

WEST HENDON

COMPULSORY PURCHASE ORDER 2 INFORMATION BOOKLET

Plans are being prepared for the next phase of the West Hendon regeneration scheme - approximately two years before affected residents are due to be rehoused.

If you live at 33-125 Tyrell Way and 11-72 Warner Close, this leaflet explains how the relocation process will work and where to get more detailed information about your own situation.

The Compulsory Purchase Order (CPO) process often takes 18-24 months so it is common practice to start the process now. Details about the CPO process are presented in this document and residents will be consulted throughout this process.

WHAT IS THE NEXT PHASE OF REHOUSING?

Outline plans for Phase 4 were approved in 2013 but detailed plans must now be drawn up and approved by the planning authority before the 500+ new homes can be built. Over 100 of the new homes will be affordable and will include large family houses. Phase 4 also includes major highways works to remove Perryfield Way and carry out significant improvements to the A5.

The development partners will shortly begin preparing these detailed plans – known as a reserved matters planning application – and residents of the West Hendon estate and wider area will be consulted. A summary of the planning and consultation dates is shown on the right.

Before the new homes are built residents of 33-125 Tyrell Way and 11-72 Warner Close will be rehoused. Further details about the rehousing process are provided in this leaflet and a plan of the new development is shown on the next pages. Phase 4 is highlighted in blue.

CPO2 RESIDENT DROP-IN SESSIONS

We are holding a series of drop-in sessions with residents affected by CPO2.

When: Tuesday 26th April
2-4pm & 6-8pm

Where: West Hendon Community Centre,
Marsh Drive

PLANNING AND CONSULTATION DATES FOR PHASE 4



Stakeholder exhibition/consultation
June/July 2016



Submission
Summer 2016



Construction starts
(Early 2019)

