

	<p>Assets, Regeneration and Growth Committee</p> <p>24 July 2017</p>
<p>Title</p>	<p>Development Pipeline Tranche 3 - Affordable Housing Programme</p>
<p>Report of</p>	<p>Deputy Chief Executive</p>
<p>Wards</p>	<p>All</p>
<p>Status</p>	<p>Public</p>
<p>Urgent</p>	<p>No</p>
<p>Key</p>	<p>Yes</p>
<p>Enclosures</p>	<p>Annex 1 – Tranche 3 Full Business Case updated June 2017 Appendix 1A and 1B Annex 2 – Proposed Plan of Sheaveshill Court “Order Land”</p>
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<p>Summary</p> <p>Opendoor Homes has been established as a Registered Provider which will operate as a wholly owned subsidiary of the Council’s Arms Length Management Organisation (ALMO) Barnet Homes.</p> <p>As part of plans to develop 320 new affordable homes for rent on council owned land, supported by a loan from the Council, this report seeks the approval of the transfer of land</p>
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at Mount Pleasant and land at Westbrook Crescent to Opendoor Homes.

It **also** seeks authority to make a Compulsory Purchase Order for the Sheaveshill Court pramsheds. The use of a Compulsory Purchase Order will be an option of last resort and will only be utilised where third party interests cannot be acquired through private treaty negotiations.

Recommendations

A RECOMMENDATION FOR TRANSFER OF LAND AT MOUNT PLEASANT AND WESTBROOK CRESCENT TO OPENDOOR HOMES

That the Assets, Regeneration and Growth Committee:

- 1. Approve the updated full business case for Tranche 3 Development Pipeline for the Council to dispose of the sites at Mount Pleasant, EN4 9HQ and Westbrook Crescent, EN4 9AP (the Sites) to Opendoor Homes a wholly owned subsidiary of Barnet Homes in accordance with the parameters of the updated full business case.**
- 2. Delegate authority to Deputy Chief Executive to dispose of the Sites to TBG Open Door Ltd a wholly owned subsidiary of Barnet Homes, in accordance with the parameters of the updated full business case and pursuant to the Development Agreement dated 24 May 2017 together with authority to obtain any statutory or other consents required to dispose of this site under Housing Act 1985 and to use such of the general consents available for the disposal of the Site.**
- 3. Resolve that the land is suitable for appropriation if necessary as it is no longer required for the purpose for which it was originally held.**
- 4. Approve the use of Right to Buy receipts to fund building works in advance of the proposed Loan Facility as described in Paragraph 1.10 below.**
- 5. Declare of the Sites which constitute Open Space land surplus to requirements and that, subject to the statutory advertisement and consultation, the Committee approve the disposal of such sites.**
- 6. Delegate authority to the Deputy Chief Executive to obtain any statutory or other consents required to dispose of the Sites both under Housing Act 1985 where the Sites comprise land held under the HRA and also under s123 of the Local Government Act 1972 where land is held in the general fund. To delegate authority to use such of the general consents available for the disposal of the Site and where required to apply for consent to disposal to the Secretary of State.**
- 7. Delegate authority to the Deputy Chief Executive to appropriate for planning purposes or any other relevant purposes of land included in the Site to enable disposal and to facilitate the building of new homes in accordance with the planning permission and the Development Agreement and to take all**

necessary steps that may be required to ensure statutory compliance in order to dispose of the Site and to take all necessary steps that may be required to dispose of the Site.

8. Delegate authority to the Deputy Chief Executive to implement the statutory advertising and consultation procedure in respect of any of the Site comprising Open Space land and if any objections are received to consider the same in consultation with the Chairman of the ARG committee and if then it is considered suitable; to proceed with the formal appropriation of the land to complete the disposal of the Sites.

