



Housing and Growth Committee

25 October 2022

Title	Housing and Growth Priorities update
Report of	Councillor Ross Houston, Chair of Housing and Growth Committee
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Summary

This report provides an update on delivery of the priorities of Housing and Growth Committee. This includes:

- Quality Homes
- Town Centres and the Local Economy

The report also includes reference to Climate Change and Biodiversity and, specifically, those elements relating to housing and the council's estate.

Officers Recommendations

That the Committee notes the report.

1. Why this report is needed

Background and context

- 1.1 The council has a number of priorities that Housing and Growth Committee is responsible for, either in whole or in part.
- Quality Homes: Ensuring housing in the borough meets the needs of residents, is sustainable and that new developments are brought forward in partnership with residents. This includes:
 - Delivering more genuinely affordable homes, while respecting the outer-London suburban character of the borough;
 - Working to ensure that new development is net zero carbon by 2030, minimising carbon emissions during construction and offsetting remaining emissions as appropriate;
 - Delivering healthy homes by working to eliminate fuel poverty and improve energy efficiency and water efficiency;
 - Supporting private tenants through licensing and a private tenants' rights charter;
 - Ensuring regeneration benefits existing residents first and foremost.
 - Town Centres and Local Economy: supporting Barnet's town centres and the local economy. This includes:
 - Ensuring town centre regeneration is supported by residents and businesses;
 - Promoting a shop local/buy local culture;
 - Working with local businesses and education providers to develop the skills needed in the green economy and to build a local network of suppliers;
 - Encouraging creative and digital industries;
 - Helping people get back into work;
 - Promoting digital connectivity and inclusion.
 - A better Barnet: Support communities to be even happier, healthier and to make sure everyone is able to get the most out of life.
 - Climate Change and Biodiversity: Future proofing our borough, putting sustainability at the heart of everything the council does. This includes:
 - Achieving net zero carbon in Barnet by 2042, and for the council by 2030 at the latest;
 - Ensuring that the council's long-term transport strategy improves road safety and encourages walking and cycling.
- 1.2 This report provides an update on delivery of key workstreams that are a priority for the Committee.

- 1.3 A new Corporate Plan is in development focusing on the priorities of People, Places and Planet. Future updates to Committee will reflect emerging themes and priorities of the Corporate Plan.

Climate Change and Biodiversity

- 1.4 A broader update on progress with Barnet's Sustainability Strategy, including formation of a Citizens Assembly on Climate Change and Biodiversity, was presented to Environment and Climate Change Committee on 6 September 2022. The report can be accessed at: [Committee Report \(modern.gov.co.uk\)](https://modern.gov.co.uk/committees/committee-reports/2022/09/06/citizens-assembly-on-climate-change-and-biodiversity)
- 1.5 Barnet Council has recently been successful in attracting funding from the Local Authority Treescapes Fund (LATF) and the Woodland Creation Accelerator Fund (WCAF) to support increased tree planting in the borough. The LATF will afford the council the opportunity to plant 86 trees in Watling Estate this year, thereby providing benefits such as improved air quality, ecological diversity, habitat creation and improvements to the character of the borough, benefitting communities and increasing local pride. WCAF funds will enable the council's Tree Team to expand their activities.

Housing and buildings

- 1.6 Barnet's carbon baseline identifies that the majority of emissions come from stationary energy sources, largely buildings, with almost two-thirds of these relating to residential buildings.
- 1.7 Dealing with this challenge requires retrofitting existing buildings to improve their efficiency, remove or reduce fossil fuel usage and meet future standards. The council has been delivering an initial retrofit programme to its social housing, supported by government grants. The Local Authority Delivery (LAD) Phase 2 Scheme completed over September 2022 and delivered fabric-first installation works to 24 properties. Following the success of this scheme, officers are preparing a bid to Round Two of the Social Housing Decarbonisation Fund.
- 1.8 The council has a further role to help address and target incidences of fuel poverty, with almost one-in-ten households in Barnet living in fuel poverty, largely in the private sector. This is being exacerbated by the cost-of-living crisis. Targeted work is ongoing to engage with the sector to support tenants in fuel poverty as part of this programme, including by supporting residents to secure grants to retrofit private homes. The report presented to Policy and Resources Committee in September 2022 provides further information: [Committee Report \(modern.gov.co.uk\)](https://modern.gov.co.uk/committees/committee-reports/2022/09/06/fuel-poverty)
- 1.9 Organisationally, the largest source of emissions comes from council-owned buildings through the use of utilities such as heating, electricity, water and fugitive emissions (leaks or unintended releases of pollutants from a contained source). Much has been done already to ensure that our corporate assets are more energy efficient, particularly through the RE:FIT Programme and Public Sector Decarbonisation Scheme.
- 1.10 Further retrofitting activities across corporate buildings are also being progressed. The council secured funding from Phase 3 of the Public Sector Decarbonisation Scheme (PSDS) and works commenced in August 2022 to install air source heat pumps, photovoltaic panels and LED lights at 18 schools and Family Services buildings.