In this issue

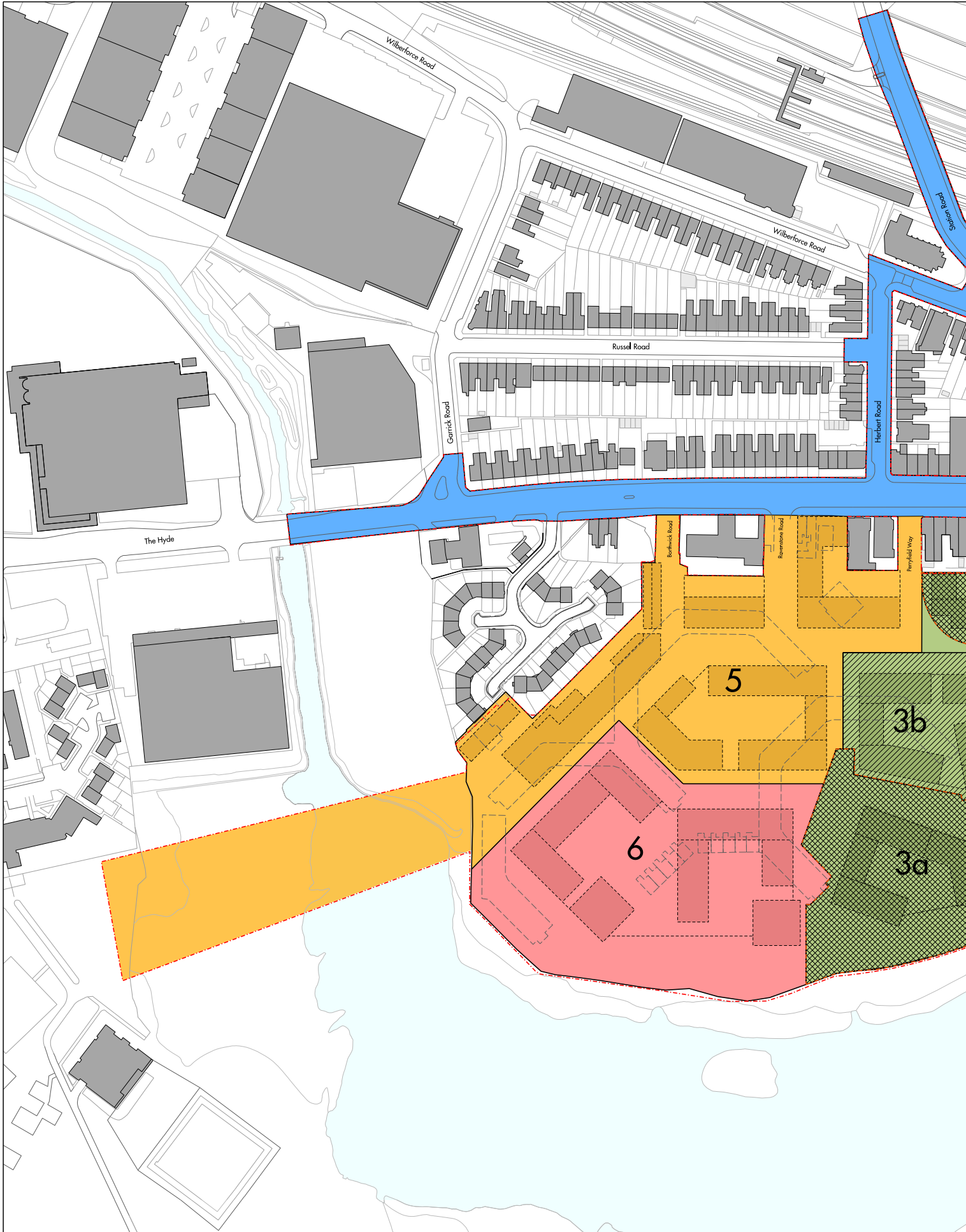
West Hendon phasing plan2-3

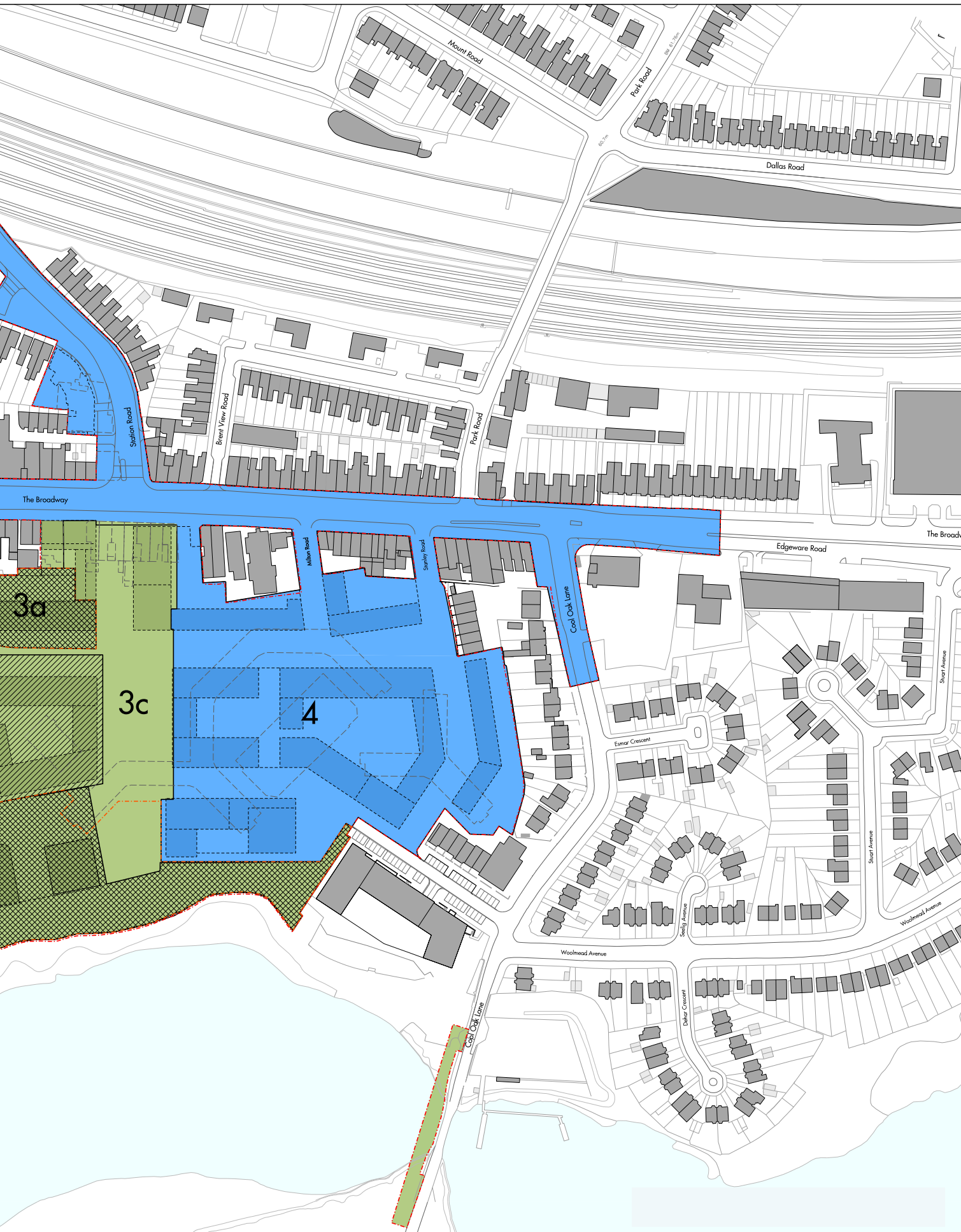
CPO - What you need to know4-5

Information for leaseholders..... 6

Information for tenants..... 7

WEST HENDON REGENERATION PHASING PLAN





CPO - WHAT YOU NEED TO KNOW

WHAT IS A COMPULSORY PURCHASE ORDER?

The development partners need to buy land and property to complete the regeneration scheme. Barnet Council and development partners want to do this by reaching agreement with leaseholders wherever possible.

If agreement cannot be reached, the Council plans to use a Compulsory Purchase Order (CPO) but only as a last resort.

A CPO gives the Council powers to compel land owners to sell them land, when owners are not willing to sell by agreement.

If your land or property is bought by a CPO, you will generally be entitled to compensation.

WHAT HAS HAPPENED SO FAR?

A Compulsory Purchase Order for Phase 3 of the West Hendon regeneration was confirmed in November 2015.

In early 2016, 33 of 34 affected estate leaseholders relocated by agreement allowing demolition enabling works to start on Phase 3b.

So far, nine leaseholders and 117 council tenants have moved into new homes on the estate and are speaking very positively about them. Over 95% of residents who have already moved into Gadwall and Bullfinch House said they are either “satisfied” or “very satisfied” with the quality of their new home.

WHAT HAPPENS NEXT AND WHO WILL BE AFFECTED?

Work has commenced on preparing for a second CPO that will help deliver Phase 4.

As with the first CPO, a land and ownership referencing exercise is being undertaken of properties within CPO2, this includes 33–125 Tyrell Way and 11–72 Warner Close. If you live in a property in either 33-125 Tyrell Way or 11-72 Warner Close your home will be affected by CPO2.

A timetable of the CPO2 activity is on the opposite page and further specific information for affected leaseholders and tenants can be found in later pages of this leaflet.

THIRD PARTY RIGHTS

In addition to acquiring property it may be necessary to acquire or extinguish rights, for example light or access rights during construction work. Where a resident's rights are affected they will be notified and it will not be necessary to acquire their property.

A plan of CPO 2 is shown on the right, which provides detail of the properties to be acquired (red) and the any rights affected (purple).

