	<p style="text-align: center;">Assets, Regeneration and Growth Committee</p> <p style="text-align: center;">25 March 2019</p>
Title	Development Pipeline – Establishing new sites for consideration
Report of	Chairman of the Assets, Regeneration and Growth Committee
Wards	All
Status	Public
Urgent	No
Key	Yes
Enclosures	None
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Summary

The Development Pipeline Programme has built 130 homes, with a further 194 currently on site. To date, most development has focused on bringing forward sites within existing Council-owned housing land, although some sites related to other assets have also come forward for redevelopment.

The Council intends to continue to explore the potential for housing delivery (and other property classifications, such as retail, business premises, hotels, and community use, where appropriate) across its full portfolio of assets, to ensure that no opportunity is missed when considering the potential of the Council's assets to support the needs of the borough. This paper sets out the recommended process for considering how site potential is assessed, and then proposes a further portfolio of sites to be considered for development over the next few years.

This report recommends that Committee note the list of sites under consideration. The report further recommends that Committee approves the proposed process for reviewing sites, and that the planning potential of each site can be considered within the forthcoming Local Plan. Committee should note that subsequent papers will be brought to ARG that set out the details for each of the sites that will be taken forward, and how they are proposed to be delivered.

Recommendations

- 1. That Committee approves the list of assets for review in figure 2 and figure 3.**
- 2. That Committee approves the proposed process for reviewing the potential of sites in figure 1.**
- 3. That Committee approves the principle of developing the assets listed in figure 2 and figure 3, and that they be considered for allocation as development sites within the forthcoming Local Plan.**
- 4. That Committee approves the principle that detailed feasibility studies are undertaken, as required, to enable the potential of all sites to be assessed, and delegates the commissioning of all such work to the Head of Estates.**

