



Growth and Regeneration Programme

Appendix 1 | Annual Regeneration Report

November 2012 – March 2014 update

April 2014 – March 2015 forward plan



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PROGRAMME OVERVIEW

The London Borough of Barnet's Growth and Regeneration Programme combines an ambitious programme of physical regeneration schemes and economic development initiatives. The overarching aim of the Programme is to create cohesive communities that will meet the needs of all that live within them and that people are proud to be a part of. In partnership with key stakeholders and local residents, the growth and regeneration programme will provide greater choice for all by:

- Creating a mix of high quality, affordable and private homes and more mixed communities.
- Creating new school places to meet the needs of the growing younger population.
- Ensuring services are available to support our increasing older population.
- Increasing the prospect of better paid employment by generating new jobs and providing residents and businesses with the tools and support to prosper and grown in Barnet.
- Providing new and replacement community, leisure, health and education facilities and open spaces for all residents to use.
- Enhancing public transport, road networks and local cycle and pedestrian networks to provide improved accessibility for those who live in the regeneration areas and for the wider community.

Working with local people through transition

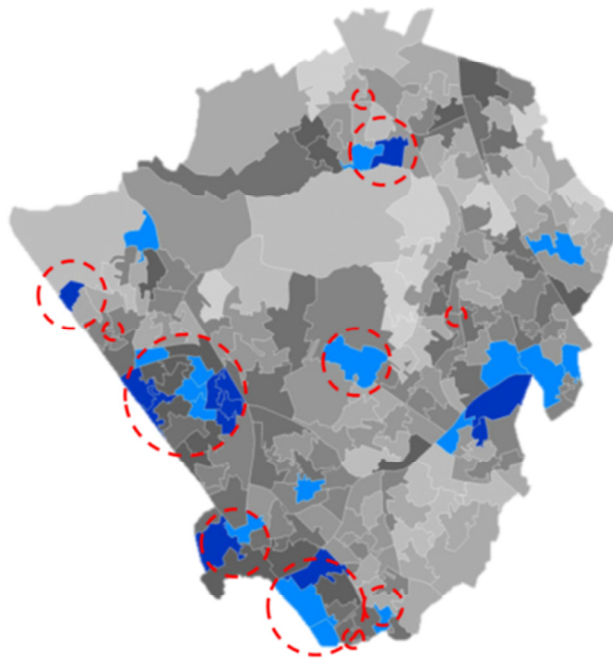
The Council, Regional Enterprise (Re) Ltd and the Development Partners are committed to working with local people to ensure appropriate consultation, support and communications during all stages of project development, delivery and evaluation. Some of the ways in which we work with residents include:

- Consultation with residents during the design phase of the scheme to ensure schemes respond, where possible, to local needs and priorities.
- The appointment of Independent Tenants and Resident Advisors to support local communities.
- The establishment of Partnership Boards consisting of local residents, development partners and the Council.
- Quarterly newsletters to keep affected residents, and those adjoining the estates informed.
- Public meetings and regular engagement with Ward Councillors.
- The formation of Community Trusts to ensure that community facilities continue to meet local needs in the future.



Key Facts¹

Barnet is generally an affluent borough, but this can mask the pockets of deprivation located mostly along the west of the borough. Ensuring the sustainable renewal of these areas and promoting economic growth is the focus of our regeneration. The newly established Re Strategic Partnership will contribute toward this on-going transformation.



6.9%

UNEMPLOYMENT
RATE

Barnet has low unemployment rates, but because it is a large borough the absolute numbers affected are relatively high.

89.9%

MICRO BUSINESSES
IN BARNET

The economy is dominated by microbusinesses, mainly offering business to business services though the number of business to consumer businesses is growing.

49.9%

ADULTS QUALIFIED
TO LEVEL 4 OR HIGHER

The population is generally highly skilled with a high proportion of professionals.

¹ Index of Multiple Deprivation, ONS LSOA, 2012;

Percentage of microbusinesses: ONS Annual Business Inquiry workplace analysis, 2010.

Unemployment Rate & Skills level, NOMIS, 2012-13 <http://www.nomisweb.co.uk/reports/lmp/la/1946157261/report.aspx>;

Regeneration Strategy

The strategic objectives for the Growth and Regeneration Programme, as set out in the **Regeneration Strategy**² are:

- Enhance Barnet as a Successful London Suburb through delivery of quality new places and neighbourhoods in the areas of the borough in greatest need of investment and renewal.
- Deliver sustainable housing growth and infrastructure, and improve the condition and sustainability of the existing housing stock.
- Ensure residents in all areas of the borough can share in Barnet's success while taking responsibility for the well-being of their families and their communities.
- Promote economic growth by encouraging new business growth while supporting local businesses and town centres.
- Help residents to access the right skills to meet employer needs and take advantage of new job opportunities.

The Regeneration Strategy was approved by Cabinet on 14th September 2011.

The delivery of outputs across the regeneration programme supports these objectives across the following themes:



Corporate objectives

The Growth & Regeneration Programme supports the strategic objectives of the **Corporate Plan 2013-2016**³ and particularly *'to maintain the right environment for a strong and diverse local economy'* by promoting growth and development, and supporting enterprise and employment across the borough. Barnet's Growth & Regeneration Programme supports the four priorities of: regenerating priority areas; improving skills and employment opportunities, engaging with business; and providing infrastructure to support growth.

² Approved by Cabinet 14 September 2011, <http://barnet.moderngov.co.uk/Data/Cabinet/201109141900/Agenda/Document%205.pdf>

³ http://www.barnet.gov.uk/download/downloads/id/1803/corporate_plan_2013

The Growth & Regeneration Programme also supports '**A Sustainable Community Strategy for Barnet 2010–2020**⁴' through the following objectives:

- A new relationship with citizens - the new developments will offer more choice and promote independence by providing a number of different housing options such as shared ownership to residents and those in the wider community. The skills and enterprise agenda focuses on equipping residents and businesses with the tools and support to prosper and grow in Barnet.
- A one-public-sector approach - the Council is working together with other public sector partners to ensure the delivery of the programmes.
- A relentless drive for efficiency - the Council is working with development partners to ensure that the programmes are delivered in the most cost effective way.

The Growth & Regeneration Programme also complies with strategic objectives in the Council's **Housing Strategy 2010-2025**⁵ which include:

- Increasing housing supply, including family sized homes, to improve the range of housing choices and opportunities available to residents.
- Promoting mixed communities and maximising opportunities available for those wishing to own their home.
- Supporting residents into employment.

Finally, the Growth & Regeneration Programme is a key component of 'A Growth Strategy for Barnet'⁶. The strategy sets out the Council's commitment to mitigating the impact of continued austerity by creating the environment for growth in the local economy. The regeneration and enterprise activities are key drivers for growth as they bring significant investment in infrastructure, create new jobs and homes, support residents into work, reinvigorate communities, improve living standards and support local town centres.

⁴ http://www.barnet.gov.uk/download/downloads/id/1812/one_barnet_a_sustainable_community_strategy_2010-2020

⁵ http://www.barnet.gov.uk/downloads/download/343/barnet_housing_strategy

⁶ <http://barnet.moderngov.co.uk/documents/s6246/Appendix%203%20Growth%20document%20-%20MASTER%20formatted.pdf>

Regeneration & the Local Plan

Barnet's **Core Strategy**⁷ sets out a 15 year 'vision', helping to shape the kind of place that Barnet will be in the future. It contains the most fundamental, cross-cutting objectives and policies that the local authority and its partners will seek to deliver.

Barnet has been set the challenge of meeting the 4th highest housing target in London. Over 28,000 new homes are expected to be delivered between 2011 and 2025/26. The Local Plan Core Strategy sets out when, where and how this growth will be delivered. Over half of this target is expected to be delivered in the Regeneration and Development Areas of Brent Cross Cricklewood, Mill Hill East and Colindale together with the Priority Estates (Dollis Valley, Grahame Park, Granville Road, Stonegrove Spur Road and West Hendon). Much of the remainder of housing delivery will be focused on development opportunities in our priority town centres. Barnet's Infrastructure Delivery Plan is the vehicle for highlighting infrastructure needs. It sets out key infrastructure programmes and projects to support the housing growth outlined in the Local Plan Core Strategy.

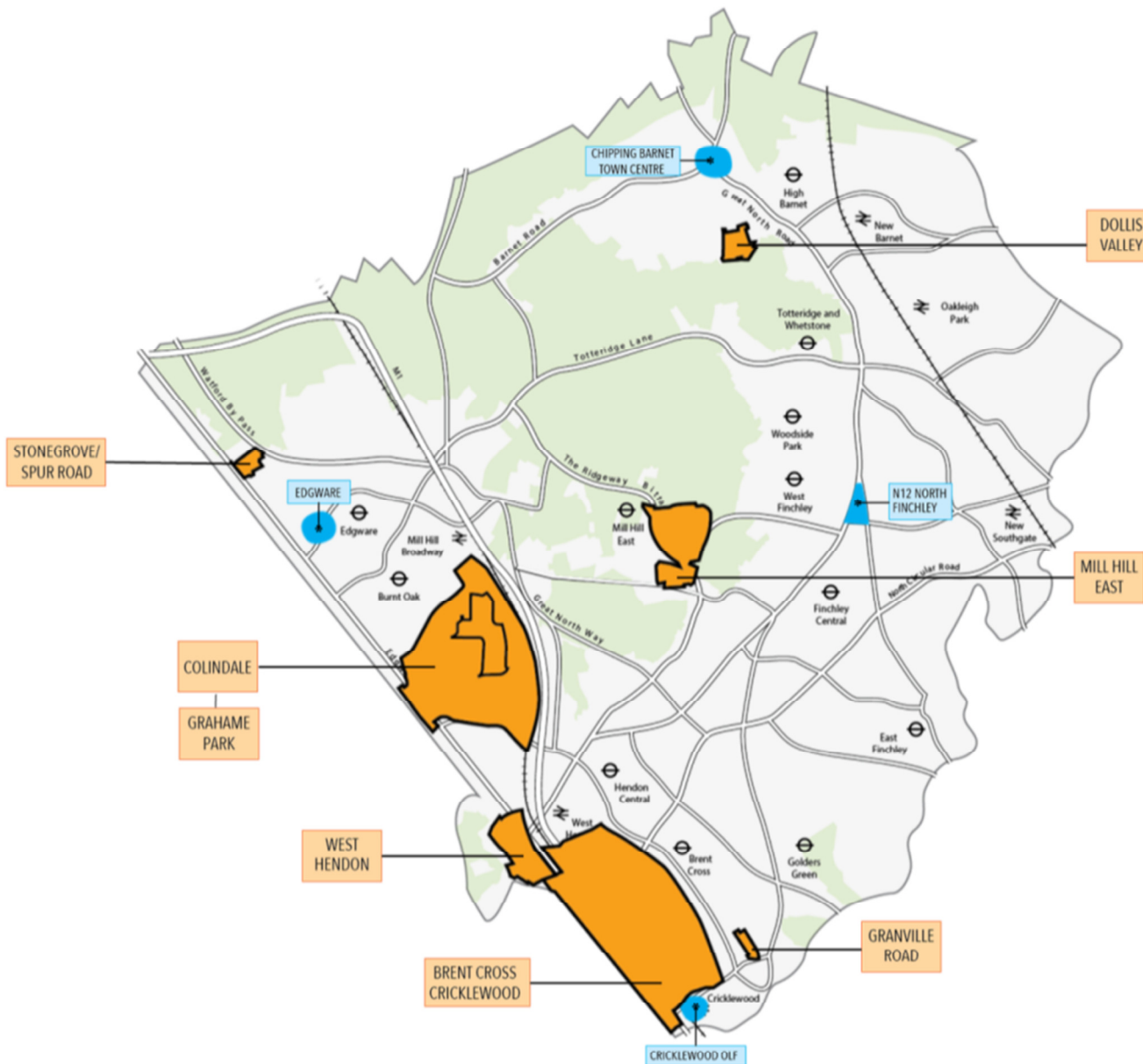
Linkage between the Core Strategy and the Regeneration Programme