- 1.11 In addition, officers have defined a 'fabric first' project to retrofit all corporate buildings to achieve net zero by 2030. A £10m initial phase has been authorised and scoped for 11 sites to produce costed options, with the completion of SBEM surveys. Funding has also been secured from the Prevention Fund to support a 'deep' retrofit of a school caretakers home to at least EPC-B, with works due for completion by winter.
- 1.12 More broadly, the council, with nine other local authorities, is piloting a Net Zero Estates Tool, developed through ADEPT. The project will baseline current emissions across all corporately owned buildings and council homes, and model decarbonisation pathways to meet net zero commitments, enabling officers to plan for and make fully informed evidence-led decisions in prioritising retrofitting works. The tool will also enable the council to forecast the cost of retrofit works, thereby enabling the organisation to model funding mechanisms.
- 1.13 Work is continuing with development partners to ensure they are working towards the highest building standards, to ensure both new-build housing and supporting infrastructure meet the council's net zero targets. All on-site Barnet Homes developments have transitioned to delivering sustainable heating systems, including air source and communal heat pumps. All schemes in design stages target Passivhaus principles for sustainable development.

Renewable Energy

- 1.14 There is an immediate requirement for the council to use and generate sustainable energy, mitigate climate change and to deliver the nascent Sustainability Strategy as one of the most effective means to deliver carbon savings.
- 1.15 The council's energy is currently sourced through a framework contract, which supplies the council's estate, as well as several other public sector buildings, with a 'grid mix' of electricity and gas – meaning the fuel sources are currently not 100% Renewable Energy Guarantees of Origin (REGO) renewable. Officers are reviewing options for switching towards a Green Energy supplier to further reduce the council's carbon footprint, while delivering a return on investment.
- 1.16 Alongside this, officers are looking into opportunities to enter into a Purchase Power Agreement (PPA), both as a partner initiative with other London boroughs, and directly through a smaller-scale agreement.
- 1.17 The council is also working sub-regionally with the West London Alliance (WLA) to develop a Local Area Energy Plan which will baseline current energy demand and usage, and help the council plan for future scenarios based upon planned growth. As part of this project, officers are working to co-ordinate current and future constraints on the heat network, while also exploring options to take forward future outputs to inform a detailed boroughwide energy masterplan with Vattenfall following the agreement to install a new district heating network at Brent Cross.

Delivering Quality Homes

- 1.18 The council is developing a programme to deliver 1,000 affordable homes at 50% market rent or less. Viability remains a challenge given restrictions on available grants and rising costs, however a number of delivery models are being explored. A paper will be presented to a future Housing and Growth Committee to provide further detail.

- 1.19 The council's direct development programme aims to achieve:
- Building new and sustainable homes for local people.
 - Creating high-quality shared spaces to encourage a sense of community.
 - Generating and reinvesting overflows into building more new homes and supporting the community.
 - Maintaining a long-term relationship with our residents and delivering a great service through our Build-to-Rent (BtR) Portfolio.
 - Enabling growth and development in the borough and opportunities for residents to improve their life prospects.
- 1.20 The current programme includes 15 modular homes, a development portfolio of mixed tenure new-build homes, of which 50% will be affordable.
- 1.21 In addition, the council is planning to deliver circa 500-700 Build-to-Rent units across three sites to cater for a growing demand of different asset classes in the borough. These purpose-built rental homes will be professionally managed, not only increasing the overall supply and mix of new homes for the council, but also generating longer-term income.
- 1.22 The affordable homes delivered through this programme will be a mix of tenures, to be determined through the submission of Planning Applications. Delivery of these new homes is forecast between 2024-2026.
- 1.23 The development strategy ensures that new homes are designed to create a sense of place that responds to local context and local distinctiveness. Construction techniques will contribute to improving efficiency, productivity and quality. As such, new homes and buildings will incorporate the Home Quality Mark.
- 1.24 Alongside this, the council has an existing 10-year partnership at Millbrook Park (Mill Hill) that has seen the transformation of 45 hectares of former brownfield land with almost 1,400 units built to date alongside community facilities and a school.
- 1.25 The regeneration of Hendon (the Burroughs) continues in partnership with Middlesex University. This will see a mix of new public library, Arts and Creative Industries facilities, a Safer Neighbourhood Team, community and retail floorspace, along with purpose-built student accommodation units (subject to Planning approval).