B RECOMMENDATIONS AS REGARDS TO SHEAVESHILL PRAMSTORES COMPULSORY PURCHASE ORDER:

That the Assets, Regeneration and Growth Committee:

1. Authorise the making of a compulsory purchase order to purchase the Pram Sheds at Sheaveshill Court, and as shown on Annex 2 to secure the delivery of Sheaveshill Court New Housing Development Scheme;
- 2 Authorise the appropriate Chief Officer to negotiate and complete a Compulsory Purchase Order Indemnity Agreement to ensure that TBG Open Door Ltd indemnify the Council for the full financial costs incurred in preparing, making and implementing the CPO.
3. Authorise the commencement of all preparatory work required for the making of the CPO(s), including (but not limited to):
 - appointing a land reference company to review all relevant proprietary interests with a view to producing a draft schedule and plan for the CPO(s);
 - the service of requests for information notices under section 16 of the Local Government (Miscellaneous Provisions) Act 1976 on those who may be affected by the proposed CPO(s);
4. Authorise the appropriate Chief Officer to issue and sign the order, notices and certificates in connections with the making, confirmation and implementation of the CPO.
5. Authorise the appropriate Chief Officer to issue and serve any warrants to obtain possession of property acquired by the Council following the execution of a General Vesting Declaration or service of a notice of entry relating to the CPO if it was considered appropriate to do so;
6. Delegate authority to the appropriate Chief Officer to take any further necessary actions to secure the making, confirmation and implementation of the CPO.

1. WHY THIS REPORT IS NEEDED

- 1.1 The Assets, Regeneration and Growth Committee (ARG) on 12 December 2016 approved the full business case produced by Opendoor Homes (ODH) to build 320 affordable homes for rent and transfer a number of parcels of land owned by the Council on which ODH will build these new homes. The initial cost of building the new homes will be met through a loan to ODH from the Council.

- 1.2 Not all the sites proposed for transfer to ODH to provide a total of 320 new homes were approved by ARG Committee in December 2016 as suitable for development, and this report seeks approval for the transfer of additional land at Mount Pleasant to ensure that ODH are able to deliver the 320 homes agreed and maintain a viable business case that supports this.
- 1.3 A revised full business case which takes account of the inclusion of the land at Mount Pleasant and Westbrook Crescent is attached for approval.
- 1.4 Land at Sheaveshill Court forms part of the Tranche 3 programme. The estate includes large areas of under-utilised areas including garage courts, undefined parking, unused amenity space, pram sheds and vacant land.
- 1.5 Planning Permission was achieved on 26 April 2017, a building contractor has been procured and it is now necessary to complete the land acquisition to allow the development to proceed.

2. REASONS FOR RECOMMENDATIONS

- 2.1 The Council's Housing Strategy 2015-2025 identifies the need to increase housing supply and to deliver homes that people can afford. The proposals contained in this report will facilitate the delivery of new homes for affordable rent in the borough. The affordable rent will be set at 65% of the market rent, in line with the Council's affordable rents policy.
- 2.2 The delivery of new affordable rented homes will help to meet the objective in the Council's Housing Strategy to prevent and tackle homelessness, by reducing the use of temporary accommodation.
- 2.3 The Council owns various small garage sites and areas of unoccupied land, which are either unused or attract anti-social behaviour. These parcels of land are in or near existing Council-owned residential accommodation and whilst serving very little useful purpose are in good locations for affordable housing, being close to established transport, education and retail facilities. These sites present a good opportunity for the development of affordable housing.
- 2.4 ARG have already approved the Full Business Case and the transfer of 20 sites to ODH, at its meeting on 12 December 2016, and the addition of land at Mount Pleasant will ensure that the viability of the business case is maintained and the full 320 new affordable homes are delivered.
- 2.5 Mount Pleasant comprises a parcel of land near existing Council-owned residential accommodation and is close to established transport, education and retail facilities. The site presents a good opportunity for the development of affordable housing and Barnet Homes have already obtained planning permission for 12 new homes, and has received tenders for construction works on the land at Mount Pleasant as set out in the Full Business case.