| Core Strategy Objectives | How the Regeneration Programme contributes? |
|---|---|
| To manage housing growth to meet housing aspirations | <ul style="list-style-type: none"> • New housing provision in the priority housing estates as well as through the regeneration of Colindale, Mill Hill East and Brent Cross Cricklewood. |
| To meet social infrastructure needs | <ul style="list-style-type: none"> • The provision of new and improved primary and secondary schools. • The provision of new and improved community facilities. |
| To promote Barnet as a place of economic growth and prosperity | <ul style="list-style-type: none"> • Supporting the improvement and expansion of further and higher education. • Encouraging new business growth while supporting local businesses. • Delivering new jobs across the regeneration areas. • Initiatives to help residents access the right skills to meet employer needs and take advantage of new job opportunities. • Supporting existing town centres and creating a new town centre at Brent Cross Cricklewood. |
| To provide safe effective and efficient travel | <ul style="list-style-type: none"> • Delivery of high quality transport systems in regeneration areas. • Improvements to the road network, new strategic road linkages, local roads, pedestrian and cycle routes. • A new Thameslink mainline and bus station at Brent Cross. • Improvements to Brent Cross, Mill Hill East and Colindale underground stations. • Replacement bus station at Brent Cross Shopping Centre. |

⁷ http://www.barnet.gov.uk/info/940162/core_strategy

Linkage between the Core Strategy and the Regeneration Programme

| Core Strategy Objectives | How the Regeneration Programme contributes? |
|---|--|
| | <ul style="list-style-type: none"> • Bus service enhancements. • Promoting sustainable travel via improvements to cycle and pedestrian routes. |
| To promote strong and cohesive communities | <ul style="list-style-type: none"> • Programme of community events delivered as part of the Outer London Fund projects. • New and improved community facilities. • Establishment of resident partnership boards and community trusts. |
| To promote healthy living and well-being | <ul style="list-style-type: none"> • Promoting cycling and walking through new and improved routes. • Improved open spaces. • New health facilities at Colindale, Mill Hill East and Brent Cross Cricklewood. |
| To protect and enhance the suburbs | <ul style="list-style-type: none"> • The regeneration schemes seek to respect local context and distinctive local character. • Developments should address the principles, aims and objectives set out in the following national design practices: By Design, Secured by Design, Safer Places, Inclusive Design, Lifetime Homes and Building for Life. |
| To ensure efficient use of land and natural resources | <ul style="list-style-type: none"> • New energy centres in regeneration areas. • Sustainable design and construction of new developments. • Integration with Welsh Harp Reservoir at West Hendon. |
| To enhance and protect our green and natural open spaces | <ul style="list-style-type: none"> • The creation of new and enhanced public open spaces including at least 18 ha in Brent Cross Cricklewood, Colindale and Mill Hill East. • Integration with Welsh Harp Reservoir at West Hendon. |



15,000+
NEW HOMES BUILT IN THE
REGENERATION ESTATES

450
NEW JOBS IN
NEXT 5 YEARS

10
SCHOOLS ACROSS
PRIMARY, SECONDARY &
HIGHER EDUCATION LEVELS

+91,509
SQM OF RETAIL & COMMERCIAL SPACE
DELIVERED IN BRENT CROSS SHOPPING CENTRE

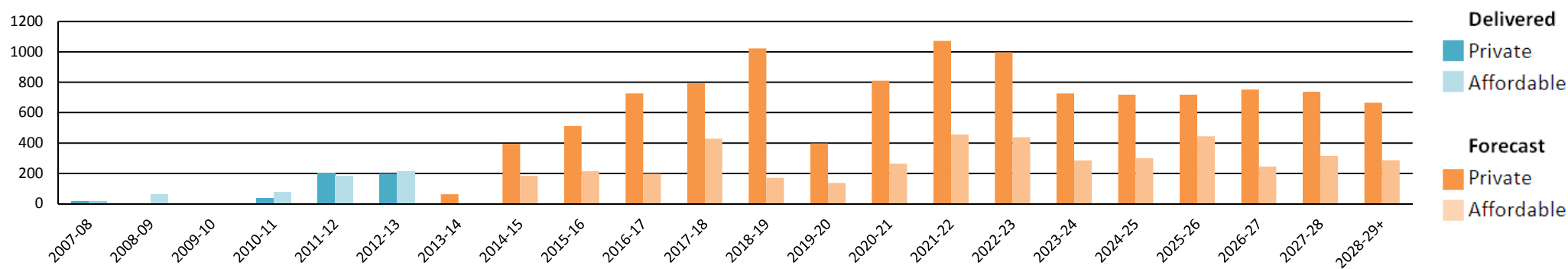
c£25m+
NEW HOMES BONUS

Housing Growth

The total number of net housing completions for the whole Council in 2012/13 was 1,374 new homes. Barnet has one of the top 3 highest figures in London, with Hillingdon and Lewisham. The expected figure for net completions for the whole Council in 2013/14 is 920 new homes.

The Regeneration programme is due to contribute a significant part of housing delivery over the next few years, as illustrated in the graph below.

Housing delivery: Priority Estates, Brent Cross Cricklewood & Mill Hill East



The 2012/13 housing target for completions on the Regeneration Estates was 404 units of housing. By March 2013, the number of completions for the year was 469 units, of which 212 were affordable.

| Housing delivery in 2012/13 | | | | | |
|---------------------------------|------------|-----------|----------|------------|----------------|
| | Qtr. 1 | Qtr. 2 | Qtr. 3 | Qtr. 4 | 2012/13 Totals |
| Private | 129 | 20 | 0 | 108 | 257 |
| Regeneration Estates | 129 | 20 | 0 | 108 | 257 |
| Mill Hill East (Millbrook Park) | 0 | 0 | 0 | 0 | 0 |
| Affordable | 39 | 8 | 0 | 165 | 212 |
| Intermediate | 3 | 3 | 0 | 28 | 34 |
| Rented | 36 | 5 | 0 | 137 | 178 |
| Total | 168 | 28 | 0 | 273 | 469 |

The 2013/14 housing target for completions on the Regeneration Estates⁸ is 39 private housing units and 0 affordable housing units, plus 24 units of housing at Mill Hill East (Millbrook Park). Most projects are currently in planning or site preparation stages.

| Housing delivery in 2013/14 | | | | | |
|--|-----------|----------|----------|-----------------|----------------|
| | Qtr. 1 | Qtr. 2 | Qtr. 3 | Qtr. 4 (target) | 2013/14 Totals |
| Private | 10 | 0 | 0 | 53 | 63 |
| <i>Regeneration Estates</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>39</i> | <i>39</i> |
| <i>Mill Hill East (Millbrook Park)</i> | <i>10</i> | <i>0</i> | <i>0</i> | <i>14</i> | <i>24</i> |
| Affordable | 0 | 0 | 0 | 0 | 0 |
| <i>Intermediate</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>0</i> |
| <i>Rented</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>0</i> | <i>0</i> |
| Total | 10 | 0 | 0 | 53 | 63 |

2014/15 will see a significant increase in housing completions, with a forecast of 256 private and 183 affordable homes across the Priority Estates.

The above figures exclude housing delivery in Colindale, as this is not managed by the Regeneration Team with the exception of Grahame Park. To the end of March 2014, 2696 private and 1001 affordable homes will have been delivered in Colindale. It is expected that 291 private and 39 affordable homes will be delivered in the Colindale area in 2014/15.

⁸ Regeneration Estates: Dollis Valley, Grahame Park, Granville Road, Stonegrove Spur Road, West Hendon

Regeneration Programme Key Outputs

| HOUSING | EDUCATION | HIGHWAYS & TRANSPORT | COMMERCE & EMPLOYMENT | COMMUNITY | HEALTH & WELL-BEING | SUSTAINABILITY | PUBLIC REALM & SENSE OF PLACE |
|---|---|---|--|---|---|---|--|
| <p>Over 15,000 new homes, of which at least 4,000 (not including Colindale) will be affordable or shared ownership;</p> <p>c799 new homes will be delivered by c2017, in the current phases of the schemes;</p> <p>629 units of private housing and 479 units of affordable housing have been delivered to 2012/13.</p> | <p>10 new and replacement schools across borough at Primary, secondary and higher education levels;</p> <p>Enable access to employment & apprenticeship Opportunities;</p> <p>Skills training programmes in regeneration areas.</p> | <p>New mainline station and bus interchange at Brent Cross; improvements at Brent Cross, Mill Hill East and Colindale tube stations;</p> <p>Infrastructure improvements across borough;</p> <p>New strategic road linkages;</p> <p>New pedestrian and cycle routes.</p> | <p>c116,500 sqm of retail space, including 91,500 sqm in Brent Cross.</p> <p>450 new jobs in first 5 years; up to 20,000 jobs over lifetime of projects (inc. construction);</p> <p>New and improved town centres, incl. business engagement initiatives;</p> <p>325 workplace and training opportunities for young people through the NEET Platforms project.</p> | <p>New and replacement community facilities;</p> <p>Re-provision of Library and Religious space;</p> <p>Day and children activity centres across borough;</p> <p>Resident partnership boards established on all Regeneration Estates;</p> <p>Community trusts to help deliver local community benefits.</p> | <p>Provision of at least 4 new and replacement health care facilities across borough;</p> <p>All new homes built to Lifetime homes standards & energy efficient;</p> <p>Provision and improvement of pedestrian and cycle routes.</p> | <p>Sustainable homes in regeneration areas</p> <p>New waste handling facility & re-location of Council's depot; joint refuse & recycling street bins;</p> <p>New energy centres in regeneration areas ;</p> <p>630 sqm of Sustainable Urban drainage.</p> | <p>New town centres & improvements to existing town centres;</p> <p>New and improved public and green spaces across borough, including a new town centre at Brent Cross, a panoramic park at Mill Hill East and a new public square at Colindale;</p> <p>Place-making strategies and initiatives across borough.</p> <p>Improve accessibility of Town Centres.</p> |

PROGRAMME PROGRESS: 2012- 2014

Brent Cross Cricklewood

Once planning permission is granted, the delivery of the Brent Cross North will begin, which includes Brent Cross Shopping Centre and major infrastructure delivery to the North Circular Road & junctions with the A5/M1/A41.