Regeneration programme

- 1.26 Delivery of the Brent Cross Cricklewood programme is fundamental to achieving Barnet's Growth Strategy. Housing and Growth Committee received an update report on the programme at its meeting in September 2022.
- 1.27 Key updates on other regeneration schemes include:
- *Grahame Park*: Wates is continuing to progress the construction of Plot A (comprising 209 homes, including 60 social rent/London Affordable Rent and 149 shared ownership). Completion remains on target for early 2024. Planning for

decanting of the Concourse blocks is underway with vacant possession forecast in 2024. The Reserved Matters Application for Plots K and H has been submitted and consultation taken place. A Small Projects Improvement Plan is in development addressing, among other issues, vacant shops on the Concourse, improvements to public realm, improved signage and festive lighting.

- *West Hendon:* Officers are working with Metropolitan Thames Valley Housing to agree ongoing management arrangements for West Hendon Community Hub. Through the Additional Unit Scheme, Barratts is exploring a variety of options to increase social housing supply. Delays to negotiations between the developer and works contractor mean that public realm and highways works on West Hendon Broadway are unlikely to commence until 2023. Officers are working with Barratts and local businesses to expedite a programme of improvements in advance of these major works. See paragraph 1.46 below for further detail.
- *Dollis Valley:* Labour shortages in the construction sector have delayed snagging on Block 6 (the first affordable housing completions). Labour and material challenges over the summer have also impacted other blocks currently in development. Countryside Properties is reviewing the impact on the overall programme.

Barnet Homes development programme

- 1.28 The development programmes delivered through Barnet Homes continued to progress with planning consents obtained for schemes at Broadfields, Coppetts Road and The Grange. These will now be subject to tendering with a view to start on site in Quarter 4 2022/23. The schemes will deliver 65 new council homes at London Affordable Rent. A further scheme at Little Strand is expected to commence on site, with demolition prior to Christmas, and will deliver 35 additional council homes at London Affordable Rent. Schemes at Fosters Estate and Stag House continue to progress well on site with 268 new homes being delivered, including 126 extra care homes. All these schemes are supported by GLA grant.
- 1.29 Barnet Homes, working as development agent on behalf of Barnet Council, is also developing a proposal to bring forward the regeneration of the north-eastern part of Grahame Park Estate, with a report due to November Housing and Growth Committee. Current forecasts are that the first phase of the scheme will produce circa 500 new homes (subject to planning), of which 50% will be affordable.

Opendoor Homes development programme

- 1.30 The Opendoor Homes programme of 341 homes for affordable rent continues to progress with 281 units now completed. The remainder are expected to be completed by late Spring 2023. The mixed tenure scheme at Hermitage Lane is due to complete in October 2022, delivering 40% affordable homes including 15 at London Affordable Rent.

Acquisitions programme

- 1.31 Alongside development, Barnet Homes undertakes a significant acquisitions programme to meet housing need within the borough. In November 2021 the council/Barnet Homes secured an additional £3.9m of GLA grant to buy back council homes sold under Right to Buy legislation. This funding will be used to purchase 60 homes by March 2023 with

the purchase of a further 60 homes funded by Right to Buy receipts. By September 2022, six properties were acquired as part of the programme.

- 1.32 The Opendoor Homes programme has seen 186 homes purchased to date (out of a target of 500). The programme is subject to a 200-home review at this committee (see separate agenda item).

