16
- Successful sale of all 68 private units on Phase 1
- Appointment of new Outreach worker to deliver Countryside's Training and Employment Strategy
- Successful vacant possession and land transfer of Phase 2 including the removal of illegal squatters, the rehousing of existing secure and non-secure tenants and the termination of commercial tenants at Homefield
- Successful move of first 4 residents in to Phase 2a
- A new bus route opened in Jan 17 on Dollis Valley Way

CURRENT STAGE

- Demolition of first residential units and commencement of construction works on Phase 2b (former Homefields, The Ridge and Millbridge)
- Ongoing negotiations to acquire the remaining leaseholder properties in Phases 3, 4 and 5
- Next secure tenants to move into Phase 2a
- Completion 5 shared equity properties for resident leaseholders moving from phase 3

FORWARD PLAN (April 2017 – March 2018)

- May 17: General Vesting Declaration (GVD) Notice for Phases 3, 4 and 5
- Jun 17: Completion of Block 2 (aka Block A) delivering 20 private and 6 affordable units
- Jul 17: Conclusion of Phase 3 Pre-App planning consultation
- Jul 17: Implementation of GVD and actions related to a Compulsory Purchase Order (CPO) for Phases 3, 4 and 5
- Summer 17: Reserved Matters Planning Application (RMA) expected to be submitted
- Nov 17: Determination of Phase 3 planning application

PROJECT ACHIEVEMENTS TO MAR 17

- Oct 13: s106 agreement signed
- Jan 14: Construction of Phase 1 starts on site
- Jan 15: First residential units completed on Phase 1
- Summer 2015: First secure tenants move into new homes
- Mar 16: New multi-purpose community space, Hope Corner completed
- Mar 16: New nursery with 25 places for under 5's completed and managed by private operator KidzChoice
- Mar 17: 168 homes completed to date on Phases 1 and part of Phase 2a (109 private, 56 Affordable)

GRAHAME PARK

Wards: Colindale

Overview

The Regeneration of Grahame Park estate will create a mixed tenure neighbourhood within Colindale. The new area will comprise around 1,600 new private homes, over 1000 new affordable homes, and 463 retained homes. Revised proposals for the area will be guided by the Grahame Park Supplementary Planning Document (SPD). The area will also include a wide range of high quality facilities including health, library, community and retail. Following the re-phasing of the housing programme it should be noted that all vacant properties, which are programmed to be demolished, will be let as non-secure tenancies.

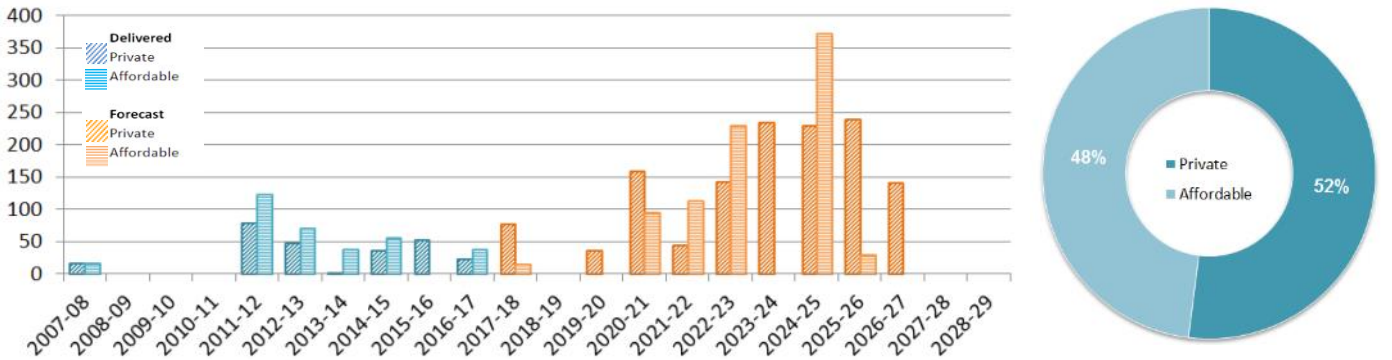
Delivery Partners

Genesis Housing Group

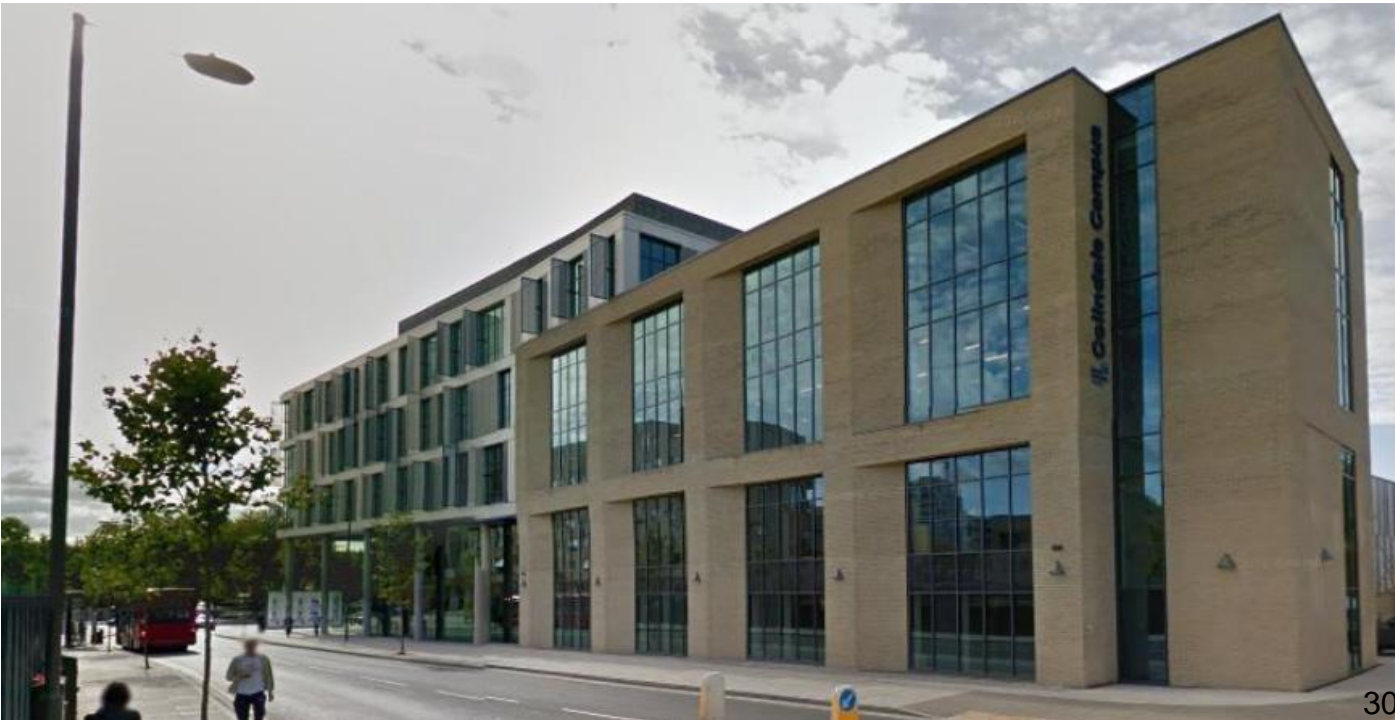
Housing Types to be Delivered

Housing Type	Previous	Proposed
Secure Social Rent	1,428	816
Low Cost Home Ownership	-	340
Private	-	1,600
TOTAL	1,428	2,756

Forecast of Housing Delivery



HOUSE TYPE	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	TOTAL
Private	79	48	39	36	52	23	77	0	37	160	45	143	235	229	240	141	1600
Affordable	122	70	0	55	0	37	15	0	0	96	114	229	0	372	30	0	1156
TOTAL	201	118	39	91	52	60	92	0	37	256	159	372	235	601	270	141	2756





Project Outcomes



HOUSING

- 2,756 new homes (over 800 social rent and 1600 private sale) will be delivered
- 593 homes (286 affordable) have been completed by March 2017
- Plots 5 completed and 6 on site to provide 152 homes (52 affordable)
- Compulsory Purchase Order to be made on the concourse blocks in 2017



HIGHWAYS & TRANSPORT

- New road, pedestrian and cycling network
- Work with Transport for London (TfL) to ensure that the existing bus services in the estate are improved



COMMUNITY

- Replacement library, community centre and children's activity centre with a new fully integrated community hub



SUSTAINABILITY

- All new homes built to new Building Regulations 2015



EDUCATION

- Barnet and Southgate College relocated in Grahame Park in a newly built campus
- Colindale Training Programme, "Towards Employment Outcomes", being delivered on a termly basis
- 8 apprenticeship opportunities being delivered



COMMERCE & EMPLOYMENT

- Retail and commercial floorspace has been delivered in development phase 3 including a Sainsbury's Supermarket and pharmacy
- The next stage of development (Stage B) will also have retail and commercial floor space



HEALTH & WELLBEING

- Health centre to be re-provided



PUBLIC REALM & SENSE OF PLACE

- Heybourne Park improvements partly delivered in July 2011. Further improvements to be completed as part of Plot 10
- Further improvements to be undertaken to Heybourne Park in 2020/21

KEY OUTPUTS AND ACHIEVEMENTS (April 2016 – March 2017)

- Plot 5 completed 60 (37 affordable) completed Dec 16
- The relocation of Barnet and Southgate College completed Sept 16
- Agreement reached with Genesis on Plot 8 and construction of new council offices is underway
- New Grahame Park Supplementary Planning Document (SPD) was adopted in Jul 16
- New southern square at bottom of Bristol Ave completed
- New library and centre for independent living opened Sept 16
- Compulsory Purchase Order (CPO) process for Plots 10, 11 and 12 was approved in Sept 16

CURRENT STAGE

- The council is working with Genesis Homes to produce a major new planning application for Plots 10, 11 and 12 (The Concourse). This will comprise approximately 1,000 new homes, new roads, open spaces and a major new community hub facility
- Plot 6 currently under construction (92 homes)
- The CPO programme for Plots 10, 11 and 12 underway