- Section 73 application to modify a number of planning conditions to reflect the evolution of the scheme was approved by Planning & Environment Committee on 30th January 2014.
- Cabinet Resources Committee approval of the amended terms of the Brent Cross Principal Development Agreement and commencement of market testing to inform the delivery strategy for Brent Cross Cricklewood South, enter into negotiations with landowners to acquire land in advance of any CPO and to continue the design and development work in respect of the Thameslink Station; January 2014. The Cabinet Resources Committee approval is a significant milestone toward delivery of the area south of the North Circular and the Thameslink Station.

Colindale, including Grahame Park

The Council's work to ensure implementation of the Colindale Area Action Plan1 through delivery of Stage A of Grahame Park, and continues through feasibility planning and delivery of infrastructure, as well as on-going monitoring of housing delivery. In addition, a review of Grahame Park Stage B is currently underway.

- Completion of delivery of Phase 1a, 108 housing units in Grahame Park, including 38 affordable homes.
- Start on site, Phase 1b(i) and Phase 0 extension.
- New stakeholder information group established; first meeting January 2014.
- Completion of Colindale Station square.
- Open Space Strategy and step-free access feasibility study for Colindale Avenue completed.

Dollis Valley

Phase 1 will deliver 108 housing units, including 45 affordable units. The first units are due to be completed in 2015.

- Detailed planning consent and S106 agreement signed, Ph.1; October 2013.
- Start on site, Phase 1; January 2014.

Granville Road

The project will deliver 149 units of housing, including 42 affordable homes. Planning application for Phase 2 is expected in 2014.

- Revised master plan submitted to the Council; July 2013.
- Development agreement signed; December 2013.

Mill Hill East

Delivery of key infrastructure, such as the East-West Link road continues. Phase 3a is due to complete in April 2014.

- Completion of gardens and 10 units of housing at Officer's mess.
- Approval of application by Planning and Environment committee for 3-FE school, which has now started on site and is due to open in September 2014.
- Successful exchange of contracts on Phase 3 to Linden Homes.

Stonegrove Spur Road

Delivery of the scheme continues. By the end of March 2014, 450 homes will have been delivered, including 314 affordable homes.

- Scheme achieved Gold in Barratt's Q17 Annual Design Award; 2013.
- Construction work commenced on phase 5 (Academy Lane) and Phase 6B (Kings Mews); September 2013.
- Stonegrove Spur Road Shadow Community Trust Board established.

West Hendon

159 private and 35 affordable homes (Pilot phase and Phase 2a) have been completed to date.

- Completion of Phase 2a (151 private, 35 affordable), March 2013.
- S106 Agreement signed and planning consent for Phase 3a received; November 2013.
- Resident Partnership Board is being established and due to start operating in 2014.
- Deed of Variation to amend the terms of the Principal Development Agreement agreed and executed, January 2014.
- Phase 3a started on site in January 2014.

Skills and Enterprise Programme

The Skills and Enterprise Programme promotes benefits for the Council's residents and businesses by promoting growth and opportunity in Barnet through the following programmes:

Town Centres

The projects are delivering public realm improvements, community events and business support initiatives to revitalise Town Centres. Each of the Outer London Fund (OLF) schemes has established a Town Team, which is tasked with ensuring the legacy of the improvements and initiatives beyond their completion in 2014. Main works for all the projects below are due to complete in Spring 2014.

- North Finchley OLF – Appointment of Design team; 2012. North Finchley Town Team established; April 2013.
- Cricklewood OLF – Cricklewood Town Team established; January 2014. Appointment of contractors for major public realm paving project and shop-front improvements, November 2013.
- Chipping Barnet town centre strategy & town centre framework for Edgware adopted; June 2013.

NEET Platforms, Phase 1

By the end of July 2013 Platforms Phase 1 had engaged with over 290 young people, with over 160 young people actively participating over the 8 projects.

NEET Platforms, Phase 2

From July 2013, Phase 2 of Platforms has been underway with an additional 30 placements and 15 voluntary sector three-month work placements.

The extension of the Internships Programme will also see the delivery of 40 3-month internships (10 within the council and 30 with SMEs).

Regeneration Estate Developer Employment & Training Obligations

Skills audits were undertaken in 2012/13 in Stonegrove Spur Road and Dollis Valley. The development and delivery of c58 apprenticeships is being supported on the Regeneration Estates, Colindale, Millbrook Park and smaller development sites such as 931 High Road, North Finchley (old Furnitureland site). The Colindale Employment and Training Plan is now being delivered with a focus on creating opportunities for residents in Grahame Park..

Apprenticeship Employer Engagement

The project has a target to create 80-100 Apprenticeship opportunities by February 2014.

To Jan 2014, we have generated over 100 opportunities with a significant interest from local employers.

Business and Enterprise

Delivery of 4 pilot Business Start Up workshops , a Business Leaders Breakfast, a Business Expo, two Procurement Events ('How to do business with the council') and an event dedicated to Apprenticeships, with a combined attendance of over 200 businesses. A baseline assessment of Barnet's Economy was produced in January 2013, with a Business Needs Survey to 2,200 SMEs completed in October 2013.

Regeneration Programme

- Audit Committee gave Regeneration Programme green rating; October 2013.
- Commencement of delivery of the Regeneration Service by Re (Regional Enterprise) Ltd, a joint venture delivery unit established between Capita plc and the London Borough of Barnet.
- Representation on the Estates Working Group of the Barnet Clinical Commissioning Group, to improve joint working on NHS estates issues.
- Establishment of the Growth & Regeneration Operations Board, including regular links and reporting to the Strategic Commissioning Board, Assets & Capital Board, Business Management Overview and Scrutiny Committee, and Health and Well-Being Board.
- Implementation of Gateway Review Process for new and on-going projects.

Key Programme Outputs November 2012 – March 2014

| HOUSING | EDUCATION | HIGHWAYS & TRANSPORT | COMMERCE & EMPLOYMENT | COMMUNITY | HEALTH & WELL-BEING | SUSTAINABILITY | PUBLIC REALM & SENSE OF PLACE |
|--|--|---|---|---|--|---|--|
| <p>Completion of 39 affordable homes in Grahame Park.</p> <p>Completion of 14 private homes in Mill Hill East.</p> <p>Completion of West Hendon Phase 2A (151 private and 35 affordable homes).</p> <p>Colindale: 2,696 private and 1,001 affordable homes will have been completed to March 2014.</p> | <p>On-going delivery of Orion School at Colindale and 3 form of entry school at Mill Hill East.</p> <p>Apprentice programme at North Finchley to train young people.</p> | <p>Highway improvements and access roads at Stonegrove.</p> <p>New bus stop along Colindale Avenue, outside the underground station.</p> <p>On-going delivery of minor pedestrian improvements at Aerodrome Road, Colindale Station canopy.</p> <p>First half of East-west link road at Mill Hill East complete.</p> <p>Infrastructure Delivery Plan refresh on-going</p> | <p>100+ apprenticeship opportunities.</p> <p>Creation of Business Leaders breakfast and Business Expo; Business needs survey to 2,200 SMEs.</p> <p>On-going activation of vacant units and shop-front improvements at North Finchley and Cricklewood.</p> <p>New monthly Food market at North Finchley.</p> | <p>Community buildings in Fairview.</p> <p>Establishment of - North Finchley Town Team</p> <p>- Cricklewood Town Team</p> <p>- Stonegrove Spur Road Shadow Community Trust.</p> <p>Introduction of way finding to promote Barnet Town Centre's assets and community.</p> <p>Community events in town centres.</p> | <p>Doctor's surgery at Mill Hill East.</p> <p>Increased cycle parking in town centres to promote sustainable travel.</p> | <p>On-going delivery of sustainable drainage/ storage tank at Mill Hill East.</p> | <p>Open Space strategy for Colindale.</p> <p>Park outside officer's mess at Mill Hill East.</p> <p>Station Square at Colindale.</p> <p>De-cluttering at North Finchley and Cricklewood.</p> <p>On-going public realm improvements at North Finchley and Cricklewood.</p> |

Case Study: Stonegrove Spur Road Regeneration

The Estates, built in the 60s and 70s, are situated on the edge of the green belt at the very northern edge of the London Borough of Barnet, close to Stanmore tube station and adjoining the London Borough of Harrow. Due to the poor state of repair of the buildings and their high energy costs, the council resolved to regenerate the estates in order to provide modern homes, and take the opportunity to reconnect this 11.5 hectare site with the surrounding community and the existing landscape.

To date, Peniwell Close, Canons Court, Academy Court, Sterling Court and Sterling Green have been completed. Together, these have delivered 450 new homes, including 314 affordable. These are now occupied by secure tenants decanted from Goldsmith, Collinson and Powis Courts.

“What can I say. My one bedroom flat is wonderful and I am very happy. 3 weeks on and I continue to get excited [from the moment] when I open my eyes to this new environment in the morning to when I turn the key to the door on my return from work... I have had a few minor problems and it gives me great pleasure to say that they have been dealt with promptly and staff members have all been very professional.”