CP02 TIMETABLE

Step 1: Preparation for CPO2 (January - March 2016)

- Land referencing exercise (letter/s and door knocking)
- Postponement of the Right to Buy (demolition notice)
- Private treaty negotiations with leaseholders

Step 2: Making and notifying the CPO (Spring - Summer 2016)

- Council decision to make the CPO
- Sealing of the CPO order
- Site, resident and newspaper notices published
- Statutory opportunity for residents and stakeholders to submit representations to the National Planning Casework Unit

Step 3: Public inquiry (Autumn - Winter 2016)

- It may be necessary to hold a public inquiry (most CPO's are subject to an inquiry)

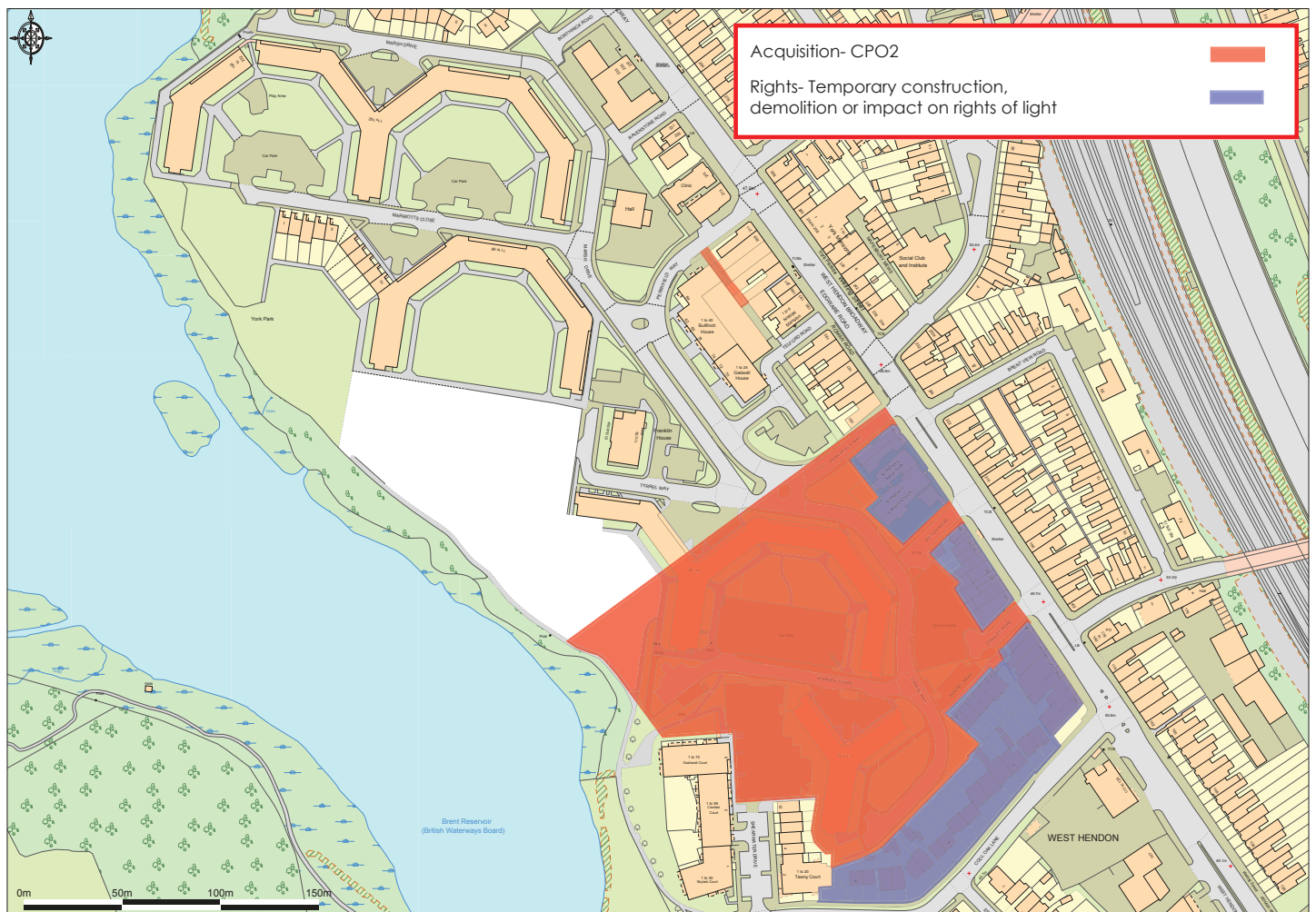
Step 4: Secretary of State decision and legal notices (Summer - Autumn 2017)