FORWARD PLAN (April 2017 – March 2018)

- Apr 17: Demolition of the Noel block commences
- Apr 17: The Community Hub update report to Assets Regeneration and Growth Committee
- May 17: Planning application for Plots 10, 11 and 12 to be submitted
- Aug 17: Plot 10, 11 and 12 CPO Notice Delivery
- Autumn 2017: The determination of the planning application for Plots 10, 11, and 12 is expected
- Jan 18: Completion of Plot 6
- Jan 18: Vacant possession of Plot 10 is due

PROJECT ACHIEVEMENTS TO MAR 17

- Jul 12: Heybourne Park Phase 1 regeneration completed
- Dec 14: Former Lanacre Ave main road diverted and rebuilt (Now Bristol Ave)
- Jun 15: Retail and commercial floorspace completed as part of Phase 1b
- Jul 15: New Sainsbury's store opens
- Mar 16: Central government announced loan of £56 million for acceleration of the demolition of the Concourse
- Jul 16: Supplementary Planning Document (SPD) for the next phase of Grahame Park (Phase B) adopted
- Sept 16: Barnet and Southgate College completed
- Sept 16: Replacement Barnet Council Library co-located with Barnet and Southgate College
- Mar 17: 593 homes completed to date (338 affordable, 255 private)
- The scheme is 19% complete

GRANVILLE ROAD

Wards: Childs Hill

Overview

Phase 1 of Granville Road completed in 2012. The purpose of Phase 2 is to further improve the overall estate environment and public realm. The scheme will also create a mixed tenure community with new homes for sale and shared ownership.

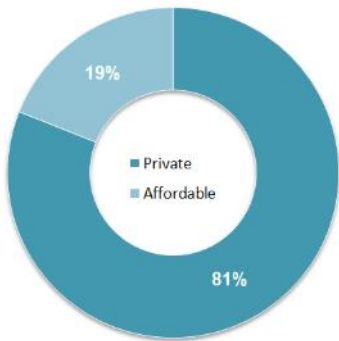
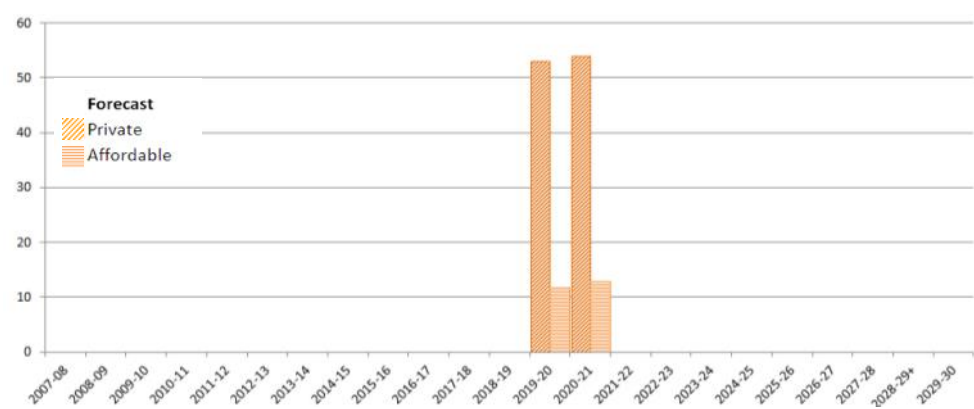
Delivery Partners

Sherrygreen; One Housing Group

Housing Types to be Delivered

HOUSE TYPE	2019-20	2020-21	TOTAL
Private	53	54	107
Affordable	12	13	25
TOTAL	65	67	132

Forecast of Housing Delivery





Project Outcomes



HOUSING

- 132 new homes (19% affordable)



COMMERCE & EMPLOYMENT

- Creation of jobs during the construction phase



HIGHWAYS & TRANSPORT

- Designated parking for each block



PUBLIC REALM & SENSE OF PLACE

- Improved public realm



COMMUNITY

- Integration with existing communities



SUSTAINABILITY

- Design employs sustainable construction techniques

KEY OUTPUTS AND ACHIEVEMENTS (April 2016 – March 2017)

- Planning permission was granted for the scheme in Aug 16

CURRENT STAGE

- Groundwork investigations taking place

FORWARD PLAN (April 2017 – March 2018)

- Apr 17: Sealing of the Compulsory Purchase Order Indemnity Agreement
- Apr 17: Discharge of planning conditions commences
- Summer 2017: Work is expected to start on site
- Aug 17: Pramshed Compulsory Purchase Order Notice served to residents



MILL HILL EAST - Millbrook Park

Wards: Mill Hill

Overview

The Millbrook Park scheme is creating a high quality successful new suburb in the heart of Barnet. Over 40 hectares of mainly vacant and disused brownfield land previously comprising the former Inglis Barracks and council waste depot site will be transformed into a thriving new community within an outstanding setting on a hill top location. The principal landowners within the defined boundary of the site have come together to form the Inglis Consortium, of which the council is a member.

The consortium is delivering the scheme by decontaminating the site and building suitable infrastructure. The site has then been split into serviced

parcels of land to be sold on the open market. The purchasers of land will be responsible for obtaining detailed planning consent and building the new properties.

The Consortium vets bids from developers taking into consideration price, design and their credibility in the market place. So far the Consortium have sold nine parcels of land to leading house builders and have supported growth in the area through the sale of land for the expansion of commercial premises to Barry M Cosmetics. Partial demolition of the existing depot has been completed in advance of the date when the site needs to be vacated.

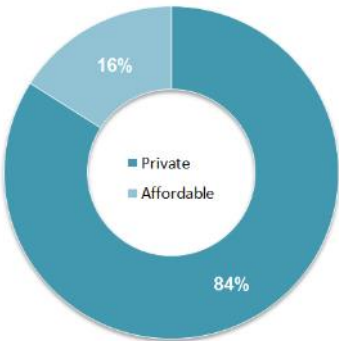
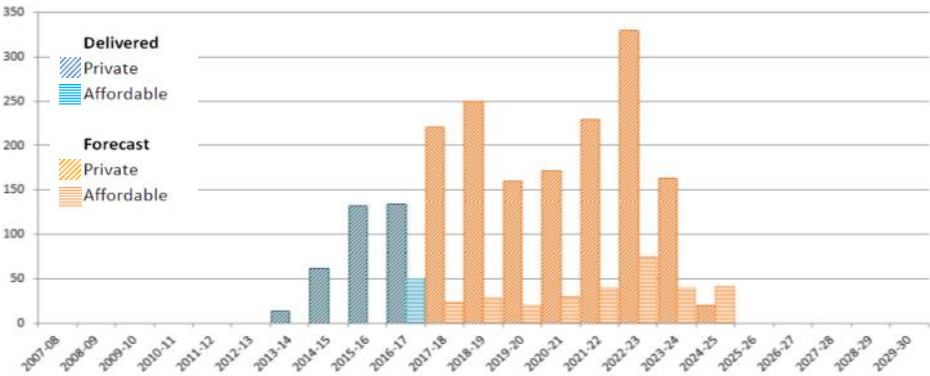
Joint Venture Partners

Inglis Consortium LLP consisting of key partners: London Borough of Barnet, VSM Estates Ltd., & Annington Property Ltd.

Housing Types to be Delivered

Housing Type	Proposed
Affordable	349
Private	1,891
TOTAL	2,240

Forecast of Housing Delivery



HOUSE TYPE	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	TOTAL
Private	14	62	133	135	221	250	160	172	230	330	164	20	1891
Affordable	0	0	0	50	23	29	20	30	40	75	40	42	349
TOTAL	14	62	133	185	244	279	180	202	270	405	204	62	2240



Project Outcomes



HOUSING

- 2,240 new homes (1,891 private sale, 349 affordable)



HIGHWAYS & TRANSPORT

- Upgrade Mill Hill East Tube Station and enhanced bus services
- Improvements to the key junctions in the area
- The East West link route; junction improvements at Bittacy Hill/Frith Lane and Holders Hill Circus
- Access roads for individual plot development



COMMUNITY

- Community facilities and new park
- Improved infrastructure
- Community facilities at Millbrook Park School
- 3rd Generation (3G) artificial grass multi use games area



PUBLIC REALM & SENSE OF PLACE

- New parks and open spaces including a "Panoramic Park" providing excellent views across London
- A new public piazza opposite the station
- Estate Management



EDUCATION

- A new 3-form entry primary school
- Apprenticeship opportunities and Construction Training Initiative (CTI) work placements being created through s106 agreements



COMMERCE & EMPLOYMENT

- 3,470 sqm employment; 1,100 sqm town centre retail
- Conversion of the historic former officers' mess building to mixed uses
- Creation of 500 jobs



SUSTAINABILITY

- New permanent energy centre
- Installation of Sustainable Urban Drainage Systems (SUDS)
- Relocation of the council's depot and recycling facilities
- New sustainably built homes (to EcoHomes Standard Practical Code Level 4)
- Highly sustainable commercial buildings (built to BREEAM Excellent standard)

KEY OUTPUTS AND ACHIEVEMENTS (April 2016 – March 2017)

- Land sales and projected capital receipts on target
- Partial demolition of the depot site has been undertaken in readiness for vacant possession
- 382 bus service now operating from Millbrook Park
- Bids received for Phase 10 in Mar 17

CURRENT STAGE

- Tender returns due for Phases 6, 9 and 10

FORWARD PLAN (April 2017 – March 2018)

- Apr 17: Sale of Phase 6a/6b and Phase 9 - shortlist agreed and selection of preferred bidder
- Aug 17: Revised vacant possession date obtained for the depot site (Section D)
- Spring 2018: Completion target for a permanent energy centre

PROJECT ACHIEVEMENTS TO MAR 17

- 2011: Works on site commence
- 2013: Millbrook Park Primary School completed
- Jul 14: Junction improvement works at Pursley Road, Sanders and Frith Lanes, Bittacy Rise and Bittacy Hill completed
- Jul 14: East West link road completed
- Aug 14: Rail station forecourt complete
- 2015: Central Park, Eastern Park, Barracks Park, and Officers Mess Gardens completed
- 394 homes have been delivered to date 344 private and 50 affordable
- The scheme is 15% complete



STONEGROVE AND SPUR ROAD - Edgware Green

Wards: Edgware

Overview

The regeneration of the Stonegrove and Spur Road estate aims to create a new integrated community by replacing the existing homes with a new mixed tenure housing development of 999 homes. The scheme includes improved transport links, a new academy, community hall, church buildings, nursery, improved parking and open space. The final phase is on track for completion in 2017/18.

