

Outline Business Case (OBC): Burnt Oak Broadway Flats – Rooftop Development

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1. Introduction and Strategic Context

This report builds on the Strategic Outline Case submitted to the Affordable Housing Project Board in February 2018. The Strategic Outline Case set out the initial strategic rationale behind the proposals. This report provides further evidence to support the business case, drawing on local and national context and up-to-date information on the proposed scheme.

Barnet Homes has been commissioned to act as development agent on behalf of Barnet Council to develop a pipeline of rooftop developments on existing housing stock.

LBB's Housing strategy's priority is to increase housing supply, recognising the forecast demand for additional homes within the borough. The Council's commitment to address this priority includes the construction of homes on land it owns. The second priority is to deliver affordable homes, including increasing the supply of rented homes at local housing allowance rates.

The Housing Strategy links to the Council's Corporate Plan for 2015-2020. The 2017/18 Addendum to this plan included a focus on responsible growth, regeneration and investment with a specific commitment to "regeneration and investment in infrastructure... delivering a pipeline of new homes on Council land."

As part of meeting these objectives LBB have commissioned Barnet Homes to deliver new affordable housing. Many of these new homes are being constructed on land which forms part of the housing revenue account or general fund. However, the supply of such land is limited and therefore more creative solutions are needed to ensure there is an ongoing ability to construct new dwellings. The need to explore such solutions is supported by the Housing Strategy which states "we will also explore innovative solutions to increase the supply of affordable purpose built rented homes".

The ability to continue to construct new homes will help LBB to mitigate further pressures on the general fund in meeting increasing temporary accommodation costs and to maximise value of existing assets. The ability to construct new homes will also enable those who require housing within LBB to be housed in accommodation which is fit for purpose.

One solution is to seek to add additional floor(s) to existing accommodation and in particular existing blocks of flats. There are many successful examples of these types of schemes being delivered within urban environments enabling additional living accommodation to be incorporated into existing communities.

Recently the government consulted with Local Planning Authorities and professional bodies on proposals to make rooftop development above existing residential accommodation a permitted development right. Whilst the outcomes of the consultation have not been concluded, it is useful to understand in the wider context that there is increasing support and focus on this type of development.

This Outline Business Case proposes the development of 18 new flats in a rooftop development above the Burnt Oak Broadway flats, HA8. This estate consists of five flatted blocks in a linear formation along the east side of the A5. This site has been selected for the following reasons:

- The blocks require re-roofing at an estimated cost of almost £1,000,000
- The blocks are only three floors high and the addition of new dwellings is unlikely to visually detract from the current building form
- The existing staircase arrangements mean the new build homes can be integrated into existing communities through shared stairwells, creating greater community cohesion
- With the proposed redevelopment of the adjacent Stag House, new developments on the opposite side of the road, next door at the former Tesco store and at the old Bald Faced Stag as well as further north at the former Registry Office there is the opportunity to further enhance the built environment in this area with this scheme.

The current roof is in a poor condition, which frequently requires repair and is the cause of resident dissatisfaction and complaints. The cost to replace the roofs is almost £1,000,000; this could be avoided by adding the additional storey.

A sum of £4,989,000 has been allocated to the Council's Housing Revenue Account budget for this project.

A design solution has been proposed for the development and the relevant surveys have been commissioned to ensure the structural viability of the works. A pre-application meeting with the Planners has been held and feedback has been incorporated into the proposals. The housing management teams have been consulted, with their comments considered within the proposals. Barnet Homes have carried out local consultation, including with ward members. The Planning application is now ready for submission.

2. Rationale

Strategic case

The Strategic Case sets out the rationale, business needs and constraints for development of new homes on HRA land.

LBB policy context

Barnet Council's Housing Strategy 2015-2025 states that Barnet has the largest population of any London Borough with an estimated 393,000 residents in 2015. This is expected to grow by a further 19% over the next 25 years.