Rough Sleepers

- 1.33 The numbers of rough sleepers on the streets of Barnet at the last count/estimate in August was 14. The number of rough sleepers across London has increased and is estimated at 784. Homeless Action in Barnet (HAB) continues to support rough sleepers in a 43-unit block in the borough and there are 40 rough sleepers still currently residing in temporary accommodation.
- 1.34 Funding under the Governments Rough Sleeping Initiative has been confirmed for the next three years at £3,068,144. This will continue to fund the Rough Sleeper Team and Somewhere Safe to Stay Hub. The three-year settlement will provide more stability in terms of employment contracts for staff and for the support and security contractors.

Tenants in Private Rented Accommodation

- 1.35 Barnet is now seeing an increase in demand from private sector tenants, with 28% of application reasons in Quarter 1 2022 relating to the sector. Data on court possession claims issued by private sector landlords in Barnet¹ show that 94 claims were issued in Quarter 2 2022 compared to 100 claims in Quarter 4 2021. These claims are now translating into increased repossessions, with 19 in Quarter 1 and 46 in Quarter 2. Barnet Homes is closely monitoring demand and currently applications are increasing with 1391 from April to September this year, compared to 1361 for the same period in 2021. A total of 60% of applications are from single-person households.
- 1.36 Barnet Homes has developed contingency plans to increase homelessness prevention activities as required and a contingency budget is held by the council for this purpose. The additional resources will support staff to manage the homeless application process, focusing on prevention and relief duties and personalised housing plans. The budget will also provide an increased homeless prevention fund to help resolve arrears and help families remain in their tenancies or support them into new accommodation that avoids temporary accommodation placements.
- 1.37 Barnet Homes continues to provide a tenancy sustainment service across the borough via the BOOST project.

Barnet Households in Temporary Accommodation

- 1.38 Positively, households in temporary accommodation (TA) continue to reduce, bucking the London and national trends, with the number of households in TA at the end of September standing at 2,076 which is a new ten year low. Procurement of TA and private sector properties is becoming more difficult due to an estimated circa 35% reduction of privately rented properties available across London. It is thought that this reduction is due, in part at least, to landlords pulling out of the market due to tax regime

¹ [Mortgage and Landlord Possession Statistics: data visualisation tool \(mojanalytics.xyz\)](https://mojanalytics.xyz)

obligations and the prospect of increased costs to meet expected future landlord compliance requirements.

Refugees

- 1.39 Barnet Homes has had significant challenges in procuring properties for the five Afghan households that the council has pledged to accommodate. So far, three households have been housed and Barnet has now opted in to the Find Your Own Accommodation Pathway which enables households to find their own property and still be able to access financial support from the government.
- 1.40 There are currently 490 sponsors and 928 guests under the Homes for Ukraine scheme in Barnet, with an unknown number that have arrived under the separate “family scheme” route. So far, 39 homeless applications have been taken with 11 currently in temporary accommodation and 17 housed in settled accommodation. The six-month government payment to sponsors has been extended by a further six months and Barnet Council is now contacting sponsors and their guests to understand whether they will continue the current arrangements. Some households have tried to find their own accommodation to rent but are being asked for guarantors by landlords which they cannot provide. It is likely that if these relationships break down they will apply as homeless, with increased placements into temporary accommodation.

Homelessness Prevention Grant consultation

- 1.41 The Department for Levelling Up Housing & Communities (DLUHC) is consulting on a new allocation methodology for Homelessness Prevention Grant (HPG). The new methodology would apply to grant funding for 2023/24 onwards, with allocations calculated and announced in late 2022. The consultation sets out two main options, with indicative allocations showing a significant funding reduction for most London authorities, with outer-London facing particular reductions in grant compared to the present proposals.
- 1.42 The stated aim is to update the grant allocation methodology to better reflect current pressures for local authorities and enhance data collection and assurance of how the grant is used. The rationale for the choice of variables is unclear, with the resultant outcomes being significantly different when compared to previous borough allocations. The North London Housing Partnership has submitted a joint response to the consultation with support from the London School of Economics and has highlighted the impacts on the six boroughs.

Borough	Option 1	Option 2
Barnet	-28%	-20%
Camden	+9%	+5%
Enfield	-12%	-55%
Haringey	-20%	-41%
Islington	-20%	-35%
Westminster	+20%	+6%

- 1.43 Barnet currently receives £5.666m HPG with Option 1 seeing a reduction to £4.115m and Option 2, £4.552m.