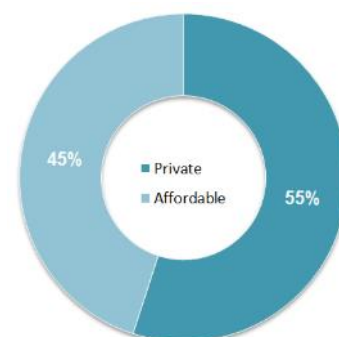
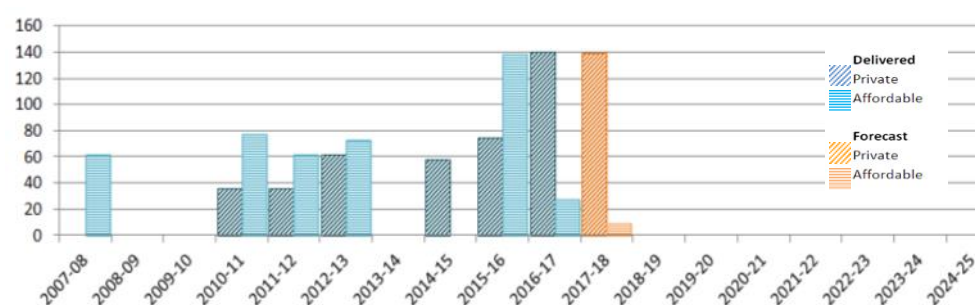
Delivery Partners

Barratt Evolution Limited; Family Mosaic

Housing Types to be Delivered

Housing Type	Previous	Proposed
Secure Social Rent	402	342
Lease/Free holder	201	-
Low Cost Home Ownership	-	109
Private	-	548
TOTAL	603	999

Forecast of Housing Delivery



HOUSE TYPE	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	TOTAL
Private		0	0	36	36	62	0	58	75	141	140	548
Affordable	62	0	0	78	62	73	0	0	139	28	9	451
TOTAL	62	0	0	114	98	135	0	58	214	169	149	999





Project Outcomes



HOUSING

- 999 new homes (451 affordable, 548 private sale (an additional 62 affordable units were provided in Phase 0 – Penniwell Close)



EDUCATION

- Reprovision of school and sports facilities (London Academy) as part of phase 0 (prior to the Principal Development Agreement)



HIGHWAYS & TRANSPORT

- New roads and improvements to junctions between Spur Road and Green Lanes, Spur Road and Stonegrove (A5)



COMMERCE & EMPLOYMENT

- Skills audit completed with a Skills and Enterprise Strategy being delivered
- Skills and job training for residents



PUBLIC REALM & SENSE OF PLACE

- Improvements to existing play facilities and open space



COMMUNITY

- Reprovision of a joint church and community centre, together with ancillary buildings
- Establishment of Stonegrove Community Trust



SUSTAINABILITY

- All homes built to the London Housing Design Guide

KEY OUTPUTS AND ACHIEVEMENTS (April 2016 – March 2017)

- Delivery of OneStonegrove, a joint community centre and church opened in Jul 16
- The Hive Trust has been appointed as facilities managers for the OneStonegrove Community Centre.
- Buttercups Nursery operating out of the community centre, with a range of other events and services being delivered to residents, and the wider community, through OneStonegrove.
- The first community sum payment for OneStonegrove was made, as per s106 agreement
- Completion of Phase 4b Canon's Way South, delivering 80 private housing units
- Completion of Phase 4a Sterling Court Return, delivering 98 affordable units, including social rent and shared equity homes
- Appointment of an Employment and Skills Outreach Worker by Barratts through a contract with Groundwork

CURRENT STAGE

- The latter stages of phases 7 and 8 have started on site

FORWARD PLAN (April 2017 – March 2018)

- Aug 17: Development Stage 7 - The Lanes, completion of 37 Private units (private)
- Aug 17: Development Stage 8 - Lacey Drive, completion of 32 houses (private)
- Aug 17: Development Stage 6a (former church and vicarage), completion of 14 private units
- Spring 18: Completion of 4 units on former site office
- Spring 18: Completion of the scheme

PROJECT ACHIEVEMENTS TO MAR 17

- 2011: First phase (pilot phase) comprising 62 affordable homes, completed
- 2011: Delivery of London Academy School
- 2012: Scheme awarded 'Gold' in the Barratt's Q17 Annual Design Awards
- 2012: Scheme wins NHBC Quality and Seal of Excellence award for Sterling Court
- Jan 15: Stonegrove Community Trust formally established with the appointment of a volunteer resident Chairperson
- Jul 15: All secure residents were rehoused into new homes on the site
- Mar 16: Architectural award winning joint community centre and church with ancillary buildings complete
- A series of new highways and access points from Spur Road and the A5 into the development delivered
- 850 homes have been delivered up to Mar 17 (408 private and 442 affordable)
- The scheme is 85% complete

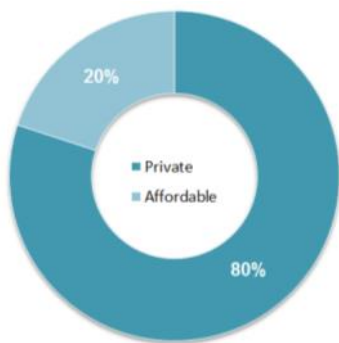


UPPER & LOWER FOSTERS

Hendon Ward

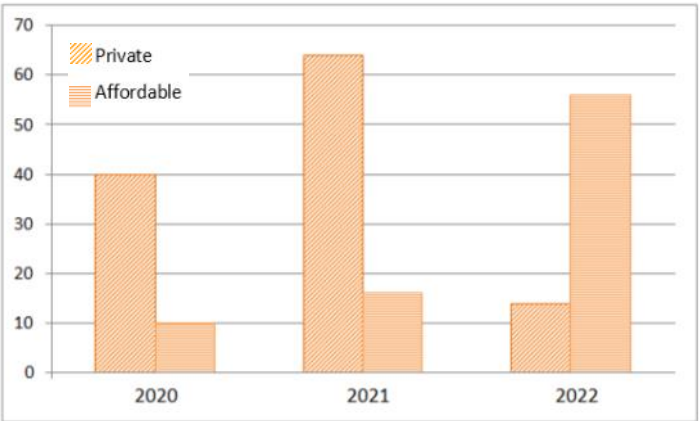
Overview

Upper and Lower Fosters is a late 1960s housing estate built to a relatively low density despite having good transport accessibility and a close proximity to Brent Street (a local high street). The estate has been identified as having the capacity to be further intensified in terms of housing to create additional affordable, market and extra care housing. A community co-design approach is being taken to develop the masterplan with the estate residents, neighbours and local community stakeholders.



HOUSE TYPE	2020	2021	2022	TOTAL
Private	40	64	14	118
Affordable	10	16	56	82
TOTAL	50	80	70	200

Forecast of Housing Delivery



KEY OUTPUTS AND ACHIEVEMENTS (April 2016 – March 2017)

- The project has been initiated and a community coordinator appointed
- £830k of project funding has been secured from the Department of Communities and Local Government (DCLG)
- The community steering group has been formed. Initial workshops have taken place to help residents develop the community brief and priorities
- The procurement of a masterplanner has commenced

CURRENT STAGE

- The procurement of a masterplanner is ongoing
- Community steering group workshops continue to ensure the residents are engaged throughout the process

FORWARD PLAN (April 2017 – March 2018)

- Jul 17: The appointment of a Masterplanner
- Oct 17: Completion of RIBA Stage 1
- Jan 18: Completion of Concept Design for the scheme (RIBA Stage 2)
- Apr 18: Completion of Detailed Design for the scheme (RIBA Stage 3)



HOUSING

- *75 extra care homes*
- *The number of new homes will be identified as part of the community co-design process.*



HEALTH & WELLBEING

- *Lifetime Homes standards and better quality homes will lead to improved health and living conditions for the residents on the estate*



COMMUNITY

- *Community facilities linked to the extra care housing to be informed by future options study*



PUBLIC REALM & SENSE OF PLACE

- *Improvements to the public realm on the estate including potential new play facilities, community gardening area, improvement of currently neglected public realm/alleyway areas*
- *Improvements to highways and parking layout*



SUSTAINABILITY

- *EcoHomes standard (Code Levels 4 and above) for new homes*

WEST HENDON - Hendon Waterside

Wards: West Hendon

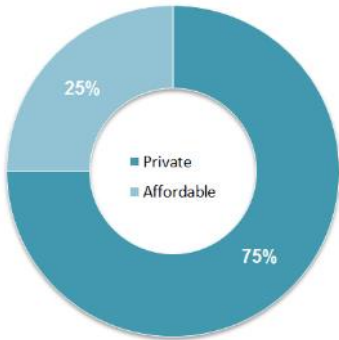
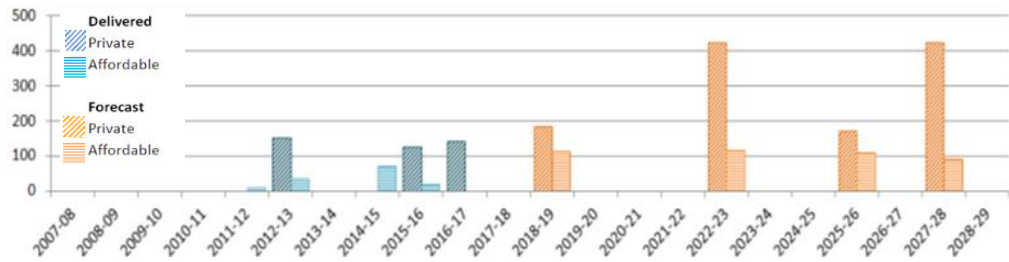
Overview

The regeneration of West Hendon estate aims to resettle the existing community within a new neighbourhood of 2,194 homes; a net gain of 1,553. The existing homes will be replaced with new mixed tenure housing. A more accessible environment will be created where people can walk easily through the neighbourhood, with the creation of a green boulevard that will link York Park with the retail area of West Hendon Broadway. The scheme also includes improved transport links and the creation of a commercial hub. Delivery of new homes is expected to complete in 2027. The existing buildings have basements which create longer construction timeframes hence the long time scales between phases being delivered.