Janice B., tenant

Moved into new home July 2013



Above: Academy Court, completed 2013; Credit: Barratt Homes

Left: Stonegrove Spur Road Estate; Credit: Barratt Homes

Right: Cannon's Court, completed 2010; Credit: Ruta Mackelaite, Stonegrove Spur Road resident

Case Study: Apprenticeship Employer Engagement

The project’s main objective is to identify and create apprenticeship opportunities, as well as link potential apprentices to take advantage of these opportunities.

109

Vacancies created by January 2014

44%

of recruits are 16-18 years old

“I feel that I have matured as a person as I am motivated by my daily work and I feel I have progressed very fast. I am ready to tackle further [training] units.”

Holly, apprentice at PRANASPA, 2014

86%

of employers located in Barnet

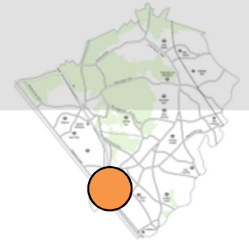
2,068

Businesses contacted through activities

“We are very keen to make use of the high level of skills that exist within our local community. The local interest generated by Barnet Council has been amazing. We’ve worked closely with staff who’ve taken the time to understand our business. We will be looking to repeat this experience next year.”

SQS Ltd, offered 8 apprenticeships as part of the programme, 2014

PROGRESS BY PROJECT & FORWARD PLAN



Comprehensive regeneration of 250 acres to create a vibrant mixed use and accessible community; a key element of the Borough’s regeneration and growth strategy. Outline planning consent was granted in 2010.



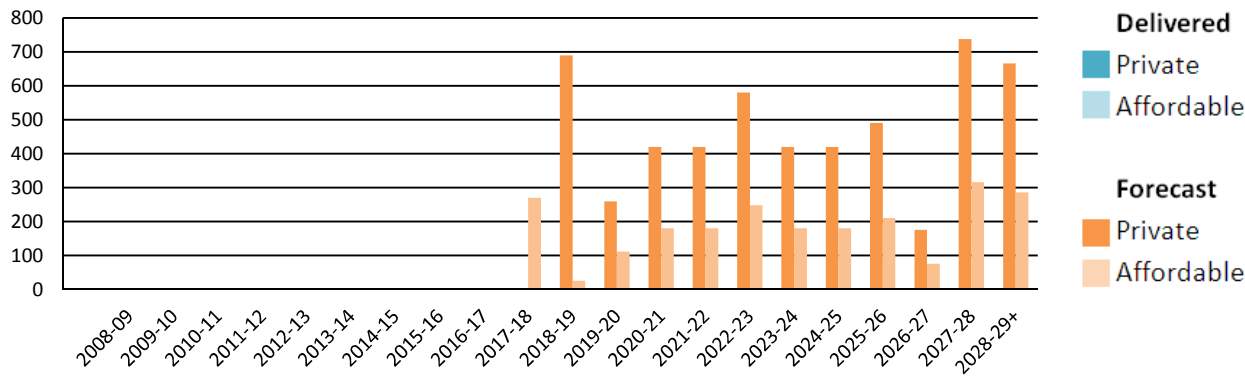
DELIVERY PARTNERS

Hammerson UK PLC; Standard Life Investments; Cricklewood Regeneration Limited

KEY DELIVERABLES – Next 10 years

- Doubling Brent Cross Shopping Centre (91,509 additional sqm of retail and leisure space)
- Creation of a new town centre, spanning the North Circular Road
- 1300 new homes⁹
- New landscaped pedestrian bridge connecting Brent Cross and Cricklewood communities
- New bus station and improved link to Brent Cross Tube station

Housing delivery: Brent Cross Cricklewood⁹



- Major highway improvements e.g. A5/M1/A41 junction improvements

- New Claremont School and improved Clitterhouse Playing Fields

- 3,000 construction jobs
- 2,500 - 3,000 permanent jobs

⁹ Timing of delivery of future phases subject to change.

BRENT CROSS CRICKLEWOOD: OUTPUTS & OUTCOMES

| HOUSING | EDUCATION | HIGHWAYS & TRANSPORT | COMMERCE & EMPLOYMENT | COMMUNITY | HEALTH & WELL-BEING | SUSTAINABILITY | PUBLIC REALM & SENSE OF PLACE |
|---|--|---|--|--|----------------------------|---|--|
| PROJECT LIFETIME | | | | | | | |
| Provision of 7500 new homes over the scheme's duration. | New Claremont Primary school. Improvements to Clitterhouse Playing fields; Replace Whitefields Secondary and Mapledown Schools. | New bus station at Brent Cross shopping centre. Improved linkages between northern and southern developments. New Thameslink mainline station and public transport interchange. New pedestrian and cycle routes. | Double Brent Cross shopping centre. Up to 27,000 new jobs. In 2010, an amendment to the Brent Cross head lease has helped to regularise the ground rent received from the shopping centre. | New community facilities. Re-provision of Claremont Park. | New healthcare facilities. | New waste handling facility. Combined heat and power plant. New homes built to sustainable standards. | New town centre. New and improved public spaces. New landscaped pedestrian bridge. |
| KEY OUTPUTS AND ACHIEVEMENTS (November 2012 – March 2014) | | | | | | | |
| <ul style="list-style-type: none"> Formalised governance and monitoring procedures. April 2013: Report to Cabinet on scheme progress. January 2014: Cabinet Resources Committee approved: the amended terms of the Brent Cross Principal Development Agreement and the terms of the Co-operation Agreement; the commencement of market testing to inform the delivery strategy for Brent Cross South; the Council to enter into negotiations with landowners to acquire land in advance of any Compulsory Purchase Order; continuation of the design and development work in respect of the Thameslink Station. 30th January 2014: Planning & Environment Committee approved the "Section 73" Planning Application to modify a number of planning conditions to reflect the evolution of the scheme since outline planning permission was granted. | | | | | | | |

| | | | | | | | |
|---------|-----------|----------------------|-----------------------|-----------|---------------------|----------------|-------------------------------|
| HOUSING | EDUCATION | HIGHWAYS & TRANSPORT | COMMERCE & EMPLOYMENT | COMMUNITY | HEALTH & WELL-BEING | SUSTAINABILITY | PUBLIC REALM & SENSE OF PLACE |
|---------|-----------|----------------------|-----------------------|-----------|---------------------|----------------|-------------------------------|

CURRENT STAGE

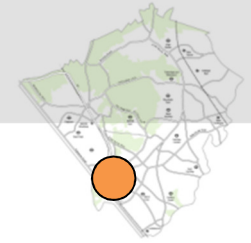
- The Section 73 application has been referred to the Secretary of State. Work will now continue to negotiate and sign off the S106 agreement. Following agreement by Secretary of State and the signing of the S106 agreement, planning permission will be issued subject to the 6 week judicial review period.
- Developing a robust advanced acquisition strategy.
- Commencement of market testing for procurement of Brent Cross South Developer/Registered Provider.
- Developing a business case and funding strategy for the Thameslink Station.
- Section 106 Agreement negotiations.

Key Milestones:

- Signing of S106 agreements.
- Development Agreements, February 2014.
- Funding Capital Bid Cabinet approval, February 2014.

FORWARD PLAN (April 2014 – March 2015)

- Publishing PIN Notice, April 2014.
- Delivery strategy for Brent Cross South agreed, July 2014.
- Brent Cross Thameslink Station Proposal agreed, October 2014.
- Potential CPO Phase 1 Resolution submission, November 2014. [N.B. If CPO is not made and submitted by the end of 2014, it will trigger a review of planning framework for BXC].



Colindale has been identified as an area for significant strategic growth via the Colindale Area Action Plan¹⁰ 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 service and high quality public open space.

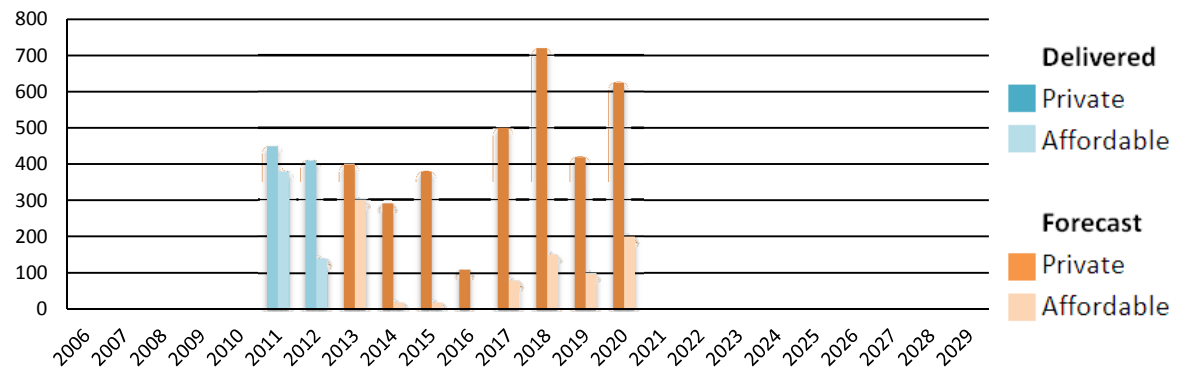
KEY DELIVERABLES

- 10,170 new homes & 1,200 student units
- New schools (primary, secondary, higher & further education)
- Infrastructure & public realm strategy and improvements
- Community & health facilities



KEY SITES

- ‘Pulse’ / ‘Rhythm’, *Fairview New Homes*
- British Library Site, *Fairview New Homes*
- New Hendon Village, *Genesis Housing Association*
- Beaufort Park, *St. George PLC*
- Middlesex University Site
- Peel Centre Site, *Redrow*
- Barnet College Site
- Zenith House
- Oriental City (Brent)

