

	Assets Regeneration & Growth Committee 16th March 2015
Title	Development Pipeline Programme Tranche 2
Report of	Cath Shaw - Commissioning Director Growth and Development
Wards	All
Status	Public
Enclosures	None
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Summary

The Council is committed to increasing the supply of affordable housing in the borough and to maximise the Council's land resources. A Development Pipeline Programme has been identified, comprising of:

Tranche 0 - Council funded new build housing for social rent.

Tranche 1 – Surplus Council land identified for disposal and housing redevelopment.

Tranche 2 - A range of projects that are targeted to meet specific policy objectives.

The Report outlines the proposed projects within Tranche 2 of the Development Pipeline Programme and seeks Committee approval to the principles of the Tranche 2 programme.

Recommendations

- 1. That the Committee approves the principles of the projects within Tranche 2 of the Development Pipeline Programme.**

1. WHY THIS REPORT IS NEEDED

- 1.1 The Committee has approved the principles of the Development Pipeline Programme.
- 1.2 Tranche 2 of the Development Pipeline Programme comprises of a range of projects that are targeted to meet the Council's policy objectives. Committee approval is requested to agree the principles of the projects within Tranche 2 of the Development Pipeline Programme.

2. REASONS FOR RECOMMENDATIONS

- 2.1 It is proposed that Tranche 2 of the Development Pipeline Programme comprises of the following projects:
 - 2.1.1 **Replacement of Meadow Close Children's Home** -.The physical condition of the Meadow Close children's home is poor and Family Services have prioritised its re-provision. The project will comprise of a high quality residential children's home in Barnet for six looked after children and onsite support hub on Council land, freeing up the site at Meadow Close for disposal or redevelopment.
 - 2.1.2 **Decant housing** - The Council is delivering a significant estate regeneration programme and will need to relocate a significant number of non-secure tenants in the coming years. This project will seek to identify sites that could be developed rapidly to provide accommodation for these residents in mixed communities.
 - 2.1.3 **Pocket housing** - This project proposes a site disposal to the developer, Pocket Living, for the construction of a development of high quality, smaller one bedroom low cost flats for sale for local residents. The proposal addresses the need for low cost housing for sale in the borough.
 - 2.1.4 **Colindale HQ** - The Council has identified a site on the Grahame Park Estate in Colindale for the re-provision of a new build office HQ. A business case has been prepared for Committee approval. It is intended that staff currently based at the North London Business Centre and Barnet House, will be relocated to the new office subject to Committee approval. The re-provision addresses the requirement for the Council to rationalise its office accommodation.
 - 2.1.5 **Older People's Housing** - This project responds to the growing population of older people in the borough and the requirement to provide housing choice; meet changing expectations and create efficiencies in the provision of housing and care. In response to Adult and Communities housing and care priorities, the introduction of a Council led programme of housing for older people is being considered. The project would seek to deliver a range of developments including additional Extra Care provision for older people with high care

needs; co-housing to promote support networks and smaller self-contained developments to facilitate downsizing within a range of tenures. A business case is being developed.

- 2.1.6 **Private Rented Sector** - The Council has highlighted the growth in the private rented sector across London and recognises that it will be the predominant tenure in Barnet within the next 10 years. As part of the Development Pipeline Programme, the project assesses the potential to provide housing for private rent on Council land.

3. POST DECISION IMPLEMENTATION

- 3.1 Following approval of the principles of the Tranche 2 programme, a business case for each project will be prepared and submitted to Committee for approval. The business case will provide project definition, strategic options analysis, risk and financial assessments.

4 IMPLICATIONS OF DECISION

4.1 Corporate Priorities and Performance

- 4.1.1 The Tranche 2 projects comply with the following commissioning plan priorities:

4.1.2 Assets, Regeneration and Growth Committee Commissioning Plan 2015-2020:

- aims to ensure Developments on Council land meet housing need and maximise benefits to the Council and;
- aims to deliver a fit for purpose Civic Estate, driving a significant reduction in the cost of office accommodation over the next few years

4.1.3 The Adults & Safeguarding Committee Commissioning Plan 2015 – 2020:

- seeks to Increase the supply and take-up of supported living and independent housing opportunities supporting more people to live in a home of their own with support and not in residential care

4.1.4 The Children, Education, Libraries and Safeguarding Committee Commissioning Plan 2015 – 2020:

- aims to re-locate one of Barnet's in-house children's homes to improve the quality of facilities, improved aspirations and life outcomes for young people resident in the home.

4.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

- 4.2.1 The resource implications will be explored in drafting a business case for each of the projects within Tranche 2.

4.3 Legal and Constitutional References

4.3.1 The Council Constitution, Responsibility for Functions, Annex A, under the terms of reference the Assets, Regeneration and Growth Committee has responsibility for:

- Asset Management – all matters relating to land and buildings owned, rented or proposed to be acquired or disposed of by the Council.
- Oversee major regeneration schemes - including those of key social housing estates.

4.3.2 Detailed legal input will be required as a business case for each of these options is worked up.

4.4 Risk Management

4.4.1 Each project will be subject to a business case evaluation. Appraisal work will be undertaken to prepare the businesses cases. There is a risk that some of this work may be abortive, in the event that the projects do not progress beyond business case evaluation.

4.5 Equalities and Diversity

4.5.1 Equalities assessments will be completed as part of developing the business case for each project. They will take account of the EIAs in development for the Housing strategy and housing allocations policy.

4.6 Consultation and Engagement

4.6.1 A consultation strategy will be drafted for each project as part of the business case development.

5 BACKGROUND PAPERS

5.1 Assets Regeneration and Growth Committee 8 September 2014, <http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=7885&Ver=4>