Delivery Partners

Barratt Metropolitan Limited Liability Partnership

Forecast of Housing Delivery



HOUSE TYPE	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2022-23	2025-26	2027-28	TOTAL
Private	0	151	0	0	126	142	0	184	423	173	425	1624
Affordable	8	35	0	71	19	0	0	114	116	109	90	562
TOTAL	8	186	0	71	145	142	0	298	539	282	515	2186





Project Outcomes



HOUSING

- 2,194 new homes (25% affordable)



EDUCATION

- 3-form community school for around 400 pupils
- A new nursery



HIGHWAYS & TRANSPORT

- 2 new bridges
- Improvements along the A5, Station Road and removal of the gyratory system
- Improved A5 crossings and pedestrian links to Hendon Train Station



COMMERCE & EMPLOYMENT

- A new town centre and commercial hub with new shops and restaurants
- 1000 full time construction jobs, 126 non-construction full time jobs



COMMUNITY

- Community facilities



HEALTH & WELLBEING

- Lifetime Homes standards and better quality homes will lead to improved health and living conditions for the residents on the estate



SUSTAINABILITY

- EcoHomes standard (Code Levels 4 and above) for new homes
- Sustainably built commercial buildings (BREEAM Excellent)



PUBLIC REALM & SENSE OF PLACE

- Improvements to York Park
- Creation of a green boulevard that will link York Park with West Hendon Broadway

KEY OUTPUTS AND ACHIEVEMENTS (April 2016 – March 2017)

- Vacant possession achieved for Compulsory Purchase Order (CPO) 1
- Demolition of 1-32 Tyrrel Way, 11-98 Marriotts Close and Franklin House
- CPO2 Statement of Case submitted to the Secretary of State (SOS)
- Interim community hub opened in Nov 2016
- Made representation at CPO2 and CPO2a Public Inquiry which took 3 days instead of 2 weeks

CURRENT STAGE

- Enabling works have commenced for Phase 3B
- Phase 3C (Broadway) properties have been soft-stripped and hoarded. Hard demolition began in Feb 17
- CPO2a Statement of Case to be submitted to the SOS

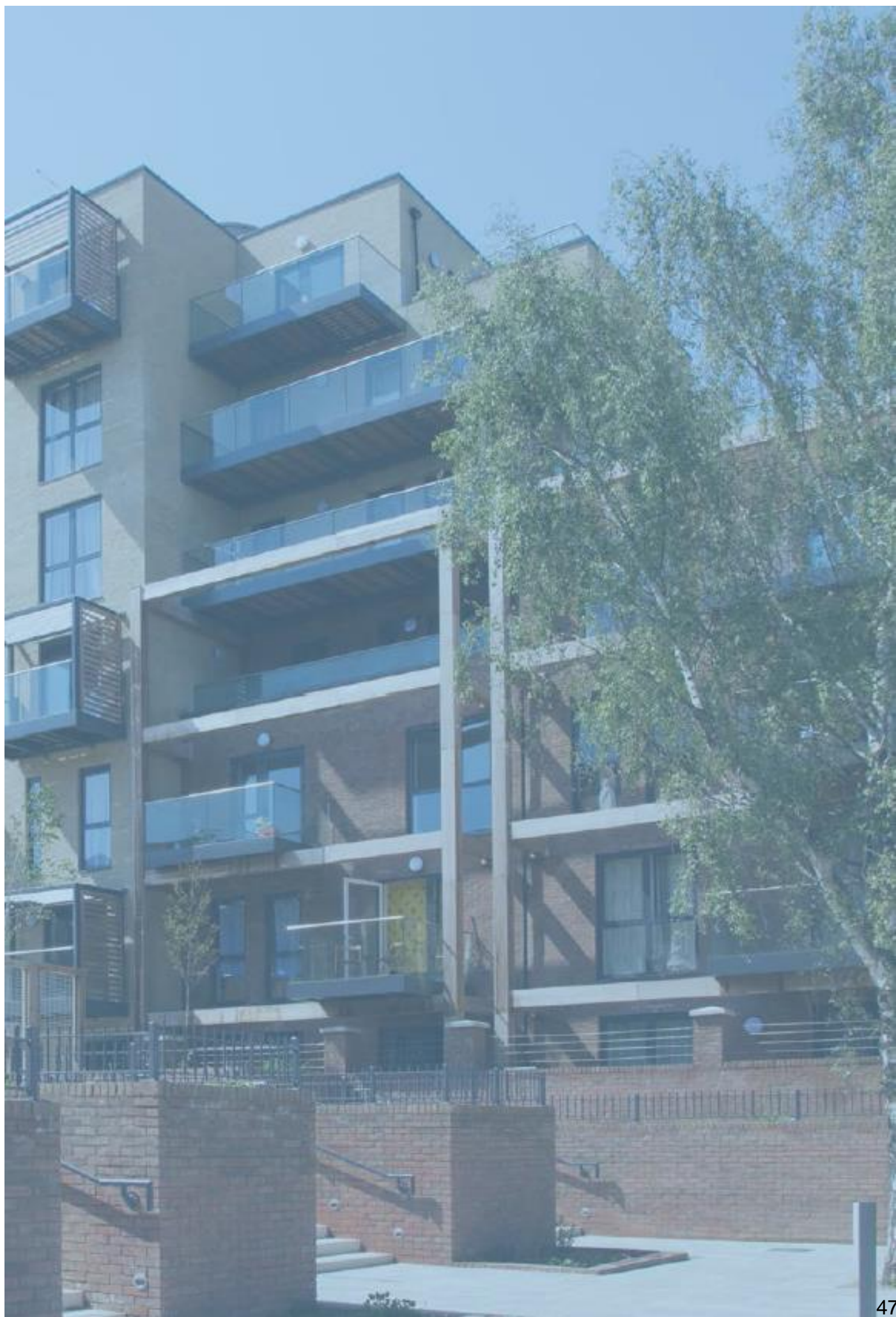
FORWARD PLAN (April 2017 – March 2018)

- Sep 17: Decision on CPO2 and CPO2A expected from the SOS
- May 17: Phase 3C demolition complete
- Jun 17: Phase 3C (Blocks G4, H3 & H4) construction starts
- Dec 17: Cool Oak Lane pedestrian and cycle bridge construction commences

PROJECT ACHIEVEMENTS TO DATE

- Aug 11: Principal Development Agreement (PDA) signed
- 2013: Hybrid Planning Consent granted
- Sept 13: s106 signed
- 2013: Completion of Phase 1 and 2 delivering 194 properties
- Feb 14: Deed of Variation to the PDA signed
- Nov 15: Confirmation of CPO1 received from the Secretary of State
- 2015: Launch of the community trust with associated funding for community projects
- 2016: Phase 3A completed delivering 358 properties
- Nov 16: Completion of the interim community hub





Overview

The Planning Policy Team are responsible for:

- Shaping the future of Barnet through producing the Local Plan
- Developing planning guidance to deliver the Local Plan
- Monitoring change in Barnet including housing delivery
- Engaging on planning at a national, London, borough and neighbourhood level

The Local Plan controls how and where the council, public, and private sector developers and businesses can build and operate. In this way growth and change are managed in a manner that maximises the benefits they bring to the borough while protecting the natural and built environment that residents cherish and delivering sustainable development.

The Local Plan has to shape the future of Barnet as a place, providing the overarching local policy framework for delivering sustainable development.

It brings together all the spatial elements of a wide range of strategies and initiatives such as Entrepreneurial Barnet, One Public Estate, the Development Pipeline and the Community Asset Strategy into one clear and concise strategy for managing growth in Barnet. It reflects on how service delivery and the interfaces between the council and its partners are changing. Identifying the space to accommodate growth in terms of new homes, jobs, school places, community facilities and other supporting infrastructure underpins the Local Plan.

As Barnet changes it is important the Planning Policy Team keep the Local Plan, as well as the more detailed planning documents that help to deliver it, up to date so change and placeshaping is managed locally. A new single Local Plan document will look ahead to 2036 and integrate strategic policies, development management policies and site proposals in alignment with the new Mayor's London Plan as well as consistent with national planning reforms.

PLANNING POLICY DELIVERY 2016 SUMMARY

- Adopted 3 Supplementary Planning Documents
- Produced 4 Planning Briefs for strategic sites
- Confirmed an Article 4 Direction for Houses in Multiple Occupation (HMO)

KEY ACHIEVEMENTS IN 2016/17

- Revised Supplementary Planning Documents (SPD) on Sustainable Design & Construction and Residential Design Guidance (adopted in October 2016). These SPDs provide further detail on implementing Local Plan policies and mainly respond to technical changes introduced through revisions to the London Plan
- In May 2016 a non-immediate Article 4 Direction which withdraws permitted development rights from planning use class C3 (dwelling house) to C4 (HMO) was confirmed. The Article 4 supports the implementation of an Additional Licensing Scheme to better regulate HMOs in Barnet
- In partnership with Genesis Housing Association the Council undertook a comprehensive review of the remainder of the Grahame Park Estate Masterplan, known as Stage B and produced a SPD to provide a framework for considering the details of planning applications for the next phases. The SPD was adopted in July 2016

PLANNING POLICY FOCUS IN 2017

- Reviewing the Local Plan
- Developing a proportionate evidence base to support the new Plan
- Influencing the direction of the new London Plan
- Translating national planning reforms into practice

STRATEGIC PLANNING MAJOR PROJECTS TEAM ACHIEVEMENTS IN 2016

Overview

The Major Applications Team manages large and complex planning applications. The team calculates the Section 106 (s106) obligations owed by the developer based on the impact the development will have on the surrounding area. This is a requirement for the developer to provide funds or undertake actions (which could be physical development or provision of training apprenticeships for Barnet residents for example). The team will negotiate with developers where there is disagreement on the non-compliance of the scheme with planning policies, or s106 requirements.