The LBB Housing Needs Assessment (HNA) has indicated that the Borough has a requirement for an additional 27,000 dwellings over the next 15 years and the GLA has set LBB a target of 28,000 dwellings by 2030.

The cost of homelessness in Barnet: a snapshot of supply and demand

- Since 2013/14 there has been a 30% increase in homelessness applications in Barnet with a total of 1,554 in 2017/18.
- There was an overall 58% decrease in letting within Council stock from 2011/12 to 2017/18.
- Barnet has below average levels of social housing on average compared to other London boroughs, with just over 2,600 households waiting for social housing (7th best London borough).
- There has been a significant increase (35%) in the number of households in temporary accommodation from January to March 2017.
- Barnet has the sixth highest number of households in temporary accommodation in the country.
- 68% of all the households in temporary accommodation in England are in London Authorities as of March 2018. This has led to increased pressure in competition for affordable supply.
- Whilst it is positive that the regeneration schemes in Barnet are progressing in their development, this has an impact on available supply as 'non-secure' tenants placed in regeneration units as long-term temporary accommodation are decanted and require rehousing, either to alternative temporary accommodation or social housing units.

The Barnet Group's business aim

In 2004 Barnet Homes was established as an Arm's Length Management Organisation (ALMO) for the London Borough of Barnet (LBB) to manage approximately 15,000 council-owned properties within Barnet. In 2012 Your Choice (Barnet) was created to receive the transfer of Adult Social Care services from LBB, and The Barnet Group, a Local Authority Trading Company (LATC) was created as the parent company to both Barnet Homes and Your Choice (Barnet).

The Barnet Group Business Plan 2019-2024 commits to deliver good services whilst supporting our customers and Barnet Council through the challenges they face. They want to continue their ambitious development and acquisition programmes in order to increase the housing supply within the borough and help to meet growing demand across different tenures. Their mission is to:

- Develop and empower people
- Provide customer-focused services
- Sustain their business through growth

The proposals included in this business case will facilitate the delivery of new homes, which will be let at affordable rents, enabling those in housing need in the Borough to be housed. The homes will be built to a high standard and be energy efficient to reduce residents' fuel costs, as well as creating an improved environment in the neighbourhoods where they are located.

Economic case

The investment objectives for this project are as follows:

1. Increase the supply of social housing provision within the borough through the HRA.
2. Improve the existing estate and street scene appearance through the sensitive addition of a new storey to an existing building together with improvements to the existing communal areas, building and the estate.
3. Integrate the proposed additional homes into the existing community through the use of shared estate facilities.
4. Provide secure homes on flexible tenancies and mitigate costs to the general fund in providing temporary accommodation.

The Economic case sets out the critical success factors for the business case, appraising various options and indicating which is preferred. The key Critical Success Factors (CSFs) for the preferred design solution have been drafted taking into account:

- The constraints of the existing building and estate
- The views of LBB's Planners through pre-application meetings
- The views of Barnet Homes' Housing Options team on the types of homes which are in greatest need and that can be successfully incorporated

The following CSFs have been established:

1. **CSF1: community needs** – current and future community needs are met by the final preferred solution
2. **CSF2: strategic fit** – the final preferred solution contributes to the London Plan, LBB Corporate Plan and LBB Housing Strategy targets
3. **CSF3: benefits optimisation** – the final preferred solution optimises the potential return on expenditure and improves the overall VFM
4. **CSF4: potential achievability** – the final preferred solution enables successful and timely achievement based on strong community engagement

Barnet Homes is the preferred vehicle for delivery as it meets all the CSFs:

- Barnet Homes will procure the works in accordance with its standing orders and in compliance with OJEU requirements as necessary.
- Barnet Homes has long experience of managing affordable housing and knows its customer base well.

The economic benefits of the business case are set out in the table below.