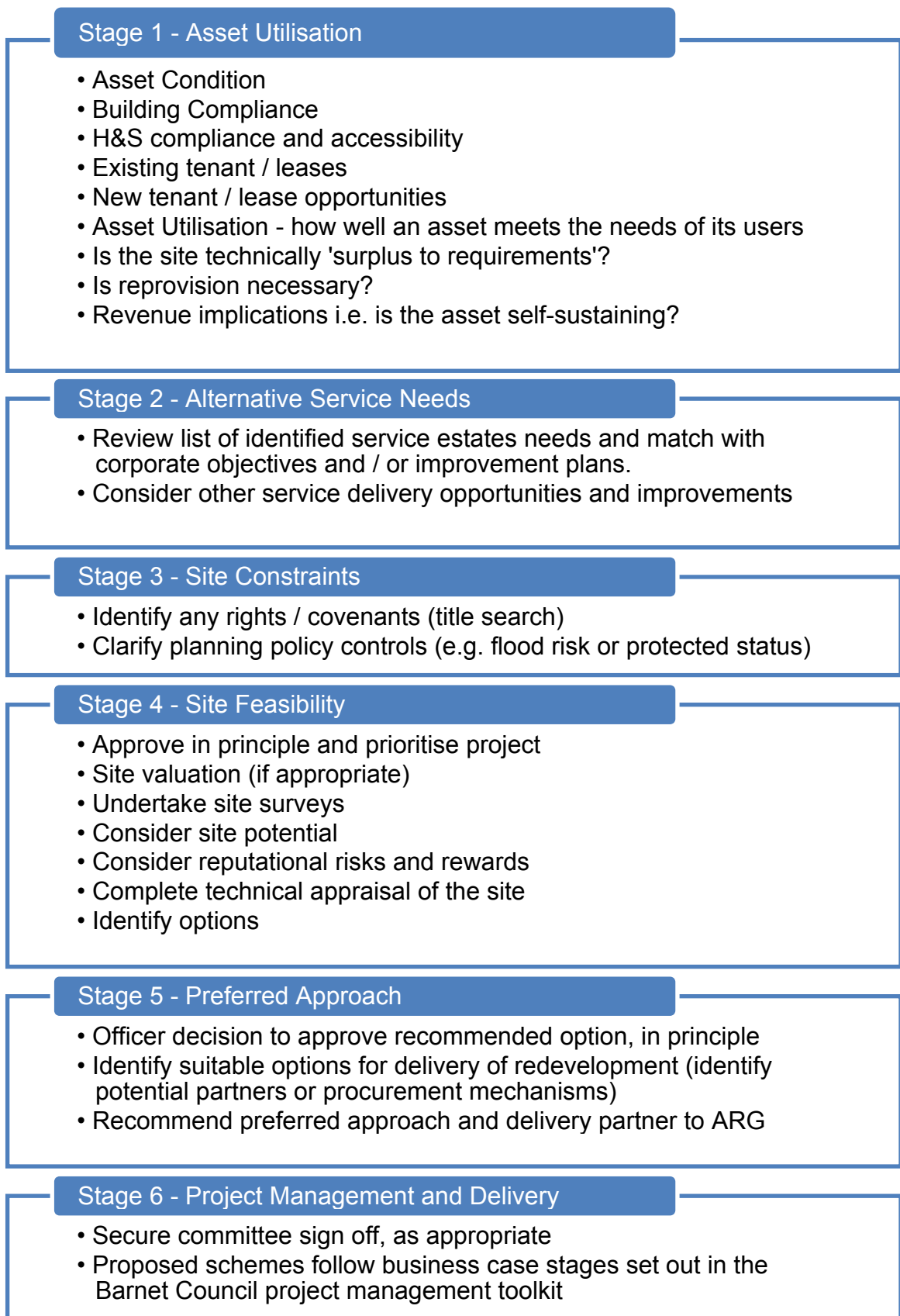
1. WHY THIS REPORT IS NEEDED

- 1.1 The Assets, Regeneration and Growth Committee (ARG) approved at its meeting on 9 July 2014, the approach to, and the principles underpinning, the creation of a development pipeline on Council owned land.
- 1.2 The Council's draft Housing Strategy 2019-2024 sets out the intent to deliver homes that people can afford by increasing housing supply, regeneration and growth. The strategy sets out how a continuing pipeline of developing on Council Land will secure a range of tenures, including mixed tenure housing with affordable homes funded by private sales, new affordable homes to rent on existing Council housing land, extra care and wheelchair accessible homes to reduce demand for care, and private housing for rent. 194 further homes are on site and will be completed over the coming months.

- 1.3 To date, Barnet Homes have delivered a 53-unit extra care scheme at Ansell Court in Mill Hill, and 40 units on Council housing land. A further programme of affordable housing delivery is underway by Opendoor Homes and 37 homes have completed as part of this.
- 1.4 On 17th September 2018 Assets, Regeneration and Growth Committee agreed a new approach to delivering mixed tenure schemes, including The Barnet Group becoming the Council's preferred development partner for the delivery of mixed tenure housing on Council land beginning with the sites listed in the report. A further report is being prepared setting out the process for deciding the delivery approach for additional sites, for consideration by Assets, Regeneration and Growth Committee in May 2019.
- 1.5 On 5th March 2019 Budget Council approved the Corporate Plan, Medium Term Financial Strategy 2019/24 and Budget for 2019/20. This report included Appendix D1 that within the Deputy Chief Executive's section included a substantial forward programme of income generating activities for the Estates Service and Housing Service collectively.
- 1.6 In order to deliver the programme, the guiding principle must be that, in relation to the Council's Assets, every asset the Council owns must be considered, whilst carefully balancing all other competing priorities and needs.
- 1.7 This report notes that many assets owned by the Council do not currently maximise the potential of the land upon which they are built. Such assets generally offer the potential for redevelopment of the land to provide a mixture of uses on site. In general, this potential improved mix would be a combination of community-oriented / commercial uses, alongside housing.
- 1.8 In addition, it is recognised that some existing assets within the borough are in a poor condition. Re-provision of assets through redevelopment clearly offers the potential to provide facilities of enhanced quality.
- 1.9 The process of reviewing assets may result in some sites being identified as technically surplus to Council requirements. Equally, opportunities to change the current use of an asset and / or to relocate facilities from within that asset may free up the current site for alternative uses. The decision to categorise a site as surplus to requirements will be made by the relevant Committee, based on the business case for that specific proposal.
- 1.10 The purpose of this report is to share details of the identified portfolio of assets that the Council intends to review next. Where Council properties have sitting tenants, the terms of existing leases will be respected and every effort will be made to either re-provide facilities for them within proposed developments or to re-locate them to suitable alternative premises.
- 1.11 In figure 1, the Council sets out the process to be followed when investigating the potential of sites and how they can contribute towards local needs. This will include a review of whether existing site uses should be maintained, whether they should be re-provided and if the asset should be declared surplus.