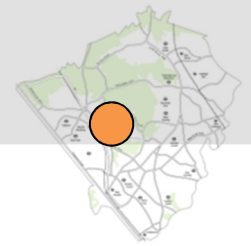


¹⁰ http://www.barnet.gov.uk/downloads/download/774/colindale_area_action_plan

COLINDALE: OUTPUTS & OUTCOMES

| HOUSING | EDUCATION | HIGHWAYS & TRANSPORT | COMMERCE & EMPLOYMENT | COMMUNITY | HEALTH & WELL-BEING | SUSTAINABILITY | PUBLIC REALM & SENSE OF PLACE |
|---|--|--|--|--|---|---|---|
| PROJECT LIFETIME | | | | | | | |
| 10,170 new homes across various sites. 1,200 units at Student Village. | Primary, Secondary, Higher and Further Education Schools. Middlesex University student village. | AAP Phase 1 highways package. Colindale tube station improvements; Improved Peel Centre Link Road. New pedestrian /cycle bridge to the Hospital site. | New retail, including a supermarket, on Grahame Park. New retail, pub & business centre at Beaufort Park. | Relocation of library and centre for independent living in Barnet College Building. Community Centre, Children's activity centre, Community meeting rooms and Day centre. | Health centre re-provision at Grahame Park. A health centre could possibly be provided on the British Library (Fairview) site. | Energy Centre. New homes built to sustainable standards. | Improvements to Rushmore, Colindale, Montrose and Silkstream parks. Public realm improvements at Colindale Ave and Grahame Park Way. |
| KEY OUTPUTS AND ACHIEVEMENTS (November 2012 –March 2014) | | | | | | | |
| c700 units currently on site. Since Colindale AAP adoption in 2010, 2696 private and 39 affordable units have been delivered. | Orion school in delivery stages. | A5 junctions study & Colindale Avenue visualisation. | | Commencement of signage programme. | | | Open spaces strategy. Montrose, Silkstream & Rushmore park – approved plans & appointed contractors. |
| <ul style="list-style-type: none"> • Colindale Area Action Plan update commissioned. • Peel centre parameters document agreed. • Commencement of signage programme. • Beaufort Park S106 amended. • New Colindale Stakeholder information group established; first meeting January 2014. | | | | | | | |

| HOUSING | EDUCATION | HIGHWAYS & TRANSPORT | COMMERCE & EMPLOYMENT | COMMUNITY | HEALTH & WELL-BEING | SUSTAINABILITY | PUBLIC REALM & SENSE OF PLACE |
|---|-----------|----------------------|-----------------------|-----------|---------------------|----------------|-------------------------------|
| CURRENT STAGE | | | | | | | |
| <ul style="list-style-type: none"> • Significant infrastructure being planned & major housing growth underway (c700 units currently on site). • The Metropolitan Police have announced Redrow as their preferred developer for the former Peel Centre site. • Grahame Park Way site planning application submission by February 2014. • Working closely with Major Applications (Strategic Planning) team on new developments, e.g. Peel Centre site. | | | | | | | |
| FORWARD PLAN (April 2014 – March 2015) | | | | | | | |
| <ul style="list-style-type: none"> • Energy Masterplan, May 2014 • Facilitate Peel Centre planning submission, July 2014. • Grahame Park Way site land transfer to Barratts, July 2014. • Agree strategy for Health Provision on A5 Corridor, June-September 2014. • Agree plans with Montrose Park start on site, February 2015. | | | | | | | |



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

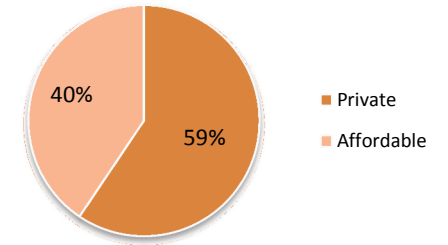


DELIVERY PARTNERS

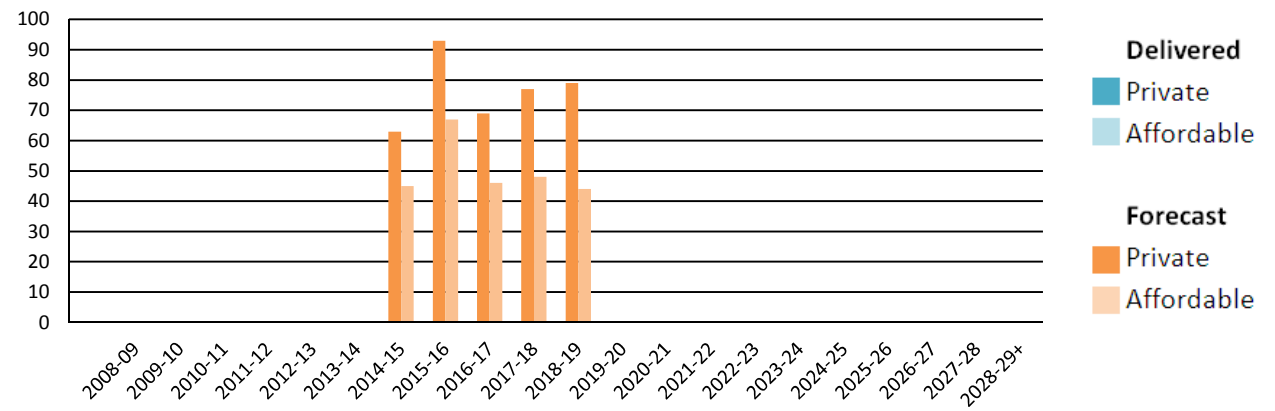
- Countryside Properties UK; L&Q

KEY DELIVERABLES

- New suburban area – 50% houses / 50% apartments
- 631 new homes
- Apprenticeships initiatives
- New nursery & community space



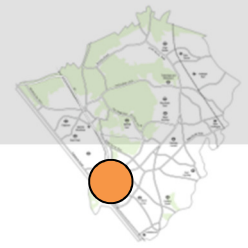
Housing delivery:Dollis Valley



DOLLIS VALLEY: OUTPUTS & OUTCOMES

| HOUSING | EDUCATION | HIGHWAYS & TRANSPORT | COMMERCE & EMPLOYMENT | COMMUNITY | HEALTH & WELL-BEING | SUSTAINABILITY | PUBLIC REALM & SENSE OF PLACE |
|--|--|--|---|------------------------------------|---------------------------------|---|---|
| PROJECT LIFETIME | | | | | | | |
| 631 new homes. Outputs from Phase 1 will include: 108 units housing (40 affordable, 68 private sale) | New nursery (25 nursery places for under 5s). 10 total apprenticeships over the duration of the scheme. | A new extended bus service for the Dollis Valley locality. At least one parking space for each new home plus visitor parking. | Access to apprenticeships, work tasters, placement days, non-construction training, ESOL classes. | New multi-purpose community space. | Provision of children day care. | New homes built to Sustainability Code Level (4) and to Lifetime Homes Standards. | Re-landscaping of the old public and private spaces that adhere to the Secure by Design guidelines. |
| KEY OUTPUTS AND ACHIEVEMENTS (November 2012 – March 2014) | | | | | | | |
| <ul style="list-style-type: none"> • S106 Agreement signed Oct 2013. • Vacant possession of Phase 1 secured. • CPO approval received from LBB CRC Sept 2013. • Phase 1 start on site, January 2014. • Phase 1 land transfer complete and initial land payment received by the Council, February 2014. | | | | | | | |
| CURRENT STAGE | | | | | | | |
| <ul style="list-style-type: none"> • Planning application approved by P&E on 17th June 2013. • S106 Agreement signed • Phase 1 demolition works are progressing well. | | | | | | | |
| FORWARD PLAN (April 2014 – March 2015) | | | | | | | |
| <ul style="list-style-type: none"> • Anticipated receipt of consent from Secretary of State for CPO, subject to the need for an enquiry, August 2014. • Phase 2 detailed planning decision expected, August 2014. • Completion of Phase 1 show house, September 2014. • First residential units completed – Phase 1, January 2015. | | | | | | | |

Grahame Park



The Regeneration of the Grahame Park estate will lead to the creation of a new mixed tenure urban area within Colindale. The new area will comprise around 2,000 new private homes, around 1000 new affordable homes and 463 retained homes. The area will also include a wide range of new, high quality facilities including health, education, library, community and retail.

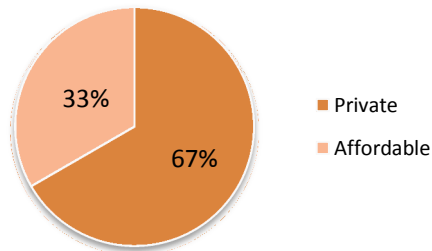
By the end of 2012/13 there had been a net gain of 249 new homes. Delivery of new homes is expected to complete in 2026/27.

DELIVERY PARTNERS

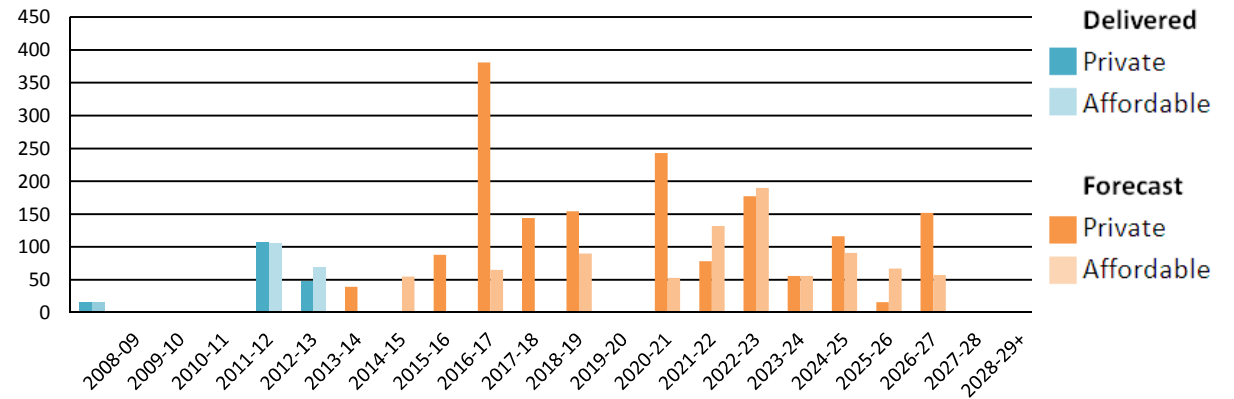
- Genesis Housing Group

KEY DELIVERABLES

- 3,440 new homes
- Barnet college re-location
- Major highways and infrastructure works
- Replacement library & centre for independent living



