

Name
Address 1
Address 2
City
Post Code

*Regeneration Service
London Borough of Barnet/Re
Barnet House
1255 High Road
Whetstone
London N20 0EJ*

*contact: Angela Latty
tel: (020) 8359 7188
e-mail: angela.latty@barnet.gov.uk
date: 6 July 2018
our ref: BXC/G10A/2018
your ref:*

Dear Name

GROUND 10A - NOTICE OF PROPOSAL TO REGENERATE THE WHITEFIELD ESTATE

This letter and the attached Information Sheet is formal notice to you of the Council's proposals for the Whitefield Estate, as part of the Brent Cross Cricklewood Regeneration Scheme. You have received this letter because your current accommodation falls within the Whitefield Estate and this site is required to be demolished to enable the Brent Cross Regeneration Scheme to go ahead. The Information Sheet contains the main features of the Council's proposals. **We would advise you to read this notice carefully.**

The proposals involve the demolition of all existing homes on the Whitefield Estate and the re-provision of new homes for the existing secure tenants. Also, London and Quadrant Housing Trust will become the new landlord for existing council tenants on the Whitefield Estate. This letter and Information Sheet explains the Council's proposals for working with secure tenants and its partners to regenerate the Brent Cross Cricklewood area. The Information Sheet also sets out how the proposals will affect you.

This letter and Information Sheet directly affects you. The regeneration proposals will mean that a replacement home will be made available to you because your existing home will be demolished.

Please note that this letter and Information Sheet only affects those with secure tenancies from the Council.

Important

The Council intends to apply to the Secretary of State (a government minister in the Ministry for Housing, Communities and Local Government) for use of Ground 10A (Section 84 and Ground 10A of Schedule 2 to the Housing Act 1985).

If the Secretary of State approves the Council's application to use Ground 10A, the Council can apply to the Court for a possession order to gain possession of the existing homes of Council Tenants.

The regeneration offers you as a secure tenant the opportunity to move into a newly build home within the Brent Cross Cricklewood Scheme. This will allow the Whitefield Estate to be demolished for critical infrastructure works and for more new homes to be built in the wider scheme.

The Council expects that most secure tenants will be pleased to move into their new homes and these offers of accommodation will be made in accordance with the Local Lettings Plans for the Whitefield Estate.

Secure tenants will be given plenty of notice of the date they are due to move and they will also receive financial help with the costs of moving and compensation for the inconvenience caused.

There is a prospect that some secure tenants may not wish to move to the replacement home that the Council has offered to them. To prevent delays to the Brent Cross Cricklewood regeneration programme the Council needs to ensure that it is able to gain possession of homes where secure tenants are unwilling to move. One of the legal processes under which the Council proposes is to seek possession of all homes is through court proceedings brought under Ground 10A (Section 84 and Ground 10A of Schedule 2 to the Housing Act 1985).

A court will only agree to the Council's claim for possession if the Council is able to make available to the secure tenant a suitable alternative home to live in.

Your Comments and Representations

The Council appreciates that this regeneration proposal will have a major effect on you and your household. The Council would like to receive **your comments** about the proposed Brent Cross Cricklewood Scheme, (your comments may range from how the proposal could be improved, your support for this proposal through to why you think the proposed regeneration should not happen). You may also make any other comments you feel it is important for you to make.

Please note that we will hold a series of consultation surgeries on the Whitefield Estate and a separate letter with scheduled drop in dates will be sent to you shortly.

Your Comments Matter

As the Council is proposing to apply to the Secretary of State for use of Ground 10A to facilitate the proposed regeneration of the Brent Cross Cricklewood Area, the Council must serve this notice on you as a tenant of a dwelling-house affected by the proposed regeneration.

As a tenant you are invited to make any comments/representations to the Council about the proposed regeneration within a set period. This period should be no less than 28 days from the date of this notice and the closing date for comments/representations is **3 August 2018**.

The Council may not apply to the Secretary of State until it has considered any comments/representations made to the Council within the response period (Part V of Schedule 2 of the Housing Act 1985).

The Council must receive your comments by 3 August 2018.

We have included a form and pre-paid addressed envelope for you to use.