Decisions to declare sites surplus will be made by Committee, informed by a relevant business case.

Figure 1 - Process for reviewing assets and prioritising projects



- 1.12 The Council is committed to bringing forward a draft Local Plan in 2019-20. For the first time since the Unitary Development Plan (UDP) in 2006 is required to include reference to potential sites for allocation and will recognise their redevelopment potential for housing and/or other uses.
- 1.13 The Council identified a number of assets as potential sites for inclusion in the Local Plan whilst running a public 'call for sites' in 2017-18 and early 2018-19. The process has provided a once in 5-10-year opportunity to comprehensively look at the potential of all the Council's assets to help meet wider local needs.
- 1.14 Figure 2 below identifies an initial list of assets that will be reviewed to consider the potential for redevelopment. Some of these assets are newly identified, while others already have approvals in place. It is possible that not of all the sites included in the list will be found to be suitable for development.

Figure 2 – Table of sites

Site	Reason for identification	Relevant previous decision (Committee)
Bunns Lane car park	Potential for development above a car park or reconfiguration to support alternative uses alongside revised approach to car parking. Potential for increased ground rent from development identified in approved Budget 2019-20.	<i>Council 05/03/2019</i>
Hendon Sites: (Fenella, Ravensfield, Meritage Centre and adjacent land holdings)	Redevelopment of former offices and other assets near Middlesex University. The potential of these sites is currently being investigated through the One Public Estate programme. The potential for increased ground rent from development was identified in the approved Budget 2019-20.	<i>Council 05/03/2019</i>
Church Farm Leisure Centre	The leisure centre will be relocated to New Barnet Leisure Centre in Victoria Recreation Ground in summer 2019, therefore this site will be surplus to requirements.	<i>P&R 17/02/2015</i>
East Barnet library	The Partnership library in East Barnet will be re-located to the new leisure facility at Victoria Recreation Ground in summer 2019. Conversion of the building to a Family Friendly Hub is being actively considered but alternative uses for the site will need to	<i>P&R 10/01/2017</i>

	be considered, should it not be appropriate for the Hub.	
Former Barnet Mortuary	The mortuary has been declared surplus to requirements by Environment Committee following delivery of a 'Shared Public Mortuary Service'	<i>Env. Ctte</i> <i>10/03/2015</i>
Watling Avenue car park	Site identified within 'Burnt Oak Town Centre Strategy' as development site 6.1 within the strategy. Flood risk and potential for redevelopment has been investigated through One Public Estate project and short-term uses of the site are currently in-development. Capacity within the site is likely to be required to help meet parking demand in the short to medium term.	<i>CRC</i> <i>18/10/2012</i> <i>ARG</i> <i>27/11/2017</i>
Park House East Finchley	There has been a long-term ambition to make best use of this available site. The potential of the site requires further consideration.	<i>CRC</i> <i>13/01/2011</i>
Danegrove disused playing fields	Field opposite has been unused by school for extended period. Any future decision to declare 'surplus' would be subject to governing body, Dept. for Education and Sport England approval.	<i>None</i>
Osidge lane: community halls, library facility and health centre	Several assets and sites that should be reviewed in the round. Re-provision of library and community facilities as appropriate and subject to consultation will be included. Requires review of car parks and their use. Historically a joint project was proposed but grant funding was then withdrawn.	<i>Delegated Powers Report</i> <i>10/06/2009</i>
Hollickwood Park	Located adjacent to Pinkham Way. A masterplanned approach to development of the Pinkham Way area could deliver an enhanced open space. The Parks and Open Spaces strategy identifies this as a low quality, low value open space.	<i>Env. Ctte</i> <i>28/11/2018</i>
Canada Villa Youth Centre	This low-rise facility offers the potential for improved site utilisation. In addition, the opening of the new UNITAS facility in Burnt Oak in Summer 2019 may change the user demand and therefore it will be prudent to	<i>None</i>