Town Centres and Local Economy

Helping residents – especially young people – into work

- 1.44 NOMIS statistics show that as of March 2022 there were 189,300 Barnet residents in employment (69.3%); lower than the UK average of 75.2%. In total, 45,200 (15.6%) Barnet residents are self-employed, more than the UK average of 9.3%. There are 14,200 (7%) residents that are unemployed and claiming Jobseekers Allowance (JSA), compared to the London average of 5%. In the most recent Census, 13,100 unemployed Barnet residents stated that they want to work.
- 1.45 Between April and September 2022, BOOST and BELS supported 252 residents into employment, while Shaw Trust programmes moved another 323 into work. The total number of Barnet residents reported as starting work since April 2022, including progressions into employment with local developers, is 663.
- 1.46 Updates on other employment and skills projects include:
- *BELS (Risk of NEETs)*: In July, BELS confirmed a reduction in NEETs to 133, and more than 10% of those were asylum seekers with ESOL needs. In August, the number reduced again to 120 following work with Barnet & Southgate College to offer short courses for young asylum seekers.
 - *BOOST*: Barnet continues to be the top performing borough in the West London Alliance (WLA)-led ESF funded employment support project, though the project as a whole continues to struggle to meet targets. Since July, BOOST has had in place a specialist adviser to specifically support Ukrainian refugees. The council's summer jobs fair saw 30 employers and over 250 residents attend.
 - *Cherry Tree Railway Programme*: This programme for Grahame Park has now confirmed 11 job outcomes from the cohort of 20 trainees. The programme provides training and placement into jobs within the railway industry across London.
 - *Sector Work Academy Programme (SWAP)*: The Signature Care Homes SWAP saw eight job offers but unfortunately only four starts. Two more SWAP programmes are planned, and officers are working with DWP to improve engagement, pre-screening and in work support to secure better outcomes.
 - *Royal Free*: Two job outcomes are confirmed from the last cycle (Healthcare Assistants). Following a brief pause, the Royal Free has re-engaged with BOOST, seeking to increase the number of vacancies and the range of roles offered.
 - *Entrepreneurial Support*: This summer, the council kicked off the Rebel Business School programme, including a stakeholder event that was attended by a broad range of local organisations keen to link with the programme. The first 'masterclass' training session in September saw 26 participants.
 - *West Hendon Hub*: In addition to regular weekly employment support sessions, the Hub is becoming more active with a broader offer for residents. This includes a Food Bank, Debt free London dial-in kiosk, targeted offers for local ethnic groups and Tutors United returning to provide Maths and English tuition.
 - *Brent Cross Town and Related Argent*: The latest quarterly report has been received and performance is on track. In June, contractor Galldris was shortlisted for an award

at this year's Construction News Awards for their work at Brent Cross. Argent has now adopted a new target of 6% apprenticeships, above the Section 106 target. The scheme remains at more than 20% local labour.

- At *Brent Cross West*, the last package will be realised between September 2022 and early 2023. Officers are working with Mace and VolkerFitzpatrick to maximise work experience rather than push for unsustainable jobs in this final phase of the project. Four out of five Kickstarters have been offered permanent jobs with VolkerFitzpatrick.
- *Film and TV Sector*: Barnet Council co-hosted an event with Middlesex University in July, bringing together stakeholders from the film and TV industry in north and west London to plan strategies to provide routes into the industry for young people. The next step is a roundtable to bring together key figures to consolidate knowledge on entry routes into the industry to inform a live careers event for Careers Advisers. This will follow the BFI's delayed launch of their UK Skills Review.
- The council's *ESOL for Integration programme*, delivered in partnership with Barnet & Southgate College, successfully completed in May with all targets met or beaten and over 450 people completing training. Most have now progressed onto Community Learning courses with some even moving onto college courses that started in September.

Digital Inclusion and Connectivity

1.47 The council has continued to secure and deliver state-of-the-art digital infrastructure investment during 2022, with the following outcomes over the first half of the year:

- Between May and September, the gigabit broadband programme continued with Community Fibre confirming live fibre connections to over 50% of the Barnet Homes stock and, more broadly, 12.5% of homes across the borough.
- Deployments are continuing from 'Open Infra' and 'Hampstead Fibre' to deliver across their target areas, and plans are emerging for further investment across the borough.
- Community Fibre is to launch a training academy to enable people to be employed and trained to become members of their sales force. BOOST will be actively supporting the recruitment of Barnet residents.