- 2.6 Westbrook Crescent is a garage site which is also near existing Council-owned residential accommodation and is close to established transport, education and retail facilities. The site presents a good opportunity for the development of affordable housing and Barnet Homes have already obtained planning permission for 2 new homes, and has received tenders for construction works on the land at Westbrook Crescent as set out in the Full Business case.
- 2.7 A number of actions are required before the development of the proposed development at Sheaveshill Court can commence. One of these actions is the acquisition or extinguishment of any third party interests which includes the pram sheds.
All the pram sheds on the estate are to be demolished. Approximately 29 of the pram sheds are owned by leaseholders although many are derelict and not being used.
- 2.8 Negotiations have begun with the leaseholders to accept replacement pram sheds or financial consideration. So far 10 leaseholders have accepted the offer of a new pram shed to be built as part of the new development. Given the number of leaseholders that have either failed to respond to the letters the remaining course of action to acquire the pram sheds is to progress matters via a CPO.
- 2.9 The pram sheds form a critical part of the proposed development. The new housing development can only sensibly be achieved in a timely fashion with the acquisition of the pram sheds. Although negotiations with the leaseholders will continue, it is advisable to begin the first stages of CPO action if voluntary negotiations fail, to avoid a potential “ransom situation” and possible delays to the project, and so that the scheme can be implemented.
- 2.10 The costs of acquiring or re providing the pram sheds and all reasonable costs incurred by leaseholders to vary the leases will be paid for by TBG Opendoor Ltd.
- 2.11 Consultants will be appointed to assist the Council with the preparation, making and progression of any CPO. Officers are seeking authority for the TBG Opendoor Ltd to appoint a land referencing agent to identify third party proprietary interests, and act for the Council to serve appropriate notices.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 The Council could consider taking no action, but this would not deliver new affordable homes in support of the Council’s Housing Strategy, and would impact on the viability of the Full Business Case developed by ODH.
- 3.2 The Council could consider disposing of the sites to another housing provider, whoever this would but would not provide the financial benefits of on-lending and the “homelessness dividend” previously reported to ARG.
- 3.3 The Council could consider selling the land on the open market, but this would result on a smaller number of affordable homes being provided, particularly as

challenges on the site associated with the need to move services would be likely to impact on the viability of providing affordable housing in line with planning requirements.

- 3.4 The Council could develop itself but this option would not provide the additional financial benefits of on-lending and the “homelessness dividend” contribution to the costs of homelessness of the Opendoor Homes proposal.
- 3.5 Transfer of land at Mount Pleasant and Westbrook Crescent to ODH is the preferred option as ensure that ODH are able to deliver their programme of building 320 new affordable homes and the benefits associated with this.
- 3.6 Vacant possession of the pram shed land must be achieved in order to deliver the proposed affordable housing at Sheaveshill Court. Although the Council and its development partner will seek to acquire the relevant interests through private treaty negotiation, in order to secure delivery of the scheme within the programmed timescales the use of CPO powers as a last resort will mitigate against any potential risk that it may not be possible to acquire all interests by agreement.

4. POST DECISION IMPLEMENTATION

- 4.1 Subject to ARG approval of the recommendations in this report, the land at Mount Pleasant will be transferred to ODH for inclusion in their development programme.
- 4.2 ODH will proceed with the development of 14 new affordable homes for rent on the land, which will be let to households nominated via the Council’s Housing Allocations Scheme.
- 4.3 Following approval by ARG of the proposal to acquire pram sheds using Compulsory purchase powers, delegated authorities will be sought for the final CPO proposals, including the making of an application to the Secretary of State for confirmation of the Order. Subject to those formal decisions and to formal confirmation of the CPO(s), vesting dates will be agreed and appropriate legal notices issued.

5 IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The Council’s Corporate Plan 2015-20 states that the Council, working with local, regional and national partners, will strive to ensure that Barnet is a place:
 - Of opportunity, where people can further their quality of life
 - Where people are helped to help themselves, recognising that prevention is better than cure
 - Where responsibility is shared, fairly
 - Where services are delivered efficiently to get value for money for the taxpayer