	review utilisation in the coming few years.	
Mill Hill library	The NW7 group intend to re-locate the library as part of delivering the new NW7 hub. Alternative uses for this site will need to be considered.	<i>ARG 12/12/16</i>
Mill Hill Golf Club	Site has potential, should the clubhouse for the Golf Club be re-located to within the golf course– currently the course is only accessible from the clubhouse via a tunnel under A1. Planning application was previously approved to re-locate the clubhouse, but this permission has now expired.	<i>Hendon Area Planning Committee</i>

- 1.15 In addition to the sites listed in Figure 2, there are three other broad categories of asset that the Council is intending to review. These are set out in figure 3, below:

Figure 3 – Key categories of other future sites

Site	Reason for identification
Car Parks	The potential for development of borough car parks or more likely, the airspace above the car parks, will be a priority for consideration. A review of the utilisation of each car park will be essential to help inform any proposals, together with careful reference to Council policies (planning and highways policies), and future estimates for car use in cities more broadly.
Libraries and community assets	The potential for mixed-use redevelopment of all community assets will be considered but the re-provision of community facilities will be a key consideration when developing any proposals. Some existing assets are in a poor condition and require improvements. Moreover, opportunities for joining up sites and uses can be explored to ensure the Council is securing the maximum utility from all its assets in support of corporate objectives, whilst actively striving to improve the offer to residents.
Other Council-owned land and buildings	The Council holds a portfolio of other buildings and land, some of which is currently leased, some of which is utilised by services, and some is no longer used or underutilised. All these sites and lease arrangements should be considered and reviewed over time to ensure all the Councils assets are best utilised to help meet local needs.

2 REASONS FOR RECOMMENDATIONS

- 2.1 The Council's draft Housing Strategy 2019-2024 identifies that delivering more homes that people can afford is a key priority. The recent Strategic Housing Market Assessment showed a need to provide at least 3,060 new homes a year, to accommodate an expected 16% population growth by 2041.
- 2.2 All levels of Government agree that housing supply must increase significantly to meet housing need, but the target number of homes per annum is currently a matter of debate that will be clarified through the London Plan examination. Presently GLA figures set a target of 3,134 homes per annum and MHCLG figures set a target of 4,126 homes per annum. Whatever final target is set, the Council will have an important role to play to help secure increased housing delivery within the borough.
- 2.3 MHCLG published figures show Barnet delivered just under 2,000 homes per annum over the past three years; 82% of its current target. To deliver an increase in housing completions requires the Council and wider public sector to increase its own pipeline of housing delivery. To that end the Council is reviewing its assets to consider all suitable sites for redevelopment potential.
- 2.4 In addition, the ARG Committee's programme of savings requires increased utilisation of the estate and income / savings from development. Therefore, alongside delivery of social value, the Council must secure a commercial return from development of some assets to help deliver those savings.
- 2.5 In terms of affordability, strong demand has resulted in average house prices increasing to 15 times the median household income for Barnet. The delivery of new affordable rented homes, funded in a variety of ways, including mixed tenure development, will ensure the Council's estate is used to help meet the Housing Strategy objective - this is to prevent and tackle homelessness by reducing the use of temporary accommodation, to help meet Housing Committee savings.

3 ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 Do nothing - This option would not contribute to the increased supply of new housing and particularly affordable housing, nor to the need to increase income from assets and help meet savings targets.