IMPORTANT - Further information or advice:

If, after you have read this letter and Information Sheet you are unsure about anything or you want advice or further information you can contact: -

Angela Latty at Re/ Barnet Council on 020 8359 7188

Or Write to:

Angela Latty
Regeneration Service
London Borough of Barnet/Re
Barnet House
1255 High Road
London N20 0EJ

The Council must receive your comments by 5pm on the 3 August 2018

IMPORTANT - Further information or advice:

If, after you have read this letter and Information Sheet you are unsure about anything or you want advice or further information you can contact one of the following:-

Angela Latty at Barnet Council/RE (contact details as above)

or

London & Quadrant (L&Q) on 0300 456 9998 and ask for Asif Anwar

Or you can write to him at:

Asif Anwar
Regeneration and Joint Ventures
Development – North Region
L&Q
10 Grove Crescent Road
Stratford
London E15 1BJ

Independent Advice

If you would like to speak to someone independent of the Council and its development partners then you can obtain information and advice from:

The **Resident Independent Advisor**, Chris McConnachie of Priority Estates Project (PEP) on Email: chris.m@pep.org.uk, Telephone: 020 8 368 0468 Mobile: 07730624344

or

Citizen's Advice Bureau Barnet on 0300 456 8365 or email: newbarnet@barnetcab.org.uk,
Website address: <https://barnetcab.org.uk/>

or

A Solicitor (although you may have to pay for this)

The Council will consider the representations and comments made to it or received by it during the period of consultation.

If you have any comments, please fill in the enclosed form or write them on your own paper and return them to the Council in the enclosed self-addressed envelope.

You do not have to take any action in response to this letter unless you wish to.

Yours sincerely,



Angela Latty
Regeneration Manager
Brent Cross Cricklewood (North and South)

The table below lists the dates, times and places where staff will be available to answer questions about this document.

Date	Venue	Time
Monday 9 July 2018	Hendon Leisure Centre, Studio 2	1:30pm to 7:00pm
Saturday 14 July 2018	Hendon Leisure Centre, Studio 2	2:00pm to 6:30pm
Monday 16 July 2018	Hendon Leisure Centre, Studio 2	2:00pm to 7:00pm
Monday 23 July 2018	Hendon Leisure Centre, Studio 2	10:00am to 1:00pm

Brent Cross Cricklewood Regeneration Information Sheet

Background to Regeneration

The comprehensive regeneration of the Brent Cross Cricklewood area is a long-standing objective of the Council and a key regeneration priority of the Mayor of London. The London Plan identifies it as an Opportunity Area with an indicative employment capacity target of 20,000 jobs and a minimum new homes target of 7,500 homes of mixed tenure over the next 20 years. This scheme will transform the Brent Cross Cricklewood into a vibrant and thriving area with a new bustling town centre.

The scheme will also provide new and improved educational and health facilities, and improved open space and recreational facilities for the community to enjoy and use.

This development will also create a new town centre and residential quarter, uniting the areas north and south of the A406 North Circular Road, providing an attractive and vibrant place to live and work.

A series of bridges will also be delivered this includes the Living Bridge (a new pedestrian and cycle bridge over the North Circular adjacent to Claremont Avenue and Market Square) and a new Templehof Bridge (replacing the existing Templehof Bridge over the North Circular). There will be pedestrian and cycle improvements to the A406/M1 Junction Pedestrian and Cycle Bridge and changes to the Staples Corner Pedestrian Bridge. These improvements will vastly improve the accessibility between the communities to the north and south of the North Circular.

A new Thameslink Station alongside the major highways and junction improvements (including those to junctions on the M1, A5, A406 (the North Circular), A407 and A41) will vastly improve the accessibility of the area.

First Phase

The Whitefield Estate falls within the first phase of this development and these homes are required to be demolished to enable the infrastructure works that will facilitate the delivery of the scheme.

This first phase also includes the expansion of the Brent Cross shopping centre, highways improvement works, improving links to the existing tube station and the delivery of around 2,461 new homes over the next 8-10 years.

Secure tenants occupying properties in Anderson Court, Rawlinson Court, Dyson Court, Claremont Way, and Whitefield Avenue will be moved to replacement homes in Plots 53 and 54, these are two triangular sites alongside Brent Terrace, as identified in the attached Plan (Plan A). These sites will include a mixture of houses and flats. Works are due to commence on these sites in early 2019 with the estimated completion date in late 2020.

Secure tenants occupying properties in Clare Point, Whyhchcote Point and Norden Point, will be moved to their new replacement homes on Plot 12, as identified in the attached plan (Plan B). Plot 12 is located to the north of Claremont Park and comprising part of the existing Claremont

Way, the Rosa Freedman Centre, the southern part of Clarefield Park and light industrial units to the west.

Plot 12 will include housing, office, flexible retail space, a café and a publicly accessible pocket park. Works are due to commence on this site in late 2020 with the estimated completion date set for late 2022.