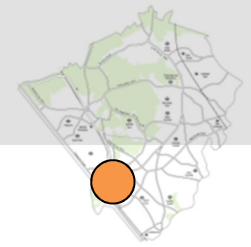
Housing delivery: Grahame Park



GRAHAME PARK: OUTPUTS & OUTCOMES

| HOUSING | EDUCATION | HIGHWAYS & TRANSPORT | COMMERCE & EMPLOYMENT | COMMUNITY | HEALTH & WELL-BEING | SUSTAINABILITY | PUBLIC REALM & SENSE OF PLACE |
|---|--|---|---|---|----------------------------------|--|--|
| PROJECT LIFETIME | | | | | | | |
| 3,440 number of homes, 1000 new affordable, 2000 new private sale. 351 homes (180 affordable) completed. | Barnet College to be relocated to Plot A8. | New road network including the diversion of Lanacre Avenue. | Retail and commercial floorspace as part of Phase 1b & Stage B. | Replacement Library, Community centre & Children's Activity Centre (Greentop Centre). | Health Centre to be re-provided. | All new homes built to sustainable code 4. | Heybourne Park already delivered in July 2011. |
| KEY OUTPUTS AND ACHIEVEMENTS (November 2012 – March 2014) | | | | | | | |
| Planning permission granted for 16 affordable homes on Chandos Lodge site. Start on site sub-phase 1b(i) & Phase 0 extension. | Agreed Heads of Terms with College for College relocation. | Phase 1b(i) - completion of early highway infrastructure. | Launch of community and economic development strategy. | | | All new homes built to sustainable code 4. | |
| CURRENT STAGE | | | | | | | |
| <ul style="list-style-type: none"> • Council is working with Genesis Housing Group to develop proposals for Phase 1b(iii) and Stage B. • Phase 0 extension (39 homes, to be completed March 2014) and Phase 1b(i) (143 homes) are currently on-site. • Land swap deal on GPW school site about to complete. • Final negotiations to commence Lanacre Avenue. Shift and site A8 preparation. | | | | | | | |
| FORWARD PLAN (April 2014 – March 2015) | | | | | | | |
| <ul style="list-style-type: none"> • Stage B proposals review, July 2014. • Phase 1b(ii) start on site, October-December 2014. • Phase 1b(i) completion (143 homes), December 2014. • Lanacre shift completion, January 2015. | | | | | | | |

Granville Road



Following the completion of Phase 1 in 2012, phase 2 is tasked with the improvement the estate environment and public realm through the creation of a mixed tenure, balanced community with new homes for sale and shared ownership, a coherent sense of place and integration with the surrounding areas.

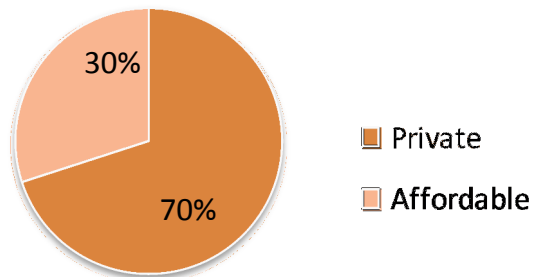
Development is expected to start with demolitions in 2013/14 and new homes available from 2015/16.

DELIVERY PARTNERS

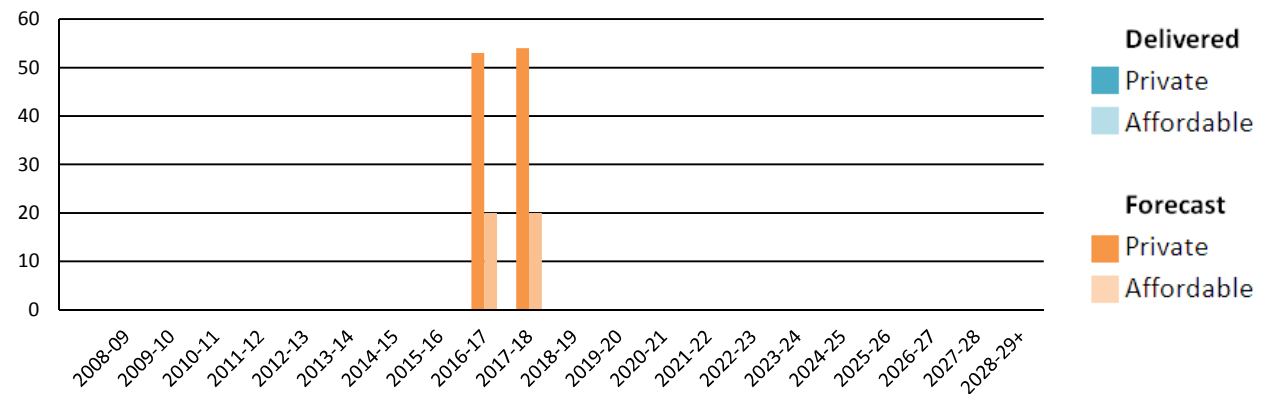
- Mullalley
- One Housing Group

KEY DELIVERABLES

- 149 new homes
- Provision of construction jobs
- Public realm improvements

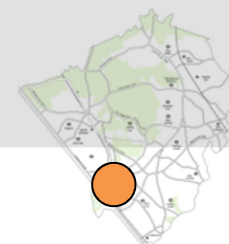


Housing delivery: Granville Road



GRANVILLE ROAD: OUTPUTS & OUTCOMES

| HOUSING | EDUCATION | HIGHWAYS & TRANSPORT | COMMERCE & EMPLOYMENT | COMMUNITY | HEALTH & WELL-BEING | SUSTAINABILITY | PUBLIC REALM & SENSE OF PLACE |
|---|-----------|------------------------------------|--|--|---------------------|---|-------------------------------|
| HOUSING | | | | | | | |
| 149 new homes (30% shared ownership). | | Designated parking for each block. | Creation of jobs during the construction (no. to be agreed). | Integration with existing communities. | | Design employs sustainable construction techniques. | Improved public realm. |
| KEY OUTPUTS AND ACHIEVEMENTS (November 2012 – March 2014) | | | | | | | |
| <ul style="list-style-type: none"> • Selection of Development Partner. • Consultation took place with residents living on the estate and in the surrounding area. • First Granville Road Residents Association meeting took place on 8th August. • Development Agreement signed with Development Partners, December 2013. | | | | | | | |
| CURRENT STAGE | | | | | | | |
| <ul style="list-style-type: none"> • On-going consultation with residents. • Revised Masterplan received July 2013. • Discussions on submission of planning application on-going. | | | | | | | |
| FORWARD PLAN (April 2014 – March 2015) | | | | | | | |
| <ul style="list-style-type: none"> • Revised Masterplan, May 2014. • Submit planning application, June 2014. • Decant Beech Court, March 2015. • Leaseholder acquisitions, March 2015. • Development Agreement unconditional, June 2015. | | | | | | | |



The regeneration of Mill Hill East, in line with the Mill Hill East Area Action Plan¹¹, will create a sustainable ‘suburban’ village with a new mixed use high street, primary school, health and community facilities, open space and improved transport links.

DELIVERY PARTNERS

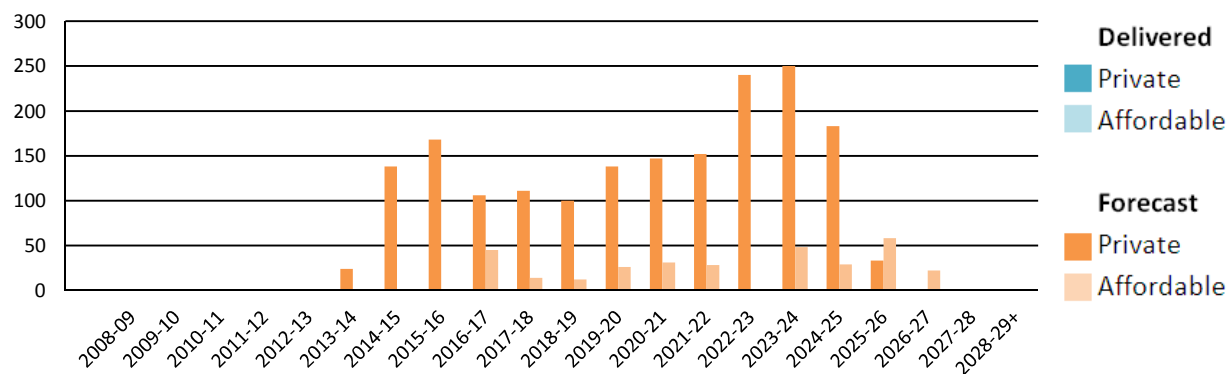
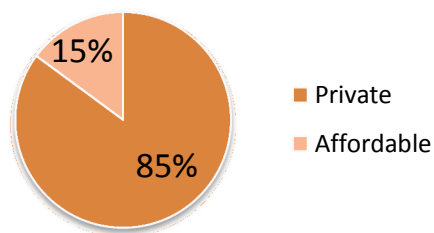
- Inglis Consortium LLP

KEY DELIVERABLES

- 2,174 new homes
- New primary school and health facility
- Upgrades to tube station & strategic East West Link route
- New employment space, parks and open spaces, inc. a “Panoramic Park”



Housing delivery: Mill Hill East

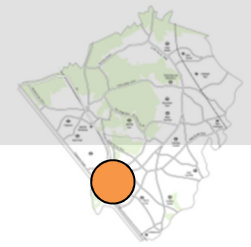


¹¹ http://www.barnet.gov.uk/downloads/download/504/mill_hill_east_area_action_plan

MILL HILL EAST: OUTPUTS & OUTCOMES

| HOUSING | EDUCATION | HIGHWAYS & TRANSPORT | COMMERCE & EMPLOYMENT | COMMUNITY | HEALTH & WELL-BEING | SUSTAINABILITY | PUBLIC REALM & SENSE OF PLACE |
|--|--|--|--|------------------------------------|--|---|--|
| PROJECT LIFETIME | | | | | | | |
| 2,174 new homes (1850 private sale, 324 affordable). | A new three-form entry primary school. | Upgrades to Mill Hill East tube station & enhanced bus services. East-West link route; junction improvements at Bittacy Hill / Frith Lane and Holdars Hill Circus. Access roads for individual plot development. | 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. | Community facilities and new park. | New health facility including a 530sqm GP surgery. | New energy centre of 630sqm Sustainable Urban Drainage. Relocation of the Council's Depot and Recycling facilities. Practical Code Level 4 for new homes. BREEAM Excellent for commercial buildings. | New parks and open spaces including a "Panoramic Park" providing excellent views across London. A new public piazza opposite the station. |
| KEY OUTPUTS AND ACHIEVEMENTS (November 2012 – March 2014) | | | | | | | |
| <ul style="list-style-type: none"> The Inglis Consortium successfully exchanged contracts on Phase 3 to Linden Homes; to date, 3 parcels of land have either been sold or exchanged. The Council's P&E committee approved the application for a 3-form entry school which is due to open in September 2014. Officer's mess and gardens have been refurbished, includes 10 housing units. These were sold in the first two days of launch. | | | | | | | |
| CURRENT STAGE | | | | | | | |
| 24 units of housing on site. | Construction of primary school on-going. | Primary Link Road under construction. | | | | | |
| <ul style="list-style-type: none"> Free land sales on-going. | | | | | | | |
| FORWARD PLAN (April 2014 – March 2015) | | | | | | | |
| <ul style="list-style-type: none"> Phase 3a land sale, May 2014. Station forecourt completion, August 2014. Completion of East-West link road and associated junction at Bittacy Hill Rise, July 2014. | | | | | | | |

Stonegrove Spur Road



The regeneration of the Stonegrove Spur Road estates aims to create a new integrated community by replacing the existing homes on the estates with a new mixed tenure housing development of 999 homes. The scheme also includes improved transport links, a new academy, a community hall and church buildings, improved parking and open space.