4 POST DECISION IMPLEMENTATION

- 4.1 Officers will complete the necessary investigations for the identified sites, and monitor completion of the various stages of work set out in figure 1.
- 4.2 Where any of the sites present a viable development opportunity, they will first be approved in principle by Council officers, and then be presented to ARG Committee with supporting business cases to inform the committee's decisions. All recommendations will include the preferred approach to delivery.

- 4.3 All the sites listed will be assessed and those that are appropriate to be referenced within the Local Plan site allocations will be included in the plan.
- 4.4 Appropriate updates on the programme will be provided to the Committee.

5 IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The Council's corporate plan sets out the aim to ensure Barnet is a pleasant, well maintained borough that is protected and invested in by:
 - a) Ensuring decent quality housing that buyers and renters can afford, prioritising Barnet residents that will be delivered by increasing supply to ensure greater housing choice for residents and delivering new affordable housing, including new homes, on Council-owned land.
 - b) Investing in community facilities to support a growing population, such as schools and leisure centres that will be delivered by investing in community facilities such as enhancing our indoor and outdoor sporting facilities and maintaining our 21st century libraries;
 - c) Responsible delivery of our major regeneration schemes to create better places to live and work, whilst protecting and enhancing the borough - delivered by working with The Barnet Group to deliver housing on smaller sites across the borough
- 5.1.2 The Corporate Plan further sets out how the Council will deliver these ambitions within financial constraints by ensuring that taxpayers money goes as far as it can through adhering to the following key principles:
 - a) A fair deal - by delivering the services that matter most and making decisions to prioritise our limited resources alongside providing value for money for the taxpayer by ensuring we are transparent in how we operate.
 - b) Maximising opportunity - by taking a commercial approach to generating income, and looking for new opportunities to generate revenue from our estate, alongside capitalising on opportunities from responsible growth and development to boost the local economy
- 5.1.3 The current London Plan and Barnet's Local Plan recognise the need for more homes setting a minimum annual target for Barnet of 2,439 homes. As noted above, this target looks set to increase by 50%-100% subject to debate at the London Plan examination in public between the GLA and MHCLG.
- 5.1.4 The new Council's Housing Strategy 2019-2024 continues to emphasise that delivering more homes that people can afford is a key priority.

- 5.1.5 Barnet's Health and Wellbeing Strategy recognises the importance of access to good quality housing in maintaining wellbeing in the community. The 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.

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

- 5.2.1 The ARG committee savings targets include generation of additional income through increased utilisation of the estate. The savings targets include securing income through estate development, including £50k from modular build (2019-20, and £200k from developments in Hendon (2022-23).
- 5.2.2 Housing committee savings targets identify provision of new affordable homes as a means of reducing costs associated with temporary accommodation. To enable current and future savings to be delivered, suitable sites must be identified. The Housing Committee is responsible for the Housing Strategy and Homelessness Strategy. The Policy and Resources Committee is responsible for the Local Plan and therefore the Council's overall housing target.
- 5.2.3 This report sets out a list of property assets that may be reviewed to consider their potential for redevelopment where appropriate. It notes that all assets owned by the Council should be considered to ensure the maximum potential benefit is realised; both financial and social considerations will be considered.
- 5.2.4 Management of this programme of work will require appropriate staffing within the estates service relative to the number of sites being considered at any one time. Presently it is expected that any site appraisal activities will mainly focus on sites listed within figure 2, but the pace and extent will be subject to the capacity of the team and available resources in the context of existing budgets.
- 5.2.5 The process of reviewing each site will incur cost in terms of staffing, but also in relation to survey/technical work; each site will require appropriate funding to complete the necessary site surveys and technical studies. For this reason, they will only be commissioned once the sites are identified as a suitable case for redevelopment with certainty around leases and covenants, alongside support from planning policy, confirmed.
- 5.2.6 Survey and technical work can be funded through grants (for example through the GLA small sites programme), but may also have to be funded from Estates revenue budgets. An example of potential grant funding is the Council's January 2019 application for £100k grant funding from the GLA, over the next two years, to help meet the costs of assessing small sites for redevelopment. The GLA's decision is awaited. Expenditure will only be incurred where the funding source has previously been identified.