- 5.1.2 The Council's Corporate Plan also sets out how residents will see a responsible approach to regeneration, with new homes built and job opportunities created.
- 5.1.3 The London Plan and Barnet's Local Plan recognise the need for more homes in the capital. Managing housing growth and the provision of new homes is the first objective set out in Barnet's Core Strategy. The London Plan and Core Strategy set challenging targets for the delivery of new housing, with the former having increased the minimum annual target for Barnet to 2,439 homes per annum.
- 5.1.4 The highest priority of the Council's Housing Strategy is increasing the supply of housing with the population of Barnet forecast to increase by 19% over the next 25 years.
- 5.1.5 Barnet's Health and Wellbeing Strategy recognises the importance of access to good quality housing in maintaining Well-Being in the Community.
- 5.1.6 Lack of affordable housing is highlighted in Barnet's Joint Strategic Needs Assessment (JSNA) as one of the top three concerns identified by local residents in the Residents' Perception Survey.
- 5.1.7 The Tranche 3 development programme will be managed by Barnet Homes with strategic management and oversight from the Development Pipeline Project Board, reporting to ARG to review the programme milestones and costs. When Opendoor Homes achieves Registered Provider status it is proposed that the delivery of the programme will be in six groups and reporting will be at this level. Barnet Council as lender and provider of land will receive quarterly financial and programme monitoring information and more regular exception reporting should this be necessary. This will have particular relevance to variations to the Business Plan and any specific implications on the loan, the gifting of Right to Buy receipts or the release of sites for Opendoor Homes to develop.
- 5.1.8 Progress updates will be included in the Council's Annual Regeneration Report with analysis of spend against the budget and completions against the target.

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

- 5.2.1 As reported to ARG previously, an exercise was been completed by 31ten Consulting, an independent development consultancy, on behalf of the Council to review the level of the loan required for Opendoor Homes and the potential interest rate that should be used. The loan was approved by the Council and the loan agreement completed on 24 May 2017.
- 5.2.2 This included a sensitivity and scenario analysis to establish the potential risks to any loan from the Council to Opendoor Homes, the new Registered Provider. The review also assessed different scenarios on the financial model

such as varying the build cost, development delays and different interest rates. The review concluded that Barnet Homes could borrow £57.5m in stages

- 5.2.3 ODH Board approved a revised business plan on 15 May 2017.
- 5.2.4 ODH will pay the council a homelessness dividend of £2,000 a year for each new home completed for the life of the loan, as well as interest above the rate at which the Council is able to borrow from the Public Works Loans Board on the loan provided by the Council.
- 5.2.5 Procurement of the design and build contractors has followed OJEU compliant process.
- 5.2.6 Opendoor Homes' professional construction cost consultants will provide a tender report and a value for money statement for each site before the building contract is let.
- 5.2.7 The revised Full Business Case for the project is attached to this report to take account of the addition of land at Mount Pleasant and Westbrook Crescent.
- 5.2.8 The Council will recover the costs incurred in preparing, promoting and implementing the CPO (including the recovery of professional fees and staff time), by entering into an indemnity agreement with TBG Open Door Ltd. The Committee is therefore requested to authorise the appropriate Chief Officer(s) to negotiate and complete the CPO Indemnity Agreement on behalf of the Council.
- 5.2.9. As reported in 2.6, the use of CPO powers is a last resort. Any costs that need to be funded initially by the Council will be charged to the HRA, which will then be reimbursed by the developer, TBH Open Door Ltd.

5.3 Social Value

- 5.3.1 ODH will seek to provide employment opportunities for local people and opportunities for small and medium enterprises through the procurement of the construction contract for the delivery of affordable housing. Tender documentation includes a requirement that the contractor undertakes to use all reasonable endeavours to ensure that local labour represents 20% of the total number of person-weeks required on site.
- 5.3.2 Contractors will also be invited to state what further social value they can deliver, and an assessment of this will form part of the selection criteria in the procurement process.

5.4 Legal and Constitutional References

- 5.4.1 Council Constitution, Responsibility for Functions, Annex A – 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”.