A key approach that supports the placemaking agenda is the Planning Performance Agreement (PPA). This is an agreement between the developers and Re where both parties work collaboratively delivering their parts of the agreement within agreed timeframes. These agreements allow for consultation and discussion at the earliest opportunity and which continues through the course of developing the planning submission. In this was better developments, agreed by both parties, are delivered more quickly.

KEY OUTPUTS AND ACHIEVEMENTS (APRIL 2016 – MARCH 2017)

April 2016 - June 2016

Council Projects	Non - Council Projects
<ul style="list-style-type: none"> Strategic Planning and Regeneration obtained ISO accreditation for 14001 (Environmental Management Systems), 18001 (Health and Safety management), 9001 (Quality Management Systems). An urban design study commences for Edgware Town Centre. A holistic approach is being taken linking the project with work currently being undertaken by the council, RE Town Centre Team and the One Public Estate scheme. 	<ul style="list-style-type: none"> Reserve Matters Planning (RMA) application submitted for phase 2 Dollis Valley and conditions discharged The Planning Performance Agreement (PPA) or Plots 10, 11, and 12 of Grahame Park has commenced A mixed use scheme on the Premier Place site within Edgware Town Centre approved Development at the Imperial House site on Edgware Road (A5) approved at Planning Committee The Public Inquiry for Granville Road ended on 5th Jul 16. The inquiry was supported with great effort by the Strategic Planning team. £1.4 million collected from Grahame Park phase B for the Community Infrastructure Levy (CIL).

July 2016 - September 2016

Council Projects	Non - Council Projects
<ul style="list-style-type: none"> New Barnet Leisure centre planning applications have been submitted. A Planning Brief for the Copthall sports and recreation estate in Mill Hill covering an area of 70 ha was adopted by Policy and Resources Committee in September. The Brief provides a framework for the coordination of development within this Green Belt location. 	<ul style="list-style-type: none"> The Supplementary Planning Document for the next phase of development at Grahame Park, Stage B (post plots 10, 11, and 12) was agreed for adoption at Full Council on 26th July. PPA signed for Victoria Quarter and Golders Green. Pentavia planning application submitted for 750 units. Imperial House, Edgware Road - s106 obligations due by the developer concluded and planning permission granted. 112-132 Cricklewood Lane - s106 due by the developer concluded and planning permission granted. Draft Planning Brief for the former Pentavia Retail Park approved for consultation by Policy and Resources Committee.

STRATEGIC PLANNING MAJOR PROJECTS TEAM ACHIEVEMENTS IN 2016

KEY OUTPUTS AND ACHIEVEMENTS (APRIL 2016 – MARCH 2017)	
October 2016 - December 2016	
Council Projects	Non - Council Projects
	<ul style="list-style-type: none"> • Millbrook Park Phase 6 - Approval of reserved matters associated with advance infrastructure works to development plot OS9 (public open space) within Phase 6, including creation of new public square and re-location and installation of the Permanent Energy Centre. • The Sweets Way RMA approved for 288 homes, community building and landscape improvements. • Approval of planning application for Colindale Gardens (Former Peel Centre) for a phased comprehensive redevelopment of part of the existing Peel Centre site including the demolition of all existing buildings and the provision of a residential-led mixed use development comprising up to 2,900 new residential units, up to 10,000 square metres of non-residential floorspace, the provision of a 3 form entry primary school (including nursery provision) and a minimum of 4 hectares of public open space. Associated site preparation/enabling works, transport infrastructure namely a new pedestrian connection to Colindeep Lane and junction works, landscaping and car parking. • A major planning application has been received for Victoria Quarter (proposing 115 residential units and commercial units). • Pentavia planning application submitted and the PPA come to an end. • PPA agreed for St Augustine's church, Colindale.
January 2017 - March 2017	
Council Projects	Non - Council Projects
<ul style="list-style-type: none"> • Tranche 4 projects initial pre-application meeting conducted for seven sites across the borough. 	<ul style="list-style-type: none"> • Pre-application meeting for a major development on the former BT Telephone exchange on the A5 corridor. • Pre-application meeting regarding the redevelopment of Barnet House.



DEVELOPMENT PIPELINE

The council owns land and buildings across the borough that could be used to provide more housing where these are surplus to requirements and has embarked on a programme of developing these sites itself. This will ensure new high quality homes are delivered to meet local housing need. In addition, the uplift in land values generated by development will be captured for the benefit of the council so that it can be used to provide more new homes and help address the budget pressures faced by the authority.

‘Overall, the programme will see the delivery of over 700 homes in the next decade’

Over the past two years the Development Pipeline has been progressed in partnership with Re and The Barnet Group, and the following work streams have emerged:

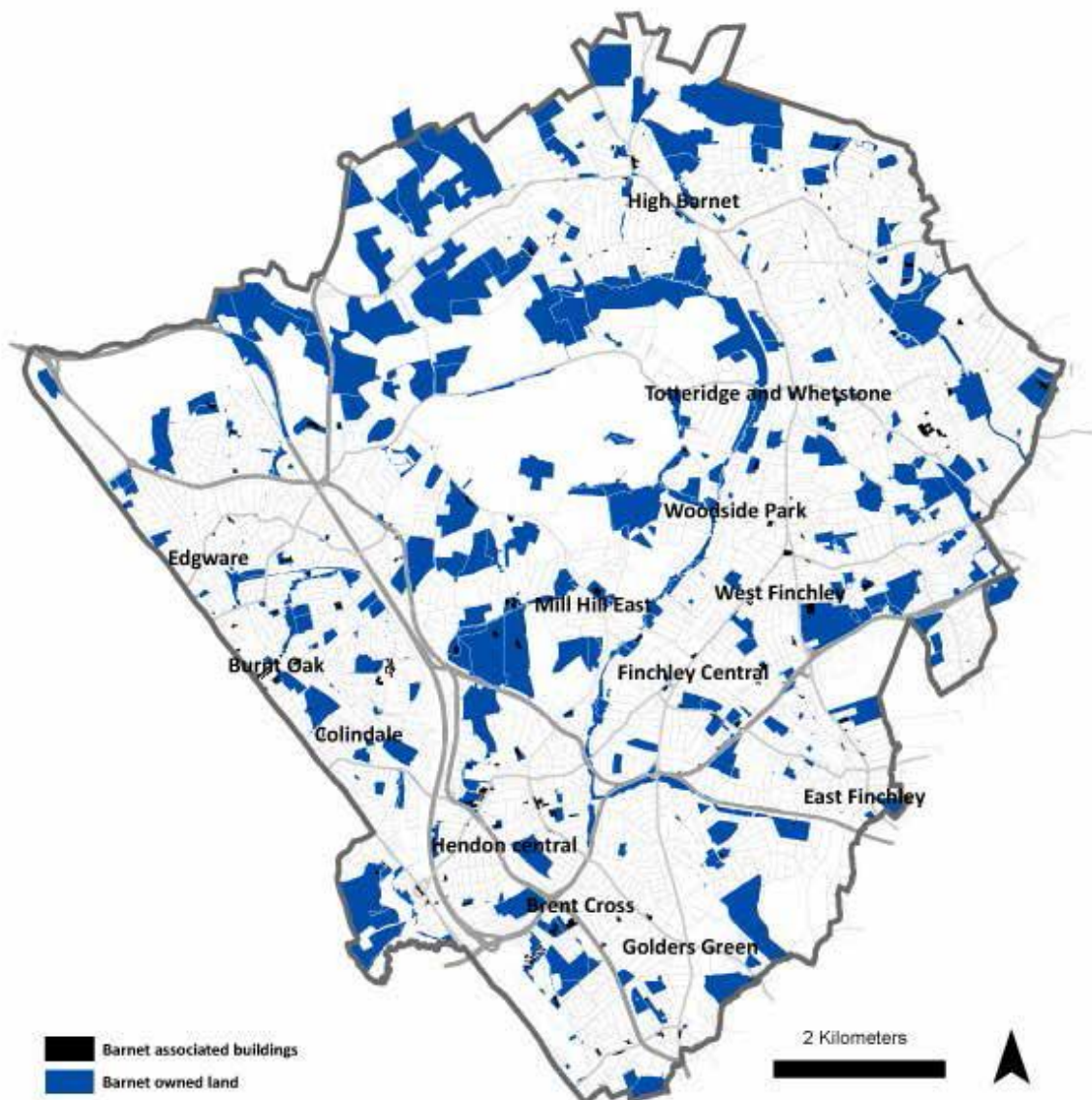
Mixed tenure homes – the building of new mixed tenure homes, with the affordable homes funded by private sales plus an overall profit for the council

Infill development on council housing land – the building of new homes for affordable rent on existing council land held in the Housing Revenue Account (HRA)

Improving the housing offer for older people and vulnerable people – the building of extra care schemes and wheelchair accessible units with a view to reducing demand for care

Private Rented Sector (PRS) - The development of private housing for rent

Acquisition of housing – the acquisition of housing for affordable rent and temporary accommodation



DEVELOPMENT PIPELINE

Infill Development on Housing Land

Wards: Hale, Underhill, Edgware, Coppetts & East Finchley

Overview

The first project to be delivered as part of the development pipeline programme is a development of 40 new homes, across six sites. The sites were generally infill sites on housing land such as underused garages and redundant play areas. The developments have helped to improve the landscapes of Barnet’s estates. All 40 homes are now complete and have been let as affordable units through the council’s letting policy. 10% of the homes created are wheelchair accessible properties built to Habinteg standards and have been allocated and adapted according to the needs of individuals through joint working with Adults and Communities. All of the units achieved level 4 of the Code for Sustainable Homes.