5.3 Social Value

- 5.3.1 Increasing the utility of existing assets through mixed use redevelopment will enable the Council's portfolio of assets to go further towards supporting local needs by helping to provide new opportunities for housing, (in particular, affordable housing) and new, improved community facilities.
- 5.3.2 Any contractors or development partners will be encouraged to provide opportunities for employment, training and apprenticeships for local people and use local suppliers where appropriate.

5.4 Legal and Constitutional References

- 5.4.1 The Council's Constitution, Article 7 – Committees, Forums, Working Groups and Partnerships sets out the responsibilities of all council Committees. The ARG Committee has responsibility:
- For regeneration strategy and oversees major regeneration schemes, asset management, employment strategy, business support and engagement.
 - To submit to the Policy and Resources Committee proposals relating to the Committee's budget for the following year in accordance with the budget timetable.
 - To make recommendations to Policy and Resources Committee on issues relating to the budget for the Committee, including virements or underspends and overspends on the budget. No decisions which result in amendments to the agreed budget may be made by the Committee unless and until the amendment has been agreed by Policy and Resources Committee.
 - To receive reports on relevant performance information and risk on the services under its remit.
- 5.4.2 Council, Constitution, Article 10 Table A states that the Assets Regeneration and Growth Committee is responsible for authorising all acquisition of land for over £500k.
- 5.4.3 All proposals emerging from the Development Pipeline for Future Sites process outlined in this report will need to be considered in terms of the council's legal powers and obligations (including, specifically, the public-sector equality duty under the Equality Act 2010).
- 5.4.3 Site specific legal [title] matters for the sites referenced here will be explored as part of the process for reviewing each site as part of the feasibility and to identify any legal risks or constraints in respect of each site.
- 5.4.4 Where land is subject to third party rights it may be prudent to appropriate the land for planning purposes to extinguish third party rights. Section 122 of the Local Government Act 1972 empowers a local authority to appropriate land held by it from one statutory purpose to another if it considers the land is no longer required for the purpose for which it is currently held. Such matters will be explored through the process of site and legal review.

- 5.4.5 All the sites listed are held in the general fund. Local authorities are given powers under Section 123(1) of the Local Government Act 1972 (as amended) to dispose of land held by them in any manner they wish but the disposition must be for not less than best consideration that can be reasonably obtained assessed by a valuer. Any disposal less than best consideration that can be reasonably obtained requires the express consent of the Secretary of State. In determining best consideration, the Local Authority must have regard to commercial and/or monetary value to the Local Authority. Specific consent can be obtained for a particular site or it may be possible to dispose of the site using the General Consent 2003 (under LGA 1972). The general consent will apply where the Council considers the disposal of the site will contribute to the achieving or securing the promotion or improvement of the economic, social or environmental well-being of its area. The General Consent permits disposal at an undervalue in these circumstances but in all cases the disposal cannot be at an undervalue which exceed £2,000,000.
- 5.4.6 Where land is disposed of at less than market value or best consideration there is a concern about whether the State Aid provisions apply. An exemption to State Aid exists for services in the general economic interest but it is likely the relevant exemption may apply provided the land is acquired and developed for social/affordable housing to qualify for this exemption.
- 5.4.7 Where any of the Sites comprises public open space the advertising requirements for the disposal of open space pursuant to S.123 (2A) of the Local Government Act 1972 apply. The proposed disposal must be advertised for two consecutive weeks in a newspaper circulating in the area in which the land is situated, with any objections to the proposed disposal being considered by the Council. The advertisements in accordance with the statutory requirements should provide for a period of four weeks from the date of the first public notice for any objections to be made. Any objections made to the disposal will have to be considered before the disposal proceeds.

5.5 Risk Management

- 5.5.1 The key risks for the project are concerned with:

- **Finance** – The cost of investigating site potential cannot be capitalised prior to the business case stages of the process.

Mitigation – utilise receipts from any site sales to fund revenue costs of the process and secure income from grants wherever possible to minimise the additional cost of this work on general funds.