Scheme	Number of units	Repairs revenue cost savings	Temporary Accommodation cost avoidance per annum	Assumed Council Tax income	Total LBB revenue benefit per annum
Burnt Oak Broadway Rooftop Development	18	£950,000	£61,200	£19,029	£80,229

The temporary accommodation cost avoidance per annum is calculated at £3,400 per unit for non-accessible units.

The new properties will be Council tax band C. The Council tax band estimate was taken from the Council's website.

The estimated total revenue benefit inclusive of savings to Barnet Council is **£80,229** per annum.

Costs of around £950,000 would be avoided in replacing the existing flat roof and undertaking other works, such as the provision of safe access to the existing roof.

Commercial case

Land

The site is owned by the London Borough of Barnet. Barnet Homes would act as development agent, through the ALMO's management agreement.

Procurement

Procurement for a works contractor will be carried out in accordance with Barnet Homes' contract procedure rules with tenders being sought. The tenders shall be evaluated on the basis of cost and quality. Barnet Homes propose to use the Network Homes contractor's framework, to which they are a third-party subscriber. A mini-competition would be held with up to six suitable contractors invited to tender.

It is proposed that the scheme will be packaged and tendered with the Stag House Extra Care project on the adjacent site. This makes logistical sense, as both sites share one main access road. They may be able to utilise one site compound for both sites, reducing the contractor's preliminaries costs, and minimise disturbance to residents.

Barnet Homes have carried out soft-market testing and a number of contractors have expressed an interest in tendering for the project. They have each advised of their experience in both extra care and rooftop development construction. This will be a key quality question in the invitation to tender, as well as their delivery programme, to ensure that the appointed contractor has a demonstrable track-record and is able to deliver a project with such complexities.

The contract will be procured through a two stage tendering exercise and delivered through a JCT Design & Build contract. We have taken the advice of our procurement consultants on this approach as well as feedback from contractors and they concur.

Financial case

The Financial case considers the budgetary, financial and affordability impacts of this approach.

A total budget of £4,989,000 was approved at Policy and Resources Committee in December 2016 and is contained in the Council's Housing Revenue Account capital programme.

The updated construction cost estimate of the proposed project is £5,128,912. It should be noted that this estimate is based on current market intelligence and is subject to change. Including on costs and contingency, the estimated Total Scheme Cost budget is £6,103,405.

An initial cost modelling exercise of the Housing Revenue Account has demonstrated that the proposed project has a neutral impact on the Housing Revenue Account Business Plan.

If the tender price exceeds the approved budget then a value engineering exercise may be considered. If necessary, a bid request to the Policy & Resources Committee for additional budget approval.

A financial appraisal of the project has been undertaken and the scheme is considered financially viable, generating a positive net present value and various revenue benefits and savings to the Council and the Barnet Group. The financial appraisal is based on Barnet affordable rents and excludes any grant funding.

Management case

The management case provides the outline plan for programme management, governance, risk management and benefits realisation that will be required to ensure successful delivery. The project will follow the corporate project management guidelines, specifically around governance, reporting and risk management.

A Barnet Homes Project Manager will oversee the project and be responsible for the day to day running of the project. The project manager will report to the Development Manager who will act as the client for the purpose of the build contract.

The Project Manager will be responsible for liaising between relevant parties, managing communications with residents, including arranging and facilitating consultation events. The Project Manager will liaise with other departments within Barnet Homes and LBB as applicable to ensure the correct resource is available at the required timeframes.

Barnet Homes has significant experience of successfully delivering works projects within occupied social housing settings and engaging with tenants and leaseholders before, during and after the works are completed. Such engagement requires cross-team working within the organization. The processes developed to support such works will be used and refined as required to support the delivery of this project.

Project delivery will be reported at the Affordable Housing Board attended by representatives of LBB and Barnet Homes. Barnet Council as provider of land and project capital will receive regular financial and project monitoring information and more regular exception reporting should this be necessary.