1.48 The WLA 'Digital Investment and Inclusion' programme continued with several key projects and programmes getting underway in 2022-23:

- *Fibre West*: BT has commenced planning for the installation of fibre to various sites. A review of the site list took place to ensure best value will be achieved from the 39 lines to buildings, and 127 lines to CCTV locations, including the opportunity to connect further CCTV locations to support delivery of the wider capital project.
- *Small Cells (4G/5G)*: The Expression of Interest process has demonstrated demand for small cells from a range of telecoms operators, and this is informing the delivery of parallel WLA projects to improve standardisation of arrangements with the telecoms sector, and the tools required to ensure more effective coordination.

1.49 Work has continued to ensure delivery of agreed Social Value commitments to support wider digital inclusion outcomes, including:

- Commencement of the digital triage project pilot programme to test tools and systems for capturing and signposting residents towards available support.
- A challenge process around previous social value delivery that has clarified existing successful outcomes, such as the recruitment of Barnet residents into Network Provider and Telecoms related jobs, while improving delivery for several others. This includes a renewed focus on apprenticeships that kicked off in September, plans for a more joined-up set of arrangements for Digital Skills and Support through volunteers, as well as action targeted at installation of free broadband connections to community centres. Plans are emerging for 10 community spaces to be made live with free connections before the end of the financial year, and this will begin with a fibre connection for Hope Corner, in Underhill, in early October.
- During 'Barnet Get Online Week' in August, Microsoft hosted free workshops for residents and small businesses providing access to training in computer skills. BOOST hosted 17 digital skills events, including the launch of the libraries laptop and tablet scheme to enable the re-distribution of refurbished council equipment. The Digital Skills drop-in clinic at Burnt Oak saw 30 attendees and the Digital Champions Network saw 124 courses completed.

Business support

1.50 This year, the council launched a business support programme of approximately £1.5M to help more than 600 high street and micro-businesses across the borough. Funded mostly through the government's Additional Restrictions Grants, these schemes are aimed at companies that have been negatively affected by Covid-19 and will provide business owners and their employees with vital new skills, knowledge and confidence to help them bounce back. They include:

- *Employee Skills programme with Barnet & Southgate College:* Short courses to improve business compliance and standards such as health and safety, food and hygiene, first aid and English language in the workplace. Forty out of target of 75 businesses supported. Finishes in January 2023.
- *Micro-Business Growth programme with Middlesex University:* Business needs research (500 companies surveyed), business masterclasses to help owners scale their company and plan for future growth, such as business growth planning, sales, finance and digital marketing, and graduate internships. Forty-five out of target 100 businesses receiving ongoing support. Finishes in December 2022
- *Construction Supply Chain project with MTW Consultants:* This project for Barnet's construction supply chain SMEs provides training and expert guidance on winning bids, opportunities to meet buyers and developers and, overall, aims to retain more investment inside the borough. To date, 44 out of target 50 businesses supported. Finishes in March 2024.
- *Town Centre Business Support Programme:* Focused specifically on Burnt Oak, West Hendon, Finchley Central and North Finchley town centres, the project includes health checks, one-to-one advice, business skills workshops, town centre websites

and business directories and briefings with key business-facing services such as Business Rates and Licencing. In total, 345 businesses have been engaged out of target of approximately 700. Finishes in June 2023.

- *Federation of Small Business (FSB) memberships*: Support for micro-businesses to join the FSB for one year for free and take advantage of their business services and networking opportunities. Exceeded target of 100 businesses signed up. Project completed July 2022.

1.51 In total, since March 2022, almost 600 businesses have so far been supported by Barnet's business support programme.

1.52 Additionally, the council has started a new internal programme to link different business-facing teams. The aim is to streamline services so that local companies can interact with the council through a simplified entry point. Business-facing teams will benefit from sharing data to generate a single view of Barnet's businesses and their needs.

Town Centres

1.53 Officers from a range of services are working together to support Barnet's town centres and high streets, helping them to recover from the effects of the pandemic. The council is undertaking a review of the approach to town centres and developing a new strategy in line with the Administration's priorities. This has sustainability at its heart, alongside working in partnership with town teams and engaging local businesses, residents and community groups.