- **Resident acceptance of redevelopment** – Although this programme considers site potential on the assumption that existing uses will be replaced, residents may fear loss of services if assets are deemed 'surplus to requirement' following detailed investigation.

Mitigation – It will be necessary to emphasise that service delivery and management of the estate are two separate considerations, moreover all

decisions to deem any site surplus to requirement will be made by the relevant Committee, informed by a comprehensive business case.

5.5.2 The purpose of the investigation stage for each site is to identify risks associated with bringing forward sites, and therefore this programme is explicitly designed to manage and mitigate risk.

5.5.3 Equalities and Diversity

5.5.4 The 2010 Equality Act outlines the provisions of the Public Sector Equalities Duty which requires Public Bodies to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010.
- Advance equality of opportunity between people from different groups and foster good relations between people from different groups.

5.5.4 Equalities Impact Assessments will be undertaken on individual schemes as they are brought forward.

5.5.5 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 section 147 of the Equality Act 2010.

5.6 Consultation and Engagement

5.6.3 Consultation and Engagement plans will be developed for sites that are deemed suitable for development and stakeholder engagement undertaken as the designs progress.

5.7 Insight

5.7.1 The Council's Housing Strategy and emerging Local Plan respond to evidence such as the Strategic Housing Market Assessment and other needs assessments that have identified a need for increased housing delivery.

6 BACKGROUND PAPERS

6.1.1 Cabinet Resources Committee, 24 June 2013, 'Local Authority New Housing Programme'
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=151&MId=7457&Ver=4>

6.1.2 Assets Regeneration and Growth Committee, 9 July 2014, Strategic Asset Management Plan
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=7960&Ver=4> .

- 6.1.3 Assets Regeneration and Growth Committee, 8th September 2014, Strategic Asset Management Plan
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=7885&Ver=4>
- 6.1.4 Assets Regeneration and Growth Committee, 15 December 2014, Strategic Asset Management Plan
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=7886&Ver=4>
- 6.1.5 Assets Regeneration and Growth Committee, 15 December 2014, Local Authority New Housing Programme (Barnet Homes)
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=7886&Ver=4>
- 6.1.6 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>
- 6.1.7 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>
- 6.1.8 Delegated Powers Report, 2 June 2016 Commissioning Director of Growth
- 6.1.9 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>
- 6.1.10 Assets, Regeneration and Growth Committee, 17th September 2018, Mixed Tenure Housing Programme,
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=9764&Ver=4>
- 6.1.11 Cabinet Resources Committee, 13 January 2011
- 6.1.12 Cabinet Resources Committee 18 October 2012, decision item.
- 6.1.13 Environment 10 March 2015
<http://committeepapers.barnet.gov.uk/ieDecisionDetails.aspx?ID=5795>

- 6.1.14 P&R 17 February 2015 item 9, recommendation 4
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=692&MId=7865&Ver=4>
- 6.1.15 P&R 10 January 2017 item 9, recommendation 2
<https://barnet.moderngov.co.uk/documents/s36986/Future%20Library%20provision%20in%20New%20Barnet.pdf>
- 6.1.16 Environment Committee, 28 November 2018, item 11 'Annual Parks and Open Spaces Update'. Appendix D – Assessing the Quality and Value of Open Space.
<http://barnet.moderngov.co.uk/documents/s49880/Implementation%20of%20the%20Councils%20Parks%20and%20Open%20Spaces%20Strategy.pdf>
- 6.1.17 Delegated Powers Report – Leader of the Council 10 June 2009. Brunswick Park Community Hub – Co-location Fund grant acceptance
<https://barnet.moderngov.co.uk/documents/s3610/Brunswick%20Park%20Community%20Hub%20Co-location%20Fund%20grant%20acceptance.pdf>
- 6.1.18 Assets Regeneration and Growth Committee 27 November 2017. Entrepreneurial Barnet - Annual Update and Forward Plan Decision 2 relating to Appendix 1 'Burnt Oak Town Centre Strategy'.
<https://barnet.moderngov.co.uk/documents/s43515/Entrepreneurial%20Barnet%20-%20Annual%20Update%20and%20Forward%20Plan.pdf>