Key Programme Milestones

Some of the key programme milestones are highlighted below:

Brent Cross Cricklewood Regeneration	Key Milestones
Outline Planning Permission granted for the scheme.	October 2010
Amendment to Outline Planning Permission approved (Section 73 Application)	July 2014
Committee and Full Council approved a resolution to make a CPO1 for Brent Cross North & CPO2 for Brent Cross South.	March 2015
CPO Notices served on affected residents and commercial interests.	April 2015
Reserved Matters Application was approved on proposals to build 47 replacement homes on Plots 53 and 54 for the Whitefield Estate residents	June 2015
Reserved Matters Application was approved on proposals for Phase 1A North Infrastructure and Brent River Park	January 2016
CPO1 & CPO2 Public Inquiry	May 2016
Reserved Matters Application was approved for the detailed design of the Shopping Centre	October 2017
Re-phasing application was approved to facilitate the delivery of the early phases of Brent Cross South	October 2017
The Secretary of State confirmed CPO1 & CPO2	December 2017
Reserved Matters Application was approved on proposals to build 292 residential units, including 110 replacement homes for the Whitefield Estate.	February 2018
The Secretary of State confirmed CPO3 (Thameslink Station)	May 2018

The details in this Information Sheet concern secure tenants of the Council.

Objectives

The goal of the regeneration is to:

- Make the area a place where people choose to live
- Provide high quality new homes of mixed tenure, including the replacement homes for the Whitefield residents

- Create a safer, pleasant environment
- Enhance community and health facilities
- Provide new schools
- Create attractive new public squares and new or improved parks and leisure spaces.
- Improve the Clitterhouse Playing Fields
- Create new retail and office space
- Expand the Brent Cross Shopping Centre
- Create a new town centre
- Improve transport connections with a new Thameslink Station, walking and cycle routes

Partners – Who are they?

Those involved in the proposed regeneration are:

- **Residents** are the people who live within the Whitefield Estate. The Development Partners and the Council will continue to work with residents to deliver the regeneration of the area.
- **Barnet Council** owns most of the land and existing homes which are managed on their behalf by Barnet Homes. The Council is your landlord.
- **Barnet Homes** manage the existing homes on behalf of the Council, and will work with London and Quadrant Housing Trust and the Council to assist in arrangements for re-housing of residents.
- **Hammerson and Aberdeen Standard Investments:** Hammerson is a UK property investment company and Aberdeen Standard is a global asset manager, both are joint owners of the Brent Cross Shopping Centre.
- **Argent Related:** Argent is a UK developer and Related Companies is a US based real estate company, and they formed a consortium 'Argent Related' in 2015.
- **London & Quadrant Housing Trust (L&Q)** is a registered housing provider (also known as a housing association), providing housing and residential development, and community support services.

What will the Partners do?

- **Residents** will have the opportunity to work with the Council and the development partners throughout the regeneration process.

- **Hammerson and Aberdeen Standard Investments** will be responsible for delivering Brent Cross North, this includes the expansion of the Brent Cross Shopping Centre and the critical infrastructure works. They have selected L&Q to work with residents on the Whitefield Estate in CPO1.
- **Argent Related** will be responsible for delivering Brent Cross South which is the land to the south of the North Circular. This includes building the replacement homes for Whitefield Estate residents, creating up to 6,700 homes and a new town centre. The Council and Argent Related have created a Joint Venture Partnership to develop this land.
- **L&Q** will be responsible for building the affordable replacement homes on Plots 53 and 54 in Brent Cross North. They will also become the landlord for the replacement homes for Whitefield Estate residents in CPO1 and CPO2.
- **Barnet Council** will be responsible for the Compulsory Purchase Orders, overseeing the regeneration, ensuring your re-housing and obtaining any necessary legal and operational consents.
- **Barnet Homes** will continue to manage the existing homes until you move to your new home, and will be closely involved in re-housing arrangements with the development partners.