1.54 Key updates include:

- *Edgware*: The Partnership Board formed with Ballymore, Transport for London, Middlesex University and local businesses has continued to develop plans for the town centre, including high street activations, new murals and artwork and other creative approaches to place-making. Officers have been working to progress interventions to support a cleaner, and safer, town centre, including new lighting installations in trees, due for installation in October. Feasibility testing is also underway for a Business Improvement District. The council has commenced enforcement action in relation to the Railway Hotel, a Grade II Listed Building. Should the owner fail to respond accordingly, the council may decide to take further action, including pursuing a Compulsory Purchase.
- *Burnt Oak*: Community engagement on the public realm improvements (approved at Housing and Growth Committee, September 2021) has commenced. The consultant team has completed Stage 1 analysis and is working with the local community, initially through the existing Community Steering Group. The creative place-making scheme will deliver several initiatives throughout the autumn, including new murals and festive lighting. Officers are working to ensure that all relevant activities are coordinated and integrated across Burnt Oak, including the public realm works, development of Watling Car Park, improvements to community facilities and interventions in nearby parks.
- *West Hendon Broadway*: Officers continue to work with businesses and Barratt London to enhance the Broadway in advance of the major highways upgrades, being delivered by the developer. As noted above, the highways works have unfortunately

been delayed which will have a knock-on effect on some of the public realm and other improvements. Officers have been working to expedite temporary interventions and those not connected to the highways works. Recent investments include new planters along the Broadway, changes to commercial waste arrangements and plans are in place for the implementation of environmental improvements in the autumn.

- *Cricklewood*: The feasibility study for the site at 164-168 Cricklewood Broadway has completed initial analysis, suggesting that the site is well-suited to new landscaping, planting, seating and small-scale commercial activity. Initial design options have been developed and costed and are now being subject to additional market testing and cost appraisal. The design team will undertake further engagement with the Town Team, Business Association and other local stakeholders to develop the final proposals, which will be presented to Housing and Growth Committee in January 2023.
- *Golders Green*: The council has appointed a multi-disciplinary design team to engage the community and develop designs for public realm improvements in line with the adopted Golders Green Town Centre Strategy. Community engagement sessions are underway to inform the proposals. A key aim will be to establish a new Town Team to ensure that businesses and residents are meaningfully engaged and to help animate future public realm improvements.
- *Finchley Central*: The council has continued to progress the Finchley Square project, incorporating 5,500 sqm of new public realm, accessibility, cycle, pedestrian and traffic improvements, new tree planting and Sustainable Urban Drainage Systems and a new community/civic space. Procurement has commenced and the project will start on site in January 2023. Arts, community and cultural events have continued to be held over the summer, including a market. To date, these events have received positive feedback from residents and businesses and they will continue to take place in the run-up to construction. The council is continuing to support the Town Team and will also be delivering a public art project alongside the public realm construction.
- *North Finchley*: The council is continuing to develop Cultural Placemaking Interventions and a Public Realm Design Framework, both of which are progressing through a series of engagement activities with businesses and community groups. Community workshops have been held to define the vision and design principles to underpin the Public Realm Design Framework. The North Finchley Partnership Board has continued to meet, bringing together members from the community, businesses and other local stakeholders, alongside the council and developer partners. The Board's Terms of Reference were updated to reflect the new Administration. Conversations are ongoing with Regal London regarding the development of a Planning Application for council-owned sites, currently due for submission mid-2023.
- *Chipping Barnet*: Officers have continued to develop feasibility studies for priority projects identified in the Community Plan. Officers have also supported the Chipping Barnet Town Team to deliver a Meanwhile Activation Project, identified in the Community Plan. As such, the Town Team has led development of a project to use a previously vacant high street unit, which now comprises a flexible workspace, micro brewery and pop-up retail.

2. Reasons for recommendations

- 2.1 All measures and interventions set out above directly support council priorities.
- 2.2 Additionally, all measures outlined in this report align with council strategy, for example, as set out in the Growth Strategy 2020-30, the Long-Term Transport Strategy, the Housing Strategy 2019-24 and the Homelessness and Rough Sleeping Strategy 2019-24.