Step 5: Exercise the CPO and legal notices (2018)

- This will take place once the new homes have been completed in Sub-Phases 3B/C and residents in 11-72 Warner Close and 33-125 Tyrell Way have been rehoused

RESIDENTS WILL BE CONSULTED THROUGHOUT THIS PROCESS AND WILL BE CONTACTED SOON WITH FURTHER DETAILS

PLAN OF CP02



INFORMATION FOR LEASEHOLDERS

LEASEHOLDERS

- We have written to leaseholders to open negotiations to acquire their property by agreement
- Claimants are entitled to appoint a surveyor that is independent of the development partners. Reasonable costs will be paid by the development partners
- Our priority is to acquire properties by agreement and only use the CPO as a last resort
- The development partners are providing a shared equity scheme, this will allow eligible leaseholders to acquire a home in the new development
- You or your surveyor will shortly receive further information regarding the statutory process
- Should you require further information please contact either Michael Walton from GVA on 020 7911 2773 or michael.walton@gva.co.uk or Barnet Council's regeneration department on 020 8359 7248 or regeneration@barnet.gov.uk
- You may also wish to speak to resident members of the West Hendon Partnership Board or the Resident Independent Advisor. If you wish to do so please contact Rob Webb, the Resident Independent Advisor on 077306 24358 or robert.w@pep.org.uk

KEY FACTS ON SHARED EQUITY

- Shared equity is a scheme designed to help eligible leaseholders to buy a home in the new development
- Leaseholders are eligible for the scheme if they purchased their property on the estate on, or before, 30th September 2003. The property needs to be their only or principle home now and they must have occupied the home for 36 calendar months during the five years before being made an offer under the Shared Equity Scheme
- The scheme allows eligible leaseholders to purchase a property with an increased value, with no rent to pay other than ground rent which is initially subsidised
- Leaseholders must invest the full value of their property plus the 10% homeloss compensation they are paid as part of the settlement for their existing home. Purchasers must buy at least 50 per cent of the new property, but can purchase more if they have the funds to do so
- Metropolitan will have a charge on the property for the unsold equity (this works like a mortgage but here you pay no rent or monthly repayment), which can be purchased by the leaseholder
- Shared equity owners will own the property and will be entitled to receive their share of the value of the property should it be sold. Because the new homes are of higher specification and have greater market appeal the value is likely to rise faster than the old properties
- Unlike shared ownership, residents are not required to pay rent on the share of the property they do not own
- Residents moving in to a shared equity home will be entitled to a number of subsidies such as a service charge, ground rent and energy standing charge subsidy
- For further information please contact Despina Loizou at Metropolitan on 020 3535 3101 or despina.loizou@metropolitan.org.uk

INFORMATION FOR TENANTS

SECURE TENANTS

- As a secure tenant you will be offered a new home within the development
- You will have a housing needs assessment and, if required, an assessment by an occupational therapist
- You should have already received information about the process and the new homes available
- You will be asked to express an order of preference for three properties
- You will be allocated a property within the development using the West Hendon allocations policy
- If you would prefer to be allocated a property elsewhere then you must tell us as soon as possible. The London Borough of Barnet's Housing Allocations Scheme will be used and you may receive one offer only
- For further information please contact Nicola Barker from Barnet Homes on 020 8359 2910 or nicola.barker@barnethomes.org or Sheila Morcombe from Metropolitan on 020 3535 4250 or sheila.morcombe@metropolitan.org.uk
- You may also wish to speak to resident members of the West Hendon Partnership Board or the Resident Independent Advisor. If you wish to do so please contact Rob Webb, the Resident Independent Advisor on 077306 24358 or robert.w@pep.org.uk