Key Outputs and Achievements 2016/2017

All 40 units have been completed

Delivery Partner

Barnet Homes

Housing Delivered

Original Site Name	New Site Name	Units Delivered for Affordable Rent
Brent Place, EN5	Benson Close	5
Tarling Road, N2	Octavia Court (6 Flats)	9
Haldane Close, N10	Sapara Court	9
Green Lane, HA8	Barnes Close	3
Wade Court, N10	Beacham Court	10
Bedford Rd, NW7	Bedford Road	4
	TOTAL	40



DEVELOPMENT PIPELINE

Improving the Housing Offer for Older People and Vulnerable People

Wards: Mill Hill

Moreton Close Extra Care

Barnet Homes are developing a 53-bed extra care scheme on the site of a former sheltered housing scheme. Extra care housing is a form of sheltered housing, which is designed primarily for frailer older people and some younger people with disabilities who are able to live safely on their own. The aim is to maximise independence and choice for residents and it is an alternative to costly residential care.

The previous building was no longer fit for purpose and the residents of the original block have all been successfully rehoused in suitable accommodation following individual assessments. The new scheme will provide 53 self-contained flats and associated communal facilities including communal gardens, office accommodation, café/restaurant, communal lounge, medical room and guest suite. The scheme will have a dementia focus with design features incorporated to make it suitable for those with various stages of dementia along with other extra care needs. PRP Architects were commissioned to design this scheme due to their experience and skill within this field and planning approval was granted in May 2015. The scheme is due to complete in the first quarter 2018/19.

Delivery Partner

The Barnet Group

Housing type to be Delivered

Number of affordable units - 53

Key Outputs & Achievements: April 2016 – March 2017

- Decanting of existing tenants complete
- Approval of the full business case
- Award of build contract
- Start on site

Forward plan (milestones April 2017 – March 2018)

Progression of build works



DEVELOPMENT PIPELINE

Infill Development on Housing Land

Wards: Alexandra (Haringey), Brunswick Park, Burnt Oak, Colindale, East Barnet, East Finchley, Finchley Church End, Hale, High Barnet, Mill Hill, Totteridge, Underhill, West Hendon, Woodhouse

Overview

The development of 320 affordable homes will be delivered by Opendoor Homes, a registered provider subsidiary of The Barnet Group. The homes will largely be built on a number of small infill sites across the borough, and will be let as affordable homes through the council's letting policy.

Housing type to be delivered

Housing Type	Number of Units
Affordable	320
Private	0

Summary of what is to be delivered

Completion of remaining planning applications and tender packages for remaining contracts.

Key outputs & achievements: April 2016 – March 2017

- Planning applications approved for 16 schemes
- Approval of full business case – Dec 16
- Opendoor Homes Registered Provider status approved – Mar 17

Summary of current stage of project

Completion of remaining planning applications and tender packages for remaining contracts. Work will commence on the first two sites in Apr 2017 (or work commenced if it has started) .

Forward plan (milestones April 2017 – March 2018)

- Quarter 1 – Construction of first sites commences
- Dec 17 – First units are completed



DEVELOPMENT PIPELINE

Mixed Tenure Housing on Council Land

Overview

The development of high quality mixed tenure housing on council land.

Delivery partner

Re

Forward plan (milestones April 2017 – March 2018)

Approval of revised Outline Business Case

Planning determination

Procurement of contractor

Start on site



DEVELOPMENT PIPELINE

Acquisitions Programmes

(Infill Development on Housing Land)

Overview

In Feb 16 the council approached Barnet Homes with a request to develop a programme for the acquisition of private sector properties for use as temporary accommodation in areas outside London. Barnet Homes developed a proposal targeting acquisitions in the Luton and Bedfordshire area. This proposal was then scrutinised by the council's independent consultants, 31Ten. On 11th Jul 16 the council approved an Outline Business Case (OBC) for the programme. On 17 Oct 16, the council approved an in-London acquisitions programme for the provision of additional affordable housing. Properties acquired were agreed to be let on fixed term tenancies, with rents being set at 65% of the market rent.

Delivery Partners

The council has engaged The Barnet Group in the delivery of the acquisitions programmes with Barnet Homes acquiring and managing properties delivered through the scheme.

Housing Type to be Delivered

48 affordable units of which 20, two and three bedroomed properties, are to be delivered in various locations across London. A further 28, two and three bedroomed properties, in Bedfordshire.

Summary of What is to be Delivered

All units delivered will be fully managed by The Barnet Group on behalf of the council. Properties secured in London will be let under the council's Housing Allocations Scheme on flexible tenancies and those secured outside London will be let to homeless households on non -secure tenancy agreements.

Forecast completions by Year

A total of 41 exchanges and completions were achieved by the end of Mar 17 with a further 7 completions expected by the end of Apr 17.

Summary of current stage of project

By the end of March a total of 48 properties were secured and at various stages in the acquisitions process. Of these, exchanges or completions were achieved on 41 properties by the end of March. It is expected that deals will be agreed for a further unit by the end of Apr 17 and all units ready to let by the end of Jun 17.

Forward plan (milestones April 2017 – March 2018):

Plans have been developed for an extended scheme to be delivered in 2017/18.

A further report will be presented at ARG on the 24th Apr 17.

	Out of London	In London
Properties Registered	266	212
Properties Withdrawn / Sold	72	24
Properties Rejected (either Tenanted, Failed Financial Assessment or Duplicate)	259	173
Condition Surveys Carried Out	111	72
	Out of London	In London
Condition Surveys Failed	62	39
Offers Made	44	33
Offers Accepted	28	21
Offers Failed	9	8
	Out of London	In London
Completions	25	16
Lets	2	4



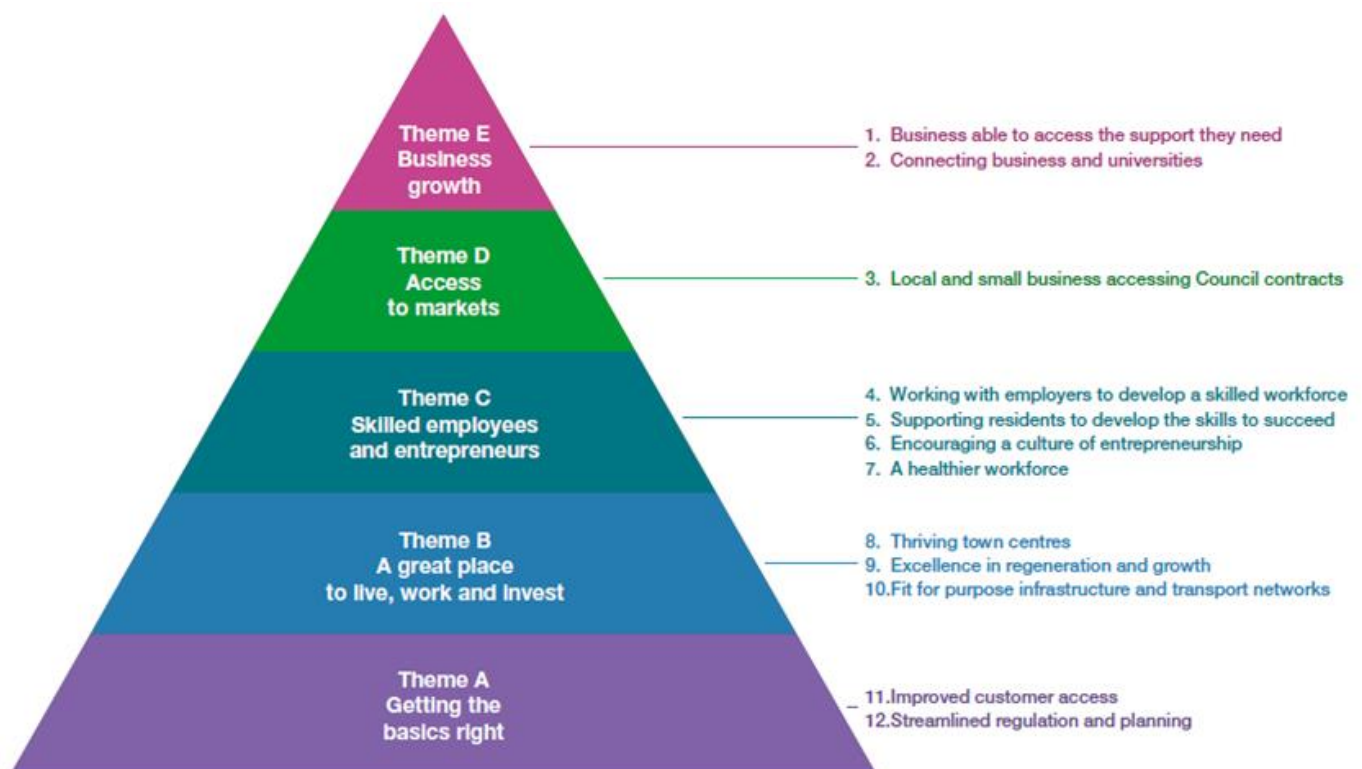
Entrepreneurial Barnet

Entrepreneurial Barnet is the London Borough of Barnet's approach to making the borough the best place to be a small business in London, and ensuring that the borough is a great place to live, work and invest. The approach varies across five key themes: getting the basics right; a great place to live, work and invest; skilled employees and entrepreneurs; access to markets; and business growth. Re's Business, Employment and Skills team work to deliver the jobs, skills and growth ambitions of Entrepreneurial Barnet through our Growth and Regeneration Programme. In order to achieve this ambition, Re work closely with other organisations such as Cambridge Education, Capita, and Barnet Group. Work with development partners and other public sector bodies is also essential.

The pages below detail some of the key initiatives that have been implemented by the team and partners over the year.