3. Alternative options considered and not recommended

- 3.1 None in the context of this report

4. Post decision implementation

- 4.1 Following Committee, officers will continue to maintain regular communication with relevant stakeholder groups – notably businesses, Members and residents – in accordance with the various programmes of work.

5. Implications of decision

Corporate Priorities and Performance

- 5.1 All measures and interventions set out above directly support the priorities of the council and the new administration.
- 5.2 Additionally, all measures outlined in this report align with council strategy and priorities, for example, as set out in the Growth Strategy 2020-30, the Long-Term Transport Strategy, the Housing Strategy 2019-24 and the Homelessness and Rough Sleeping Strategy 2019-24.

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

- 5.1 Where there are financial implications or decisions associated with projects outlined in the Growth Strategy annual report and Work, Skills and Productivity Action Plan, these will be addressed on a case-by-case basis.
- 5.2 Any procurement activity will be undertaken in accordance with the council's Contract Procedure Rules and the Public Contracts Regulations 2015 as applicable.
- 5.3 Post Brexit, the State Aid rules have been replaced by the Subsidy Control Act 2022, which received Royal Assent on 28 April 2022. However, regulations giving effect to the relevant provisions of the Act are not yet in force and, therefore, transitional provisions apply until the Subsidy Control Act 2022 takes effect.

Legal and Constitutional References

- 5.4 The council's Constitution, Article 7.5 Committees, Forums, Working Groups and Partnerships, sets out the functions of the Housing and Growth Committee and includes:

- Responsibility for housing matters including strategy, homelessness, social housing and housing grants, private sector housing, regeneration strategy and oversee major regeneration schemes, asset management, employment strategy, business support and engagement and town centres.
- To receive reports on relevant performance information and risk on the services, under the remit of the Committee.

Insight

5.5 In recent months, the council has significantly improved the way in which it uses data, insight and analysis to drive decision making and service delivery. A new cross-cutting data insight team has been established which is now working closely with Growth colleagues as well as others across the organisation. This report draws on various analyses undertaken by the Insight Team.

Social Value

5.6 In procuring services, the council must take into account the requirements of the Public Services (Social Value) Act 2012 to consider how what is to be procured might improve the social, economic and environmental well-being of the relevant area and how, in conducting the process of procurement, it might act to secure such improvement. Social value is a core part of the Recovery Framework and will be maximised throughout.

Risk Management

5.7 The council has an established approach to risk management, which is set out in the Risk Management Framework. Managing risk is an essential part of programme management and will be used to inform key decisions relating to economic recovery and the delivery of the Corporate Plan.

Equalities and Diversity

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

- Eliminate discrimination, harassment and victimisation and other conduct prohibited by the Equality Act, 2010;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

5.9 Relevant protected characteristics are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation.

5.10 The Barnet Plan, the council's Recovery Framework and the Growth Strategy are intended to benefit all communities and groups who live, work and visit the borough, including those with protected characteristics.

- 5.11 An Equalities Impact Assessment and Health Impact Assessment was undertaken on the Growth Strategy, and the outcomes of these were summarised in the report to Housing and Growth Committee on 27 January 2020 seeking approval of the Strategy.
- 5.12 Where individual decisions are required in relation to the recovery programme or Growth Strategy Delivery Plan, these will be considered on a case-by-case basis to ensure no group is disadvantaged or left behind. As required, officers will undertake Equalities Impact Assessments (EQIA) on a case-by-case basis to fully appraise the impacts associated with any proposed course of action in line with the legislation and to take into account the same so far as lawfully required.

Corporate Parenting

- 5.13 In line with the Children and Social Work Act 2017, the council has a duty to consider Corporate Parenting Principles in all relevant decision-making. Promoting independence is priority of the council. Barnet Homes work closely with relevant council departments to ensure that care leavers make a successful transition to independent living

Consultation and Engagement

- 5.14 A strong commitment to community engagement and empowerment is fundamental to the council's approach. Local stakeholder engagement remains a key part of project development and engagement plans will be prepared for all new town centre, housing, regeneration and development projects. Any new schemes brought forward will be subject to consultation where the council considers it appropriate, in addition to where it is legally required.

Environmental Impact

- 5.15 As set out in sections 1.4, 1.5 and 1.6, the report focuses on the implementation of recommendations within the manifesto of the new administration