Reporting to the Council will include:

- Overall progress against programme
- Financial progress against programme
 - Quarterly cost update
 - Cash flow
 - Cost variations
- Risk profile updates

Following completion of the tender process a Full Business Case will be presented to the Affordable Housing Board before entering into a build contract. This report proposes to delegate authority to the Deputy Chief Executive to approve the final contract sum provided it is within the parameters of the budget agreed in the Housing Revenue Account Business Plan. If the tender price exceeds the approved budget a bid request for additional funding will be submitted to the Policy & Resources Committee for approval.

3. Project Definition

Barnet Homes has been commissioned as development agent to deliver the rooftop development project on the Burnt Oak Broadway estate. The Development Team at Barnet Homes will manage the development process on behalf of Barnet Council, working closely with the Commissioners. The Burnt Oak Broadway represents the first project of this nature, with a potential pipeline of circa 100 more homes proposed through rooftop development of 12 other sites.

The existing homes on the Burnt Oak Broadway estate are owned by LBB. A number of them are occupied by long term leaseholders who acquired them through the right of buy. The majority are occupied by social housing tenants who pay a weekly rent.

Barnet Homes manages the properties and the estate on behalf of the LBB. Barnet Homes' role means they are the principle point of contact with both the social tenants and the leaseholders. Barnet Homes are responsible for a wide range of functions including the repair and maintenance of the dwellings, housing management and rent/service charge collections.

Directly adjacent to the estate is Stag House. Barnet Homes have Planning consent to develop a 51-bed extra care scheme on the site on behalf of LBB. They are currently awaiting vacant possession before progressing this project.

Barnet Homes have now completed the design to RIBA stages 1-3 for the Burnt Oak Broadway site, advancing the design so that an application is ready to be submitted to the Local Planning Authority.

It is proposed that 18 new 1 and 2-bed flats are constructed in a single-storey roof extension across the five individual blocks within the estate. As part of the works there will be improvements made to the public realm, such as the creation of informal play space to the front of the blocks as well as the relocation and enclosure of the refuse areas. Bike stores will be provided and the parking court will be enhanced. Within the existing blocks the communal areas will be redecorated following the extension of the stair cores.

4. Options

Due to the project objective, limited options were considered due to the desired outcomes from the Commissioning client.

There are three principle options available which are explored in further detail below.

- **Option 1** – Do not proceed with the construction of additional homes and simply replace the existing flat roof on the blocks in question on a like for like basis, together with undertaking other essential works such as providing safe access

for ongoing maintenance of the roof and installation of an integrated reception system.

- **Option 2** – Construct additional homes within a rooftop extension, funded by the HRA.
- **Option 3** – Enter into an agreement with an investor through a long-term lease or similar who would undertake the works.

Option 1 – Do not proceed with the construction of additional homes and replace the flat roof on a like for like basis

This option is likely to cost in the region of £950,000 for which the existing leaseholders would be liable to pay their share of the works (circa £12,500 per dwelling). Whilst this option would provide a satisfactory outcome to some of the residents' concerns from the estate (especially those on the upper floors who are affected by water ingress), it would do little to address other concerns or provide a long term legacy to enhance the appearance of the estate and to provide existing residents with other benefits.

Other concerns which residents on the estate have expressed in recent years concern the parking provision and use of the parking by persons not connected to the estate, the condition of the communal areas and unauthorized dumping of rubbish in the bins/on the estate. If only the roof replacement were undertaken it would not be possible to address these matters.

Advantages	Disadvantages
<ul style="list-style-type: none"> • Status quo of estate maintained in terms of number of homes. 	<ul style="list-style-type: none"> • Significant cost will be incurred in replacing the roof with no additional added benefit. • Like for like roof replacement will not bring further improvement in the appearance of the existing building. • Social housing stock within the borough continues to decline through RTB sales without replacement homes being constructed.