The Re team have had some key successes in 2016/17 and these include:

- 56 apprentices employed by development partners
- Engagement with over 300 businesses in the borough
- Securing an additional 50 apprenticeship opportunities through Section 106 (s106) agreements
- Securing 130sqm of affordable workspace through s106 agreements
- Recruiting to key posts in the team and focusing activities on strategic aims in Entrepreneurial Barnet



Delivering jobs, skills and growth in Our Regeneration Programme

How We Work with Developers

Barnet is a growing and changing borough and we recognise the importance of ensuring that as we build more houses and community facilities we must support residents to make the most of these changes. Through the planning system we ensure that qualifying developments of a certain size provide contributions, either monetary or in-kind, towards supporting residents. Developers may be asked to commit to:

- Providing apprenticeships
- Providing jobs for unemployed people
- Providing work experience opportunities for a minimum of 10 days
- Providing educational site visits to school, college or university students
- Providing workshops to schools or colleges
- Agreeing to notify Barnet Council and its partners of any job vacancies
- Agreeing to local labour and supply chain targets
- The provision of affordable workspace designed to support small businesses in the borough

These targets are always calculated in line with the size and nature of the development itself and designed to ensure that the local community within which the development is taking place directly benefits from the development. In 2016 we have fully implemented a

Supplementary Planning Document 'Delivering Skills, Employment, Enterprise and Training through s106 to ensure that developers are clear about their obligations.

Re has also undertaken additional activities to ensure that maximum value is driven through s106 obligations. These include:

- Supporting development partners to develop Employment and Training Strategies and annual action plans which set out how they will deliver their s106 commitments.
- Working with partners to hold local Employment and Training Fairs on the regeneration sites in help residents find work. Fairs held include Stonegrove Spur Road's Winter Employability Fair in Dec 16 and Grahame Park's Summer Jobs Fair in Aug 16.

In the last year, through negotiations with developers and the application of the Supplementary Planning document (SPD), Re has secured the following future opportunities:

- **50 Apprenticeships**
- **20 Places into Progression**
- **10 Work Experience Places**
- **130sqm of Affordable Workspace**



Barnet's Town Centre Offer

"The Town Centre Offer" sets out the ways in which the council wants to work with communities and businesses who want to contribute to a vision for their high street and help make it a reality. The offer is designed to encourage and enable locally-led improvements to the town centres by giving local groups the tools they need to do this themselves and by setting out clearly how local groups can work with the council to make their ambitions a reality.

Barnet has 30 town centres. They come in all shapes and sizes and they all play different roles for the local communities. To reflect this we have categorised our centres in Barnet by their scale with 7 "Main" town centres, 8 "District" centres and 15 "Local" centres. "The Town Centre offer" is available to all of these centres, although we will work with different types in

different ways. For instance, we will encourage smaller local and district centres to take more responsibility for driving local improvements themselves, whilst the main centres would expect to see a greater level of direct council support reflecting the larger number of jobs and businesses they accommodate.

In addition to this offer Re has also commenced creating Town Centre Strategies for its main town centres. This year, the team have delivered a Town Centre Strategy for Burnt Oak, whilst a Finchley Church End Town Centre Strategy is in progress, and Golders Green and Edgware will follow in 2017/2018. These strategies are designed not just to look at the physical realm but also how to improve the accessibility of the town and support community activity, jobs and businesses on the high street.

Finchley Church End Town Centre Strategy

In Summer 16, work commenced on creating a Town Centre Strategy for Finchley Church End. This strategy aims to provide a vision for the town centre and guide potential future funding bids by identifying the top issues and suggesting improvements. On the 30th Nov 16, a consultation was run on the first draft strategy at the Wohl Centre in Finchley Church End. Over 100 people gave their views and there were lots of positive comments and useful ideas.

The proposals for the town centre include:

- Creating places for people to sit and pause or hold activities on the high street
- Enhancements to Church End gardens
- Establishing Finchley Square - a town square for the local area
- Improving the Bowls Club entrance
- Supporting vital employment clusters

The strategy is being revised to reflect the consultation comments and will be taken to Assets, Regeneration and Growth Committee in the Summer. From there, we will look to bid for funding and secure community support to make the plans reality.



"Main" Town Centres in Barnet

Burnt Oak

The Burnt Oak Town Centre Project was commenced in 2015 as part of a funding grant from the Greater London Authority (GLA). This project provided funding to create a strategy for Burnt Oak. Interventions to improve the town centre were identified and delivered. Proposals focused on improving the high street, upgrading shop fronts, addressing residents' concerns around community safety and creating more employment opportunities for local people.

The Strategy has built on feedback from local businesses, shoppers and the local community and proposes improvements in four key hotspots.

Hot Spot 1 – Community Cluster

The north end of the town contains a cluster of community services, including Burnt Oak Library, the International Gospel Church, health services and Watling Park. The proposed changes will open up and enhance forecourts of these assets to create a civic square. To compliment this we will de-clutter the pavements to improve the pedestrian experience and create a more accessible community area.

Hot Spot 2 – Station Arrival

Burnt Oak station is popular with commuters heading into Central London and the station forecourt gets congested in rush-hour. The space currently feels cluttered and proposals will remove unnecessary street furniture to create more space. They will also upgrade the retail units at the station entrance and provide a new modern food and drinks kiosk. An improved pedestrian crossing and a bold graphic mural will welcome visitors to Burnt Oak as they leave the station.

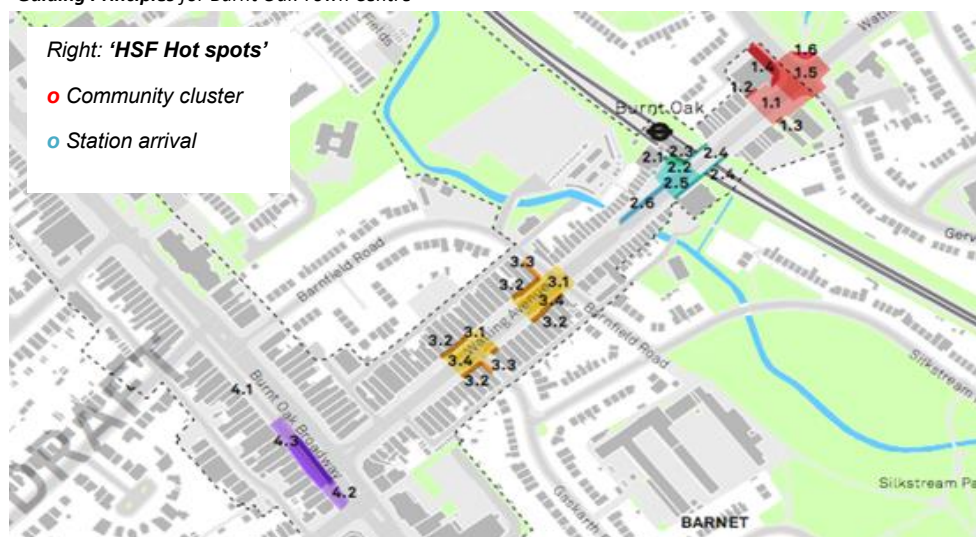
Hot Spot 3 – Watling Avenue Parades

The high street buildings have retained their original character but over time have become untidy and uninviting. Light touch shop front improvements will be undertaken on 7 key shops which will include new awnings and fascias to revitalise the shop fronts.

To date, the Burnt Oak Town Centre project has engaged with businesses on the Burnt Oak High Street in order to provide business support training such as food hygiene audits and training, and visual merchandising training. Physical interventions within Burnt Oak are expected to commence in the first half of 2017.



Guiding Principles for Burnt Oak Town Centre



Inspiring the regeneration and planning professionals of the future

For the second year running, pupils at Whitefield School in Barnet have taken part in an exciting educational initiative encouraging careers in regeneration and planning. Organised by Urban Plan UK, a non-profit research and education organisation funded in Barnet by Hammersons. The educational initiative aims to engage students in the regeneration process.

Training for the course was delivered by two volunteers from Re and Argent Related, the developer for the southern Brent Cross site. The scheme has been very successful and pupils were keen to be involved. On the day, students were grouped into teams and asked to form property companies responding to a call for proposals from a fictional local council. Teams

addressed challenging financial, market, social, political and design issues; developed a 3D model of their plan; and presented their proposal to the “council”, a panel made up of volunteers from the property industry and Re staff.

As one of the development partners in Brent Cross, Hammerson was delighted by the chance to sponsor the Urban Plan event:

‘Urban Plan is a fun and challenging way to help Barnet students understand regeneration, take advantage of the careers associated with it and learn new skills – it’s great to be working with LB Barnet to offer this opportunity.’

Jon Brooks, Community Manager, Hammerson

Apprenticeships

Apprenticeships are a significant part of the Employment and Training elements of the business, employment and skills team. Re secures apprenticeships through s106 obligations and Skills, Employment, Enterprise and Training SPD, however securing the apprenticeship obligation is only the first step in the process.

The council and partners are working to create many more apprenticeship opportunities for local people. Many developers are required to deliver apprenticeships as part of their s106 obligations.

Throughout the year, Re engages with developers to support them to meet their apprenticeship obligations. In situations where developers may be struggling to achieve their obligations, Re works with partners such as Barnet and Southgate College or Apprenticeship Training Agencies to identify potential solutions to the barriers to recruitment.

One such example is Re’s new apprentice, Katie, who has joined the regeneration team as a project management apprentice. Katie’s post was originally secured through a s106 agreement for Grahame Park. At the same time, Re identified a demand within its business for apprentices, particularly within the Regeneration team. As a result, Re and Genesis agreed to partner in order to provide an apprenticeship to Katie, with Re hosting an apprentice on behalf of Genesis. In addition, this arrangement provided an added benefit of creating a cohort of apprentices within Re, as another apprentice, Alex, commenced at the same time.

Re’s approach towards apprenticeships has been particularly successful, with over 56 apprenticeship starts delivered in the last year.



“I am really enjoying my time here at Barnet. I’m really grateful for this apprenticeship as it has already given me a lot of experience within regeneration and the project management area.”
Katie McDermott, Re Apprentice

Workfinder

The Workfinder programme, funded through s106 contributions and delivered by Groundwork London, offered support to unemployed residents on our regeneration estates. The programme started in Apr 15 for a two year period and was delivered in Grahame Park and Stonegrove Spur Road communities.