The regeneration – Existing and New Properties

- If all goes to plan, the developers will commence site works in 2019, and the existing Whitefield Estate properties will be demolished in 2021 (CPO1) and 2022 (CPO2).
- The existing homes affected in Whitefield Estate, totals 217 and the addresses are shown below:

CPO1 - Whitefield Estate Part 1, Brent Cross North

1 – 12 Anderson Court, Whitefield Avenue, London, NW2 1TJ
 2 – 16 Claremont Way, Golders Green, London, NW2 1AJ
 1 – 12 Dyson Court, Whitefield Avenue, London, NW2 1TL
 1 – 12 Rawlinson Court, Whitefield Avenue, London, NW2 1TN
 1 – 16 Whitefield Avenue, Golders Green, London, NW2 1TH
 * 1 – 25 Rosa Freedman Centre, Claremont Way, London, NW2 1AJ

CPO2 - Whitefield Estate Part 2, Brent Cross South

1-44 Clare Point, Claremont Road, London NW2 1TT
 1-44 Norden Point, Claremont Rd, London NW2 1TG
 1-44 Whyhcote Point, Claremont Road, London NW2 1TS

*Rosa Freedman residents were successfully re-housed into alternative accommodation by Barnet Homes from 2015 to 2017.

- Phase 1 is proposed to be delivered in sub phases which are divided between north and south. It is intended that Phase 1B of Brent Cross Cricklewood Scheme will contain the replacement homes for the Whitefield Estate and will have:

Phase 1B North – CPO1

- 31 affordable social rented homes
- 15 shared equity homes
- 1 investment home for private sale

Phase 1B South – CPO2

- 92 affordable social rented homes
- 18 shared equity homes
- 182 new homes for private sale

Resident Consultation

The Council, Hammerson and Standard Life Investments, Argent Related and L&Q (Development Partners) are committed to working with and consulting you and other residents throughout the period of the regeneration. The Development Partners in consultation with Council have produced a Residential Relocation Strategy (approved by Planning in December 2015), which set out the key principles for the re-housing of the Whitefield Residents, and it also covers our approach to consultation and engagement. The Development Partners will continue to meet with the Whitefield Estate Residents Steering Group.

The Size/Space of new homes

The new homes will be built to the Mayor's London Housing Design Guidelines.

Your New Home

- As a secure tenant of the Council you will be offered a new home in the Brent Cross Cricklewood Scheme.
- The home that is offered will have the same number of bedrooms as your current home or more depending on your housing need. If it has the same number of bedrooms your home will have a similar overall floor area as your existing home.
- A variety of new home types will be built to suit the needs of existing secure tenants.
- Dedicated officers will work with you to ensure your housing needs are met.
- You will be invited to attend “tenants’ choice” sessions where you will have the opportunity to choose colours and finishes for the new properties.
- Existing tenants will move directly from their current home to their new home, wherever possible.
- Secure tenants will be offered a tenancy which is equivalent to your current tenancy. The tenancy is likely to be an ‘assured tenancy’ which will have certain rights preserved from a secure tenancy. If you hold a flexible tenancy, you will be offered an equivalent tenancy.

- The secure tenants will be offered a 'Retained Right to Buy' which operates on similar terms as the 'Right to Buy' Scheme and in accordance with current Government Legislation.
- Your reasonable removal costs will be paid.
- Reasonable costs of reconnecting your appliances will be paid.
- If you opt to move to somewhere other than the new property that has been allocated to you, and if for some reason Barnet Homes is unable to find you a suitable alternative property elsewhere in Barnet by the time your home is needed for demolition, you will be re-housed into the new property in the Brent Cross Cricklewood Scheme.
- Council tenants who opt to move off the Estate will be assessed in accordance with the Council's Allocation Scheme.
- Council tenants who wish to move to specialist housing such as sheltered housing will be assisted by way of contact and support from Barnet Homes.

Home Loss and Disturbance Payments

As an existing secure tenant who is being asked to move, at the time you are asked to move, you have a legal entitlement to a home loss payment for the inconvenience of moving (currently £6,100) as well as an additional disturbance payment for the reasonable costs of moving.

Rents and Service Charges

- When you move to your new home, the rent in your first year will be same as the rent that is currently being charged for council tenants on similar sized properties. If you move to a larger property, the rents will be higher due to the increased size but it will be same as rent charged for similar sized council properties. After that, the annual increase will be Consumer Price Index (CPI) plus 1% until the rent converges with the registered housing provider or rent structure. This is the same as the Council rent structure.
- The service charge in the new homes will be the same as final year service charge from the Council in the existing home. This will increase by Consumer Price Index (CPI) plus 1% for 5 years. Thereafter, the service charge will equate to the reasonable costs of the reasonable services provided.
- As a tenant of L&Q, you will be entitled to claim housing benefit in same way as if you were a Council tenant. L&Q offers a range of services to help residents who have affordability issues. The objective is always to support residents so that they maintain their tenancy.

Resident's Comments

Your comments may range from how the proposal could be improved, your support for the proposal through to why you think the regeneration should not happen.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Please return this form by **3rd August 2018** using the pre-paid envelope enclosed.