Option 2 – Construct additional homes funded through the HRA

This option is likely to cost in the region of £6.1m. This option will ensure that the new homes remain in the ownership of LBB and in the event that they are sold through the Right to Buy provisions there is a direct link between the long term tenant (leaseholder) and LBB. LBB will benefit from the rent and service charges from these properties.

advantages	Disadvantages
<ul style="list-style-type: none"> • Additional social housing units created and owned by LBB. • Management of the existing homes and new homes on the estate remains with one party (Barnet Homes). • Barnet Homes and LBB retain sole responsibility for the scheme, giving greater ability to work with existing residents and other interested stakeholders to develop a scheme that meets the needs and aspirations of all parties. 	<ul style="list-style-type: none"> • Initial up front cost borne by the HRA.

Option 3 – Construct additional homes funded through an investor

There are a variety of different models to this option; however, they all follow a similar principle. An air lease is entered into with an investor who will design and construct new homes at the roof level. The general principle is that the investor is able to sell on the open market a sufficient number of dwellings to cover their costs of design, construction and management of the new homes, together with their profit. This would mean that LBB/BH would gain less than 50% (and probably around 30%) of the new homes for the purpose of social housing with the remainder being sold by the developer. Given an air lease has been entered into it is likely that some form of lease back arrangement or similar would need to be put into place for the social housing units.

Advantages	Disadvantages
<ul style="list-style-type: none"> • Scheme could be completed at nil cost to LBB 	<ul style="list-style-type: none"> • Number of homes gained by the HRA for the purpose of social housing are significantly reduced. • Scheme becomes primarily about “profit” and ability to create an integrated community with further benefits to existing residents is less likely to be materialized, or realization of such benefits is at a cost of further social housing units. • The addition of new build homes which are for private sale is likely to change the dynamics of the estate. • BH/LBB potentially have little contractual relationship with the long term leaseholders who purchase the

	<p>new build units. Any relationship with such parties is then via another management party leading to poor communications and challenges around effective management of the estate.</p> <ul style="list-style-type: none"> • Reductions in financial benefits to LBB in terms of TA avoidance costs.
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It is on this basis that Barnet Homes recommend Option 2 is progressed as part of this Outline Business Case.

5. Expected Benefits

Benefit Type	Description of the benefit	Who will benefit	Expected benefit value	Financial year that the benefit will be realised	Benefit Owner	How will the benefit be measured	Baseline value (£, % etc) and date
Benefit 1: Financial cashable Cost avoidance	A financial saving will be made through avoided costs, where Temporary Accommodation is not required for 18 families.	Council	£61,200 per annum	2021/22 onwards	Paul Shipway / Susan Curran	Measured by comparing the cost per year to provide Temporary Accommodation	Cost of Temporary Accommodation 2017/18
Benefit 2: Financial cashable Council tax revenue	Council tax revenue from the 18 new dwellings.	Council	£19,029	2021/22 onwards	Council	Calculated on an annual basis using Council tax rates	Using Council tax rates 2018/19
Benefit 3: Non-financial Strategic objective	Maintain the supply of social housing provision within the borough through the use of right to buy receipts to contribute towards the construction of replacement homes	Council / those in housing need	Provides occupation for 18 households	2021/22 onwards	Paul Shipway / Susan Curran	Measure occupancy rates	N/A
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Benefit 4: Non-financial Strategic objective	Improve the existing estate and street scene appearance	Residents / local community	Expected increase in customer satisfaction	2021/22 onwards	Barnet Homes	Measure resident satisfaction	N/A
Benefit 5: Non-financial Strategic objective	Integrate the proposed additional homes into the existing community through the use of shared estate facilities	Residents / local community	Expected increase in customer satisfaction	2021/22 onwards	Barnet Homes	Measure resident satisfaction	N/A

6. Risks

Risk	Impact (1-5)	Likelihood (1-5)	Total (1-25)	Mitigating actions
That Planning consent is not granted	4	2	8	<ul style="list-style-type: none"> Pre-application meeting held with Planners Local stakeholder consultation held, including with ward members
Opposition from local residents	4	3	12	<ul style="list-style-type: none"> Local consultation exhibition completed in January 2019 Scheme design is Planning compliant
That the design is not fit for purpose	4	1	4	<ul style="list-style-type: none"> Experienced design team appointed Surveys carried out to inform design Robust employer's requirements drafted Housing Management teams have commented on design