- 5.4.2 Council, Constitution, The Management of Assets, Property and Land Rules provide the governance structure within which the Council may acquire, lease, act as landlord, licence, develop, appropriate, change use of or dispose of Assets within its Asset Portfolio. The Rules inter alia are aimed at enabling the Council’s holdings of land and property to be maintained and developed in a manner which enhances Social Value Section 2.8 states that the “Strategic Asset Management Plan will govern decisions on the future direction of the development of the Council’s Built Environment”.
- 5.4.3 Site specific legal and title matters for the sites included in the programme have been explored through joint working with LBB Customer & Support Group, Barnet Homes and HB Public Law. Devonshires Solicitors will report on title for Opendoor Homes which includes matters such as appropriation and any open space issues which have generically been addressed in the ARG report in December 2016.
- 5.4.4 The Housing Committee is responsible for the Housing Strategy (incorporating the Homelessness Strategy) and working with Barnet Homes to ensure the optimum provision of housing and associated facilities for those who require social housing.
- 5.4.5. The land at Mount Pleasant and Westbrook Crescent is designated land in the HRA. Section 32 of the Housing Act 1985 permits the Council to dispose of land held for housing purposes provided it has the consent of the Secretary of State (“SoS”) unless the site falls under the General Consent for the Disposal of Land held for the purposes of Part II of the Housing Act 1985 (2013). This Order allows for the disposal of land held within the HRA in certain circumstances and specific rules and unless a specific general consent applies an application will have to be made to the SoS for site specific consent to dispose. Where HRA land is disposed of at an undervalue the Council must have regard to the Sections 24 and 25 of LGA 1988 Act (if privately let accommodation is to be provided) and also the State Aid provisions when making any transfers at an under-value. Any other land must be disposed of land at market value.
- 5.4.6 The Council has the power through various enactments to make Compulsory Purchase Orders and to apply to the Secretary of State for confirmation of those orders.
- 5.4.7 Section 17 of the Housing Act 1985 empowers local housing authorities to acquire land, houses or other properties by compulsion for the provision of housing accommodation. Acquisition must achieve a quantitative or qualitative housing gain.
- 5.4.8 Government guidance on the use of compulsory purchase orders is set out in the “Guidance on Compulsory Purchase Process and the Crichel Down Rules for the disposal of surplus land acquired by, or under the threat or, compulsion” 2015 (“the Guidance”). The Guidance states that compulsory purchase orders should only be made where there is a compelling case in the public interest.

5.5 Risk Management

5.5.1 The key risks for the project as a whole are concerned with

- **Finance** – that the costs of developing the sites are too high: building price escalation and cannot be contained within the business plan taking account of the contingency sums available

Mitigation – a number of financial scenarios have been modelled to prove that the Opendoor Homes business plan can contain cost increases. The loan agreement allows for further contingency borrowing.

- **Loan repayment** – that the loan becomes unaffordable to Opendoor Homes and default of payment arises

Mitigation – the business plan allows for sufficient deductions to be made from rental income, including a realistic assessment of voids, management and maintenance allowances, major repairs sinking fund and service charge costs.

- **Programme delay** – incurring increased loan interest costs without rental income

The project team will monitor the progress of works on site, anticipating problems and managing solutions. Sanctions (LADs) will be put in place to ensure that works are kept to programme

- **Future Government policy** regarding affordable housing rents or other significant changes of legislation

Mitigation – the business plan allows for a certain amount of rent control but a prolonged rent freeze would require the business plan to be remodelled and repayment terms renegotiated.

- **Contractor failure** – contractors become insolvent or are affected by wider economic uncertainty

Mitigation - The financial status of contractors will be scrutinised and performance bonds put in place to cover the additional costs of contractors going into liquidation

- **Delay** in achieving Registered Provider status

Mitigation - The HCA has approved the first stage of the registration process. The programme could commence following the Tranche 0 model whereby Barnet Homes acts as development agent for the Council using HRA funds and Right to Buy receipts.

- 5.5.3 All risk will be managed by LBB in its role as funder and Opendoor Homes in its role as a regulated Registered Provider. Risks will be escalated through the governance arrangement outlined in the project structure chart. High risks will be reported to LBB through regular highlight reports and financial returns.
- 5.5.4 The business plan has been subjected to external validation and stress testing to understand the potential impact of these risks and the potential mitigations that could be brought forward to manage them.
- 5.5.5 In respect of the CPO proposed for pram sheds at Sheaveshill, a CPO is essential to enable satisfactory completion of the project. Whilst it is hoped that all outstanding property interests can be acquired by negotiation, the project cannot proceed with the risk that negotiations may not prove successful in all cases and the scheme be brought to halt. To avoid this potential risk to the financial viability of the scheme and its satisfactory delivery officers are seeking a resolution in principle to the making of up of a CPO in order to work towards progressing the redevelopment of the scheme
- 5.5.6 As previously mentioned in this report a CPO Indemnity Agreement is being sought for all CPO costs to be recovered