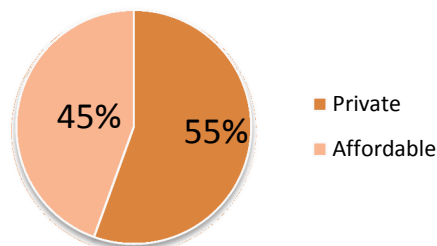
In 2012/13, 107 affordable homes were completed. By end of March 2014 there will be 388 new homes. Delivery of new homes is expected to complete in 2018/19.

DELIVERY PARTNERS

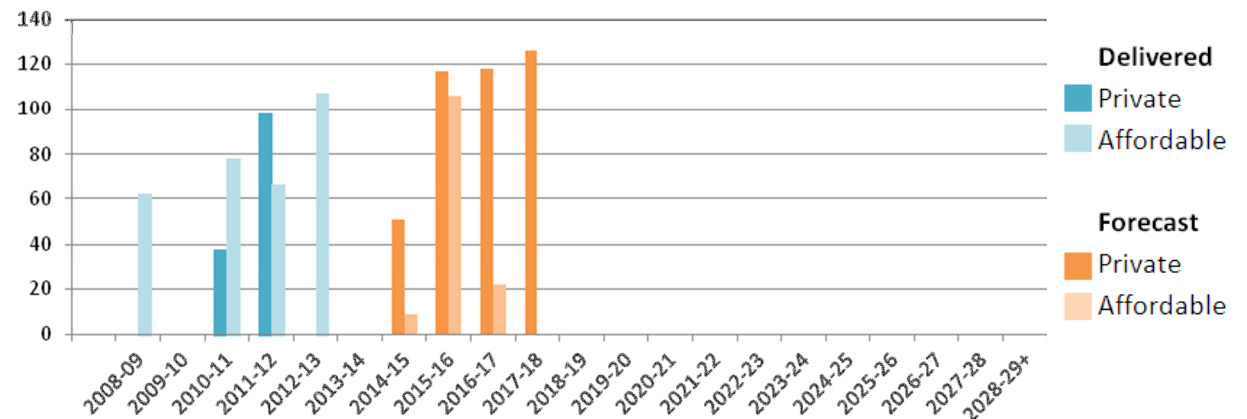
- Barratts Evolution Limited; Family Mosaic

KEY DELIVERABLES

- 937 new homes, plus pilot phase of 62 affordable homes (Peniwell Close)
- Provision of school & sport facilities (finished – London Academy)
- New roads and improvements
- Joint Community/church replacement facility
- New open spaces

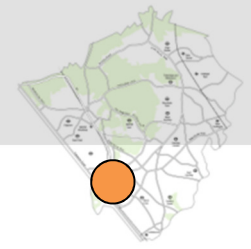


Housing delivery: Stonegrove Spur Road



STONEGROVE SPUR ROAD: OUTPUTS & OUTCOMES

| HOUSING | EDUCATION | HIGHWAYS & TRANSPORT | COMMERCE & EMPLOYMENT | COMMUNITY | HEALTH & WELL-BEING | SUSTAINABILITY | PUBLIC REALM & SENSE OF PLACE |
|---|--|--|--|--|---------------------|--|--|
| PROJECT LIFETIME | | | | | | | |
| 937 new homes (417 affordable, 520 private sale (an additional 62 affordable units were provided in Phase 0 – Peniwell Close). | Re-provision of school and sports facilities (London Academy) as part of phase 0 (prior to PDA). | New roads and improvements to junctions between Spur Road and Green Lanes, Spur Road and Stonegrove. | Skills and job training for residents. | Re-provision of a joint church and community centre, together with ancillary buildings. Establishment of Community Trust. | | All homes built to Decent Homes and energy saving standards. | Improvements to existing play facilities and open space. |
| KEY OUTPUTS AND ACHIEVEMENTS (November 2012 – March 2014) | | | | | | | |
| <ul style="list-style-type: none"> • Completion of 169 new homes, including, 107 affordable. • Scheme awarded 'Gold' in the Barratt's Q17 Annual Design Awards 2012, NHBC Award 2012 for Quality and Seal of Excellence for Sterling Court. • Shadow SGSR Community Trust Board established. • Development Partner agreed a 'Deed of Variation' which now commits them to completing the entire scheme. | | | | | | | |
| CURRENT STAGE | | | | | | | |
| <ul style="list-style-type: none"> • Phase 5 (Academy Lane), and Phases 6a/6b (Kings Lane Mews) have started on site and will deliver 212 units of housing. • Planning application for community centre to be submitted in February 2014. | | | | | | | |
| FORWARD PLAN (April 2014 – March 2015) | | | | | | | |
| <ul style="list-style-type: none"> • Academy Lane completion, December 2014. • Community Centre construction start (currently gaining planning consent), June 2014. • 4a Cannons Court construction starts, September 2014. • The Lanes construction starts, December 2014. | | | | | | | |



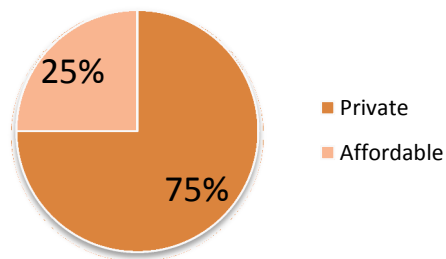
The regeneration of the West Hendon estate aims to create a new integrated community by replacing the existing homes on the estate with new mixed tenure housing development of 2,194 homes, a net gain of 1,553 over a 17 year period. The scheme also includes improved transport links and creation of a commercial hub. Delivery of new homes is expected to complete in 2029/30.

DELIVERY PARTNERS

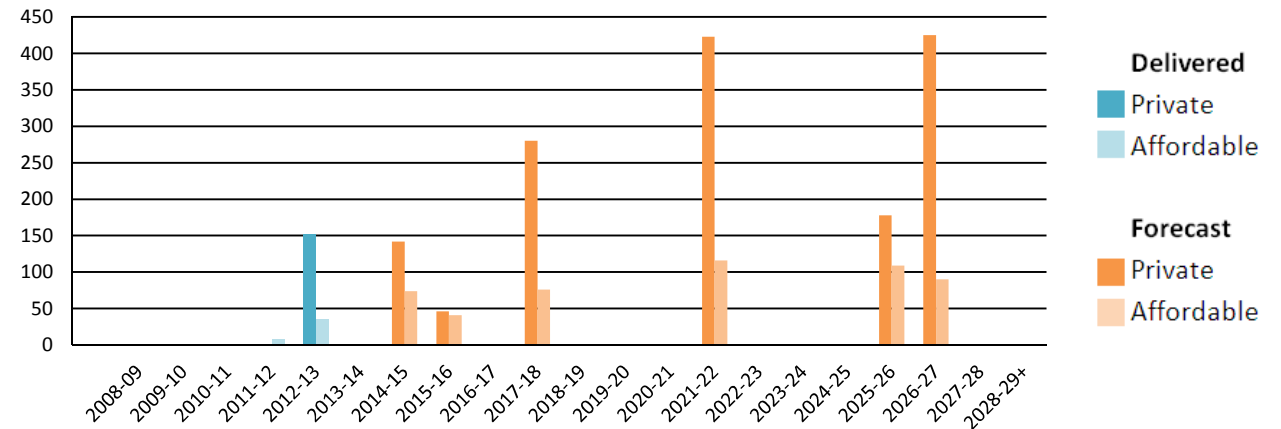
- Barratt Metropolitan Limited Liability Partnership

KEY DELIVERABLES

- 2,000 new homes; 1,600 car park spaces
- A new town centre & commercial hub
- 2 new bridges & creation of a vista
- Integration to the Welsh Harp Reservoir
- Three-form community school



Housing delivery: West Hendon



WEST HENDON: OUTPUTS & OUTCOMES

| HOUSING | EDUCATION | HIGHWAYS & TRANSPORT | COMMERCE & EMPLOYMENT | COMMUNITY | HEALTH & WELL-BEING | SUSTAINABILITY | PUBLIC REALM & SENSE OF PLACE |
|---|--|---|---|---------------------------|---|--|--|
| PROJECT LIFETIME | | | | | | | |
| Up to 2,000 new homes (25% affordable). 186 homes completed to Feb 2014. | 3-form community school for around 400 pupils. Nursery. | 2 new bridges. Improvements along the A5 and Station Road & removal of the gyratory system. Improved A5 crossings and pedestrian links to Hendon train station. | A new town centre and commercial hub with new shops and restaurants. 1000 full time construction job, 126 non-construction full time jobs. | Community use facilities. | Lifetime homes standards and better quality homes will lead to improved health and living conditions for the residents on the estate. | Code Levels 4 and above for new homes. BREEAM Excellent for commercial buildings. | Improvements to York Park. Integration to the Welsh Harp Reservoir. |
| KEY OUTPUTS AND ACHIEVEMENTS (November 2012 – March 2014) | | | | | | | |
| <ul style="list-style-type: none"> • Approval of Heads of Terms at Cabinet Resources Committee on the 18th of April 2013. • Approval of planning application at Planning & Environment Committee on 23rd July 2013. • Planning Application Stage 2 Approval from GLA was obtained on 8th August 2013. • Completion of 151 private and 35 affordable homes (Phase 2a). • January 2014: start on site Phase 3A (216 units, including 74 affordable). • Deed of Variation to Principal Development Agreement signed, January 2014. | | | | | | | |
| CURRENT STAGE | | | | | | | |
| <ul style="list-style-type: none"> • Phase 3a has started on site, works are on-going. • Commencement of Ground 10A & CPO work, February 2014. | | | | | | | |
| FORWARD PLAN (April 2014 – March 2015) | | | | | | | |
| <ul style="list-style-type: none"> • Agree and sign off estate management strategy, June 2014. • Conditions Precedent cleared, PDA goes live, 2013-14 cost will be claimed back approximately August 2014. • Completion of 74 affordable units as part of Phase 3a, March 2015. | | | | | | | |



The Barnet Skills, Employment and Enterprise Programme supports the Council's Corporate Plan 2013–16 strategic objectives to maintain the right environment for a strong and diverse local economy. Through the programmes and activities outlined below, it seeks to promote and improve the economic, social and environmental well-being of its area with regard to its community strategy. The Council's promotion of a Skills, Employment and Enterprise Plan benefits its residents and businesses by promoting growth and opportunity in Barnet.