That the HRA cannot fund the development	3	2	6	<ul style="list-style-type: none"> Consider delivery by Opendoor Homes, with financial benefit to LBB Use GLA grant as cross-subsidy Consider converting some affordable rent to shared ownership, to cross-subsidise cost
Delay to project delivery	4	2	8	<ul style="list-style-type: none"> Request contractor's programme as part of invitation to tender Compare programme to BCIS benchmarks of similar projects Ensure regular programme reporting is requested and monitored
Lack of interest from tendering contractors	5	2	10	<ul style="list-style-type: none"> Network Homes contractor's framework likely to be used Soft market testing carried out Packaging with the Stag House project will make this more attractive to contractors

7. Financial Appraisal

Current capital costs budget

A cost plan has been prepared by Keegans, the project cost consultant, using the RIBA stage 3a design pack. The estimated construction cost is currently £5,128,912.

The previous construction cost estimate at RIBA stage 2 was £4,625,453. The increase in estimated cost is due to the inclusion of a collapsible handrail to the roof (at Building Control's request), glass balustrades to balcony (as requested by the Planners) and risk increase due to potential material cost increases.

The anticipated project budget is therefore:

Construction costs	£5,128,912
On costs (14%)	£718,047
Contingency (5%)	£256,445
Total scheme costs	£6,103,405

The project on costs include the following services:

- Barnet Homes development agent fee (3.5%)
- Design including architect, structural engineer, services engineer and landscaping
- Planning fees
- Professional team including employer's agent and cost consultant

ProVal appraisal

Barnet Homes have carried out a ProVal appraisal of the proposed project. This assumes Barnet affordable rents, nil land costs and construction costs as noted above. On this basis the scheme provides a positive net present value (NPV).

Funding route

It is currently proposed that the scheme is funded through the Housing Revenue Account. At present a budget of £4,989,000 has been approved but it is noted that a revised budget may need to be sought if the tender prices are returned above the approved budget.

If the HRA does not have capacity to fund the project then the following funding sources could be considered by the Affordable Housing Board:

- Delivery by Opendoor Homes with on-lending by LBB through the Public Works Loan Board
- Use GLA grant from the Building Council Homes for Londoners allocation of £8,700,000 as cross-subsidy (project allocation of £1,566,0000)
- Consider converting some affordable rent properties to shared ownership, to cross-subsidise cost

8. Project Approach

Project approach

The project will be managed by Barnet Homes in accordance with the LBB project Management toolkit, which has been adopted for the delivery of this scheme. It incorporates monitoring and controls to ensure the project is delivered effectively and that budgets and programme are maintained and reported through the appropriate channels.

Project controls

The Affordable Housing Board consists of LBB Commissioners and the senior members of the Barnet Homes Development Team. The project board has responsibility for:

- Design sign-off at gateway reviews
- Monitoring the project programme
- Monitoring the project budget
- Reporting and reviewing progress
- Delivering project outputs and benefits

The project will also be reported to Barnet Homes' Board. The Committee will hear about the scheme's progress on site and handover and will monitor how the project is being managed.

The project team will be responsible for engaging with key stakeholders to ensure that all deliverables are delivered in line with service requirements and that the required quality standards are met.