NON-SECURE TENANTS

- Barnet Homes will start to contact non-secure tenants approximately 12 to 18 months before their properties are required for demolition, to discuss their housing options
- Non-secure tenants will not be rehoused in the new development
- Although there is no guarantee of rehousing within the borough, in the previous phase the majority of non-secure tenants housed were rehoused within the borough
- It is important that you talk to Barnet Homes to make sure you understand your housing options and they understand your housing needs, you can contact Housing Options at Barnet Homes on 020 8359 4618
- You may also wish to speak to resident members of the West Hendon Partnership Board or the Resident Independent Advisor. If you wish to do so please contact Rob Webb, the Resident Independent Advisor on 077306 24358 or robert.w@pep.org.uk

PRIVATE TENANTS

- As a private tenant, of a landlord other than Barnet Council, you should receive information from your landlord
- It is likely that your property will not be required until the CPO is confirmed in approximately 18 months time
- Your landlord should follow the legal process to ensure that the property is empty prior to sale
- It is important that you understand your housing options and you may be able to get help from Barnet Homes, this will depend on your individual circumstances
- For further information please contact Housing Options at Barnet Homes on 020 8359 4618
- You may also wish to speak to resident members of the West Hendon Partnership Board or the Resident Independent Advisor. If you wish to do so please contact Rob Webb, the Resident Independent Advisor on 077306 24358 or robert.w@pep.org.uk

For general independent advice you can contact the West Hendon Resident Independent Advisor (RIA).

RIA contact details:

If you would like advice or information about the West Hendon regeneration scheme you can contact the Residents Independent Advisor by phone, email or the internet as follows:

ROBERT WEBB

Residents Independent Advisor

Priority Estates Project (PEP)

Mobile: 077306 24358

Office: 01793 737294

Email: robert.w@pep.org.uk

Website: <http://www.pep.org.uk/west-hendon-regeneration.html>

RESIDENT INDEPENDENT ADVISOR ROBERT WEBB:

Robert's role:

- Provide advice, information and support to residents across all tenures about the regeneration process and their housing needs
- Be accessible by phone, email - we will visit you at home if you require this
- Be impartial and independent of the Council and the development partners
- Liaise with Barnet Homes and MHT on residents' behalf related to the regeneration and rehousing
- Help signpost residents to other organisations where appropriate
- Network with local community organisations and support agencies
- Assist resident members of the West Hendon Partnership Board

CONTACT US

BARNET COUNCIL

Regeneration contact:

Regeneration Services

t: 020 8359 7248

e: regeneration@barnet.gov.uk

GVA

Private treaty arrangements contact:

Michael Walton

t: 020 7911 2773

e: michael.walton@gva.co.uk

BARNET HOMES

Management of the existing estate and non-secure tenant rehousing contact:

Regeneration Team

t: 020 8359 2900

e: talktous@barnethomes.org

METROPOLITAN

Moving to your new home on the estate contact:

Reshmun Nehar

t: 020 3535 2926

e: reshmun.nehar@metropolitan.org.uk

BARRATT LONDON

Building works on-site contact:

Community hotline

t: 0800 170 7270

e: info@west-hendon.co.uk

INDEPENDENT ADVICE

If you would like to speak to someone independent of the Council and Barratt Metropolitan LLP then you can obtain information and advice from:

Robert Webb of Priority Estates Project (PEP)

t: 01793 737294 | m: 07730 624358

e: robert.w@pep.org.uk

w: pep.org.uk/west-hendon-regeneration.html

If you would like a copy of this in large print, on audio tape, in a different language or in any other format please phone **Sheila Morcombe on 020 3535 4250**