5.6 Equalities and Diversity

- 5.6.1 A full equalities impact assessment was completed for The Housing Strategy 2015-2025 which identified that the Strategy would have a positive impact on all sections of Barnet's Community.
<http://barnet.moderngov.co.uk/documents/s26454/Appendix%20F%20Full%20EIA%20revised.pdf>
- 5.6.2 Allocation of properties acquired will be made in accordance with the Council's Housing Allocations Policy. Analysis of data has shown that women and members of Barnet's black and minority ethnic communities are over represented among those living in temporary accommodation. Over 70% of households in temporary accommodation are from non-white households, compared to around 40% of the Borough's population as a whole. Of those in temporary accommodation the main applicant is female in 65% of households.
- 5.6.3 It is not expected that these groups will be adversely affected by implementing the policies set out in this report. However the impact will be monitored to ensure that these groups are not adversely affected.
All units of accommodation that are procured will meet minimum standards and in placing households into accommodation out of the borough the Council will consider the needs of protected groups.
- 5.6.4 Ten per cent of the homes to be built will be suitable for wheelchair users. All houses and ground floor flats will be built to Lifetime Homes standards. The new affordable housing units delivered by Opendoor Homes will be let in accordance with the Council's Allocations scheme, which has been subject to a full equalities impact assessment which included extensive consultation with

residents, housing applicants and other stakeholders, including local Housing Associations and third sector organisations.

5.6.5 The proposals in this report do not raise any negative impacts for equalities and demonstrate that the Council has paid due regard to equalities as required by the legislation. The proposals anticipate a positive impact for residents because they:

- Underline the Council's aim that all residents from our diverse communities – the young, old, disabled people and those on low incomes – benefit from the opportunities of growth.
- Contribute to Barnet's commitment to fairness - to be mindful of the concept of fairness and in particular, of disadvantaged communities - which was adopted at Policy and Resources Committee in June 2014.
- Form part of Barnet's Housing Strategy 2015-2025 which includes the objective to deliver homes that people can afford.
- Provide homes for people who are homeless and may be currently disadvantaged.

5.7 Consultation and Engagement

5.7.1 A Stakeholder Engagement Plan has been prepared and is included as an appendix to the Full Business Case. The plan has been followed in respect of planning applications already sought and:

- Sets up a stakeholder engagement team
- Identifies key stakeholders
- Maps sites by ward and potential political sensitivities
- Reviews housing management concerns
- Combines an assessment and preparation of a risk register
- Agrees a bespoke engagement plan for each site
- Briefing of relevant ward members and committee chair, shadow chair and senior member

5.7.2 Public consultations have taken place before a planning application for each site, including Mount Pleasant and Sheaveshill. This has been a useful learning experience and the views of those consultees have been taken into account where feasible.

5.8 Insight

5.8.1 The Council's Housing Strategy, which identifies the need for new affordable homes, is supported by a comprehensive evidence base, including a Housing Needs Assessment and a study of affordability carried out by the Council's insight team.

6 BACKGROUND PAPERS

- 6.1 Council, 20 October 2015, Report of Policy and Resources Committee – The Barnet Group – Creation of new legal entity and subsidiary
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=162&MId=8340&Ver=4>
- 6.2 Assets Regeneration and Growth Committee, 30 November 2015, Housing Development Pipeline- Barnet Homes
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=8311&Ver=4>
- 6.7 Policy and Resources Committee, 16 February 2016, Loan to Barnet Homes' Registered Provider (Opendoor Homes) for the development of new affordable homes
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=692&MId=8351&Ver=4>
- 6.8 Assets, Regeneration and Growth Committee, 17 March 2016, Development of new affordable homes by Barnet Homes Registered Provider (“Opendoor Homes”)
<http://barnet.moderngov.co.uk/documents/s30501/Development%20of%20new%20affordable%20homes%20by%20Barnet%20Homes%20Registered%20Provider.pdf>
- 6.9 Delegated Powers Report, 2 June 2016 Commissioning Director of Growth and Regeneration approved the substitution of some sites within the programme in order to ensure outcome targets can be met.
- 6.10 Assets, Regeneration and Growth Committee, 11 July 2016, Development of new affordable homes by Barnet Homes Registered Provider (“Opendoor Homes”)
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=8881&Ver=4>
- 6.11 Assets, Regeneration and Growth Committee, 12 December 2016, Development Pipeline Tranche 3 - Affordable Housing Programme