Project plan and milestones

Stage	RIBA stage 3 Developed design	RIBA stage 4 Technical design	RIBA stage 5 Construction	Practical completion
Key dates	Q4 2018/19	Q1-4 2019/20	Q1 2020/21 – Q2 2021/22	Q3 2021/22
Milestones	<ul style="list-style-type: none"> • OBC approved • ARG Committee approval of OBC • Planning application submitted and consented 	<ul style="list-style-type: none"> • First stage tender completed • Detailed design and surveys completed • Contractor pricing finalised and contract sum agreed • Full Business Case approved • P&R Committee 	<ul style="list-style-type: none"> • Start on site date in line with programme 	<ul style="list-style-type: none"> • Scheme handed over on time and on budget • New homes let with minimal void period • Lessons learnt review undertaken

		approval (if required) <ul style="list-style-type: none"> Stakeholder consultation throughout 		
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9. Project Assurance

Deliverable / Product	Quality Criteria	Author	Reviewers	Acceptor
Construction of 18 new homes	Meets London space standards and local Planning criteria	Council / Barnet Homes	Barnet Homes Development Team	Barnet Homes Development Team
Improved estate environment for existing residents	Improvements made to parking, refuse areas, internal communal areas and new play areas	Barnet Homes	Barnet Homes Development Team	Barnet Homes Development Team
Integrated communities	New dwellings accessed by existing stairwells, improvements to public realm	Barnet Homes	Barnet Homes Development Team	Barnet Homes Development Team

10. Dependencies

Dependency	Description
Financing arrangements	The scheme requires funding from the HRA. Any risk to the funding needs to be addressed at the earliest opportunity to prevent delay to the project.
Planning consent	There is a requirement to obtain Planning consent for the project. Barnet Homes continue to work closely with the Planners to ensure the proposals meet their requirements.
Utilities and statutory services	There are a number of existing utility provisions. It is assumed these can be extended and modified to allow for additional homes to be added; detailed surveys will be carried out pre-contract to ensure capacity.
Existing building survey and site information	There is an absence of existing building survey information to accurately establish existing baseline constraints. The design team have made some assumptions and have undertaken various surveys including the digging of trial holes to determine

	<p>the buildings foundations.</p> <p>The design team have discussed the proposals with their Housing Management and Repairs & Maintenance colleagues to help minimize the risk in this respect.</p>
Stakeholder consultation and engagement	<p>The local community and ward members have been consulted and will be engaged with throughout the process.</p>

11. Approach to Consultation

Barnet Homes has consulted with internal stakeholders throughout the design development process. Representatives from the Housing Management, Major Works and repairs & maintenance teams have reviewed and commented on the proposals. This has added value to the proposals specifically in relation to dwelling sizes, refuse arrangements, grounds maintenance and parking proposals.

Barnet Homes also contacted the ward members in January 2019 to notify them of the proposed works and to invite them to a local consultation event. None of the ward members were able to attend but Cllr Conway did respond to acknowledge that she was aware of the proposals.

On 29 January 2019 an exhibition was held to consult the local community on the development proposals. Over 300 local residents were invited, including residents of the existing site. Approximately 11 people attended.

Key comments can be summarised as follows:

- Concern from leaseholders over whether they would be recharged the cost of any of the works
- General support for improvements to the public realm
- Concern regarding the existing parking arrangement and future demand for spaces
- Concern regarding the impact to them of construction process

Barnet Homes has drafted a factsheet in response to these comments and distributed to the residents of the existing blocks.

Document Control

Record the information relevant to this document in this section

File path	Burnt Oak Broadway – Outline Business Case (OBC) FINAL
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Document History

If the document has been altered or amended please track the versions and changes in this section

Date	Version	Reason for change	Changes made by

Distribution List:

Enter the names of the people or groups that the document has been sent to, their role and when

Name	Role	Date

Approvals:

By signing this document, the signatories below are confirming that they have fully reviewed the Outline Business Case for the Burnt Oak Broadway project and confirm their acceptance of the completed document.

Name	Role	Signature	Date	Version
Gary Hussein	Finance Manager		5 March 2019	
Cath Shaw	Lead Officer		14 March 2019	
Anjam Beg	Senior Property Lawyer, HBPL		14 March 2019	
Abigail Lewis	Governance Officer		11 March 2019	

Enter the names and roles of the people who need to sign this document in order to show agreement with the business case's proposal, with space for them to sign it