The Workfinder programme provided holistic support based around the needs of the individual. The programme included: an initial assessment; advice and guidance; support for both employability and job-specific skills development; matching skills; and interview preparation. It also offered signposting to accredited training, coaching, work places, apprenticeships and volunteering.

The programme also engaged with local employers to encourage them to recruit locally. Workfinder supported local Work Clubs and community projects to build awareness of the service and support more residents into employment. Workfinder aimed to produce 55 outcomes over the 2 year period, which would see people who are furthest from the job market supported back into the workplace. Final results from the Workfinder programme are expected in Summer 2017.

Outreach Support Service

The Outreach Support Service was implemented in early 2016, and is designed to provide an accessible officer in each regeneration scheme who engages with residents and promotes jobs, skills and community support. Outreach Support Services are now established in Grahame Park, Stonegrove Spur Road, West Hendon and Dollis Valley estates.

Across these estates, the Outreach Support Service has introduced a number of local initiatives to develop and strengthen links with the community, ensuring information, signposting and opportunities are promoted. These officers ensure that residents are aware of the support that is available to them at an early stage of estate regeneration and even before

Outreach Support Services are now established in Grahame Park, Stonegrove & Spur Road, West Hendon and Dollis Valley Estates.



diggers start on site.

Over the past year the Outreach Service has successfully supported and initiated:

- Local Work Clubs in Stonegrove Spur Road and Grahame Park
- Careers and Job Fairs in Stonegrove Spur Road and Grahame Park
- The creation of a directory for Grahame Park Estate which identifies and highlights local employment and training opportunities to the Grahame Park Community
- The creation of Employment and Training Steering

The Loop

The Loop is a furniture reuse project based on Grahame Park, developed by Groundwork London in partnership with Genesis Housing Association. The project is match funded through s106 and by Genesis Housing, and was designed to:

- Refurbish and redistribute unwanted household items
- Raise awareness by equipping local residents with the skills and resources to recycle and reuse more
- Reduce fly-tipping and improve the local environment

In addition the project has offered training to local residents with a 4 week chair upholstery course; a Loop Ambassador course; and work placements for Barnet College students all delivered on site. It also provides for volunteering opportunities: in total 16 volunteers completed 1638 hours of volunteering over the year.

The Loop has also been involved in a number of community events within Grahame Park such as the Urban Gamez event, a schools workshop, the Grahame Park Fun Day and the Grahame Park Independent Living event.

The Loop initiative has been a success in Grahame Park for multiple reasons. It provides a positive impact on the environment, having collected 1434 individual items weighing a total of 25.17 tonnes. Of these items, 1041 items were reused, greatly increasing the reuse of furniture in the area and saving

THE LOOP @

GRAHAME PARK







DO YOU HAVE UNWANTED FURNITURE OR APPLIANCES?

WE'LL PICK THEM UP FROM YOUR DOORSTEP FOR FREE!

We'll fix, upcycle, reuse or recycle your donated furniture right here on Grahame Park.

It's easy - either call us on 07981140926 or email grahamepark.reuse@groundwork.org.uk to arrange a free collection.

By donating your unwanted items to us you are helping to stop reusable furniture going to landfill, improve your community and provide affordable furniture for your neighbours.

We accept good quality, wooden furniture, clean sofas and working white goods. We can not accept mattresses.

We always need volunteers to help us with collections, fixing and running the shop. If you're interested in lending a hand, contact Jodie on 07981140926. Jodie.Corrall@groundwork.org.uk

www.theloops.london

Reclaim, Revamp, Relove








Building for Growth

In May 16, Re hosted a business event at Tudor Hall for businesses based in the construction industry. The event was co-hosted by “Building for Growth”, a business support programme for small and medium sized construction companies. The event was designed to inform local construction companies of the opportunities arising from Barnet's Growth and Regeneration Programme, both now and in the future.

The successful event was well attended, with over 70 participants. Speakers from Redrow Homes who are developing Colindale Gardens and from Argent Related, one of the development partners on Brent Cross were present and provided information on their expected labour needs over the course of their schemes.



Let's Talk Shop – Brent Cross Retail Job Shop Project

Brent Cross is Barnet's largest regeneration scheme and the site of a key London shopping location. The Brent Cross Job Shop team were set up by Job Centre Plus (JCP) in October 2014 in partnership with Re and the London Borough of Barnet. The Job Shop team is run by recruitment specialists employed by JCP who are able to guide and support applicants to find the right job to match their skills. This approach won the Exceptional Retailer Support Award at the Brent Cross Annual Customer Services event in 2015. Now two years later, the project has assisted 231 Barnet Residents into retail and hospitality work within Brent Cross.

From these opportunities, 86% of these roles have been provided to Barnet residents, meaning that an additional 199 local people have successfully been employed in the Brent Cross area.

Amanda Denny is one such recipient of a key role in Brent Cross. Through working with the Brent Cross Retail Job Shop, Amanda successfully applied for a role as the PA to Brent Cross' General Manager, Tom Nathan. The role has provided Amanda with a confidence boost following a period of unemployment. Amanda is particularly thankful to the Job Shop team for their part in her success, whilst from an employer perspective, Tom Nathan was pleased by the ease with which he found a new PA: “Congratulations to the Job Shop team, who found us Amanda within 24 hours of our request.”

“The job shop team were incredible. I feel confident and valued once again.”

Amanda Denny, Retail Job Shop Participant



“Congratulations to the Job Shop team, who found us Amanda within 24 hours of our request”

Tom Nathan, GM Brent Cross Shopping Centre

Entrepreneurial Barnet Competition

Now in its second year, the Entrepreneurial Barnet Competition is a partnership based competition organised by Middlesex University, Re, Barnet Council, Barnet and Southgate College, with sponsorship from Brent Cross Shopping Centre and Hammerson. The competition provides the opportunity for local entrepreneurs and students to showcase their ideas to a panel of judges and win cash prizes, donated by Hammerson, one of the development partners for the Brent Cross regeneration scheme.

This year's competition commenced in the last week of Oct 16. Entrants were invited to pitch their ideas in a 2 minute elevator pitch – in some cases in an actual elevator! Two judges were present for each pitch and

successful entrants received a Golden Ticket to the next round. This Golden Ticket provided access to a workshop, hosted by NatWest, which would assist in creating a business model canvas for their business as well as offering guidance on the finances of running a business.

The second round of the competition closed in mid-Jan and finalists were announced in Feb 17. The final pitch took place on the 7th Mar 17 at Hammerson London headquarters. Andre Thompson, the winner of the competition with his business, Student Light, received an additional £2000 of prize money to kick start their career, and the chance to run a pop up shop* in Brent Cross Shopping Centre.

Pop Up Business School

The Pop Up Business School launched in Barnet at the Brent Cross Shopping Centre on Monday the 5th Dec 16. It offered a two week pop up training event which aimed to encourage business start ups with a focus on initial sales and practical learning. The Brent Cross Pop Up Business School was sponsored by Microsoft and supported by Barnet and Southgate College, Barnet Council, Hammerson and Brent Cross.

The Pop Up Business School was aimed at Barnet residents, as well as residents from neighbouring boroughs who live locally to Brent Cross. The programme is designed to provide flexible learning,

allowing participants to choose which workshops they would like to attend each day. Over 80 people registered over the two week period, with around 24 people attending each day.

The workshops themselves focused on different hurdles such as: starting a business for free; creating a website; and overcoming barriers to sales. The programme encourages an entrepreneurial approach supporting small start ups and SMEs with key skills necessary for creating and running a business.



Getting the Basics Right	<p>Through the council's Customer Access Strategy, join up support for business and make interacting with the council easier for businesses</p> <p>Continued partnership working with local business networks to respond to business queries quickly and accurately and to ensure the council understands the key issues and concerns of the local business community</p>
A Great Place to Live, Work and Invest	<p>Develop a refreshed "Local Plan" for Barnet that has a greater focus on employment space, town centres and place-making</p> <p>Building on the initial success of "The Town Centre Offer," we will offer guidance to local groups such as town teams. New guidance will include how to access funding, how to get hanging baskets and town notice boards and Christmas lighting</p> <p>Completion of a Town Centre Strategy for Finchley Church End that recognises the future growth potential of the local area. Work with Greater London Authority (GLA) to secure resources to implement the strategy</p> <p>Implement the Burnt Oak Strategy following a significant period of consultation in 2016</p> <p>The creation of a North Finchley Town Centre Area Framework Supplementary Planning Document (SPD) which will make recommendations on the proposed developments within the town centre and support the ongoing prosperity of the high street</p> <p>We will work with Transport for London (TFL) and the GLA to ensure that planned investments in Golders Green and Edgware town centres are undertaken in a way that benefits Barnet businesses and residents</p> <p>We will continue to develop our "smart cities" approach to use technology to improve town centres and local growth, particularly in relation to making parking easier, improving access by businesses and residents to high speed broadband and to using technology to improve the experience businesses have</p>
Skilled Employees & Entrepreneurs	<p>We will support larger Barnet businesses to make good use of the Apprenticeship Levy and ensure smaller businesses benefit from the co-investment model</p> <p>We will embed an externally funded programme to support people with common mental illness back to work using an evidence based model</p> <p>We will continue to promote the Skills Escalator - to support people who are on a low wage through information, advice and guidance, and access to a training budget</p>
Access to Markets	<p>Completion of Barnet Business Directory and magazine</p> <p>Working with developers will continue encouraging them to incorporate small, local businesses into their supply chain for major regeneration schemes</p>
Business Growth	<p>Delivery of business hubs making maximum use of under-utilised council buildings</p> <p>Implementation of a business support service</p> <p>In partnership with Middlesex University and Barnet and Southgate College, deliver the third annual Entrepreneurial Barnet Competition</p> <p>Following on from research completed this year into business failure we will refresh the evidence base for Barnet's economy to better understand the businesses, residents and economic drivers in the borough</p>