KEY OBJECTIVES

- Better connections between business and education
- Address unemployment and support young people
- Better coordination of business engagement, advice and support
- Encourage growth and inward investment
- Support for town centres



The Skills and Enterprise Programme is currently comprised of the following projects:

NEET Platforms

Platforms Phase 2 continues the most successful elements of Platforms to support 16-24 year olds who are Not in Employment, Education or Training (NEET) into employment and further training. The focus is on Internships, voluntary sector work placements and Princes Trust programmes.

Apprenticeship Employer Engagement Project

The project is focused on employer engagement activity which will lead to quality apprenticeship vacancies, with as many of these vacancies as possible being filled by 16-18 year old learners.

Town Centres

Work in North Finchley and Cricklewood Town Centres is being delivered through the Mayor of London's Outer London Fund (OLF) and managed through the Regeneration Service. In addition, a number of infrastructure projects are currently being delivered in the Council's other Priority Town Centres.

- Cricklewood Town Centre & North Finchley Town Centre are being delivered via the Outer London Fund, which is a two year initiative helping to increase the vibrancy and growth of high streets across London. By March 2014, these will have delivered over £2m of public realm improvements, community events and support for local businesses.
- Edgware Town Centre was awarded £10,000 as part of the government's Mary Portas Review. The aim of the project, which will also be completed by March 2014, is to address the key issues faced by businesses and to revive Edgware Station Road's prosperity and the wellbeing of its diverse communities.

SKILLS AND ENTERPRISE PROGRAMME: OUTPUTS & OUTCOMES

| EDUCATION | HIGHWAYS & TRANSPORT | COMMERCE & EMPLOYMENT | COMMUNITY | PUBLIC REALM & SENSE OF PLACE |
|--|---|--|--|---|
| PROJECT LIFETIME | | | | |
| Enable access to apprenticeships and support people into employment in the Regeneration Estates, Town Centres and through the NEETS and Workfinder programme | Infrastructure improvements and feasibility studies in the Council's Priority Town Centres, including over £2m improvements through the Outer London Fund | Business engagement and support through the creation of business forums and events | Establishment of Town Teams to ensure the legacy and on-going improvements to Town Centres | Public realm improvements, including de-cluttering and provision of new trees, cycle stands and wayfinding elements |
| KEY OUTPUTS AND ACHIEVEMENTS (November 2012 – March 2014) | | | | |
| <p>NEET Platforms Phase 1 engaged with 290+ young people, and 160+ young people are actively participating over the 8 projects</p> <p>Colindale (including Grahame Park) Employment and Training Plan 2012/13 delivered</p> <p>Skills Audit at Stonegrove Spur Road Estate</p> <p>YES Project delivered in Cricklewood to support 10 young people into Apprenticeships and 4 young people into business incubation space</p> | <p>Infrastructure improvements and feasibility studies in Whetstone Town Centre</p> <p>Traffic modelling in North Finchley commissioned</p> <p>New high quality granite paving in Cricklewood</p> | <p>4 pilot business start-up workshops</p> <p>3 Business leaders breakfasts</p> <p>Business expo, 100+ attendees</p> <p>Business 1-to-1 support to 20 retailers in Cricklewood</p> <p>Grant to North Finchley Town Team to enable the re-activation of vacant units at the Grand Arcade</p> <p>Business needs survey to 2200 SMEs complete, October 2013</p> <p>Grand Arcade business plan completed</p> | <p>North Finchley Town Team, April 2013, website created</p> <p>Cricklewood Town team, January 2014, website created</p> <p>Mobile 'Town Square' programme of events in Cricklewood, Summer 2013</p> <p>Christmas and Summer Festivals held in Cricklewood and North Finchley</p> <p>"North Finchley Feast" market in North Finchley, December 2013 and January 2014</p> | <p>20 trees planted in North Finchley Town Centre</p> <p>De-cluttering of redundant street furniture in North Finchley</p> <p>Improvements to open space at B&Q (Cricklewood) on-going</p> <p>Playful wayfinding at North Finchley Town Centre commissioned</p> |

| EDUCATION | HIGHWAYS & TRANSPORT | COMMERCE & EMPLOYMENT | COMMUNITY | PUBLIC REALM & SENSE OF PLACE |
|---|----------------------|-----------------------|-----------|-------------------------------|
| CURRENT STAGE | | | | |
| <p>NEET Platforms, Phase 2: has been underway since July 2013 with an additional 30 placements and 15 voluntary sector three-month work placements. The extension of the Internships Programme will also see the delivery of 40 3-month internships (10 within the council and 30 with SMEs)</p> <ul style="list-style-type: none"> • 3 Apprenticeship opportunities are currently being developed in Grahame Park. • The development and delivery of 14 apprenticeships is being supported at Beaufort Park. • Barratt Homes opened up their Apprenticeship Programme for residents on Stonegrove Spur Road as a result of the Skills Audit carried out, whilst 4 apprenticeships were negotiated as part of the s106 for Dollis Valley. • In addition to the large regeneration estates, circa 40 apprenticeships have been negotiated as part of the s106 from other developments (for example at Millbrook Park and Colindale Hospital). <p>North Finchley Outer London Fund: the project is currently in the final stages of commissioning and delivery by 31 March of:</p> <ul style="list-style-type: none"> • De-cluttering and improvements to the high street, Nether Street and Lodge Lane car park. • Re-activation of 3 vacant units and refurbishment of the Grand Arcade. • “North Finchley Feast” trial markets delivered in December and January. One further market in February. • Wayfinding and signage scheme around the Town Centre. <p>Cricklewood Outer London Fund: the project is currently in the final stages of commissioning and delivery by 31 March of:</p> <ul style="list-style-type: none"> • De-cluttering and improvements to Cricklewood Broadway, Cricklewood Lane and a new public space outside B&Q. • Extensive refurbishments to the shop and building facades of 12 properties along Cricklewood Broadway. • Agreeing a legacy for the newly design Star of Cricklewood town centre festive lighting decorations. • YES Project: Supporting young people into employment and apprenticeships and help for business start-ups. <p>Edgware Town Centre:</p> <ul style="list-style-type: none"> • New tree planting in Edgware along Station Road. • Exploring other greening opportunities in Edgware such as planters and hanging baskets. <p>Supporting the Town Team with the development of an action plan.</p> | | | | |
| FORWARD PLAN (April 2014 – March 2015) | | | | |
| <ul style="list-style-type: none"> • Develop framework for monitoring apprenticeships and local labour on the Regeneration Estates and embed in new s106 where appropriate, May 2014. • Lead and facilitate Skills and Employability Partnership Group, set up partnership structure, June 2014. • Deliver Platforms Round 2 internship project, July 2014. • Creation of 6 apprenticeships via s106, September 2014. | | | | |

PROGRAMME OBJECTIVES & FORWARD PLAN OF ACTIVITIES FOR 2014-15

| | |
|---|---|
| <p>1. Better connections between business and education</p> | <ul style="list-style-type: none"> • Deliver three business engagement events, December 2014. • Develop linkages with the retail and construction sectors. |
| <p>2. Address unemployment and support young people</p> | <ul style="list-style-type: none"> • Delivery of Platforms Round 2. • Commission a jobs brokerage service to support unemployed residents back into work focused on the regeneration areas. • Monitor and support development partners in the delivery of their employment and training obligations, throughout 2014 focusing on producing draft Employment and Training Strategies. Work with developers to create additional apprenticeship opportunities. • Produce Skills, Employment and Training Supplementary Planning Document to secure future planning contributions. |
| <p>3. Better coordination of business engagement, advice and support</p> | <ul style="list-style-type: none"> • Support local business hubs for entrepreneurial support and networking. • Produce Options Paper and explore feasibility of a Social Enterprise in Barnet. • Develop local procurement and supply chain opportunities. |
| <p>4. Encourage growth and inward investment</p> | <ul style="list-style-type: none"> • Produce a draft Economic Strategy with policy options for the council to consider. |
| <p>5. Support for town centres</p> | <ul style="list-style-type: none"> • Support Barnet's Town Teams. • Improve the promotion and physical appearance of our town centres through opportunities, such as the Mayor's Outer London Fund. • Share best practice to mentor other town centres in improving their vitality. |

FORWARD PLAN OF DECISIONS

Following the proposed implementation of the committee system of governance, decisions will be progressed in accordance with the new systems. For the physical regeneration schemes, once there is a signed Principal Development Agreement or Regeneration Agreement, Committee will be only be required to make decisions by exception.

The Council's Constitution states that every disposal of land and real property made by the Council will comply with the Management of Assets, Property and Land rules set out in Part 4 of the Constitution.

The Council's Constitution also states that any procurement undertaken by the Council will comply with the Contract Procedure Rules set out in Part 4 of the Constitution.

| Project | Short Description | Type of Decision |
|--|---|------------------|
| Grahame Park, West Hendon, Dollis Valley | To seek authority to re-introduce a hardship/advance purchase scheme on the Dollis Valley, Grahame Park and West Hendon regeneration schemes. This scheme will be for homeowners on these estates who are wishing to sell their properties, but are unable to do so as a result of the Regeneration Scheme. | Committee |
| Stonegrove Spur Road | Changes to the PDA in relation to cost recovery. | Committee |
| Grahame Park | Update report on Stage B. | Committee |
| Brent Cross Cricklewood | Delivery strategy for Brent Cross Cricklewood South. | Committee |
| Brent Cross Cricklewood | Brent Cross Thameslink proposal. | Committee |
| Brent Cross Cricklewood | Possible Compulsory Purchase Order for Phase 1. | Committee |
| Growth & Regeneration Programme | Annual Regeneration Report updating on the progress being made towards delivering the Borough's regeneration schemes and skills and enterprise activities, including key achievements and successes since April 2014, as well as expected activities in 2015/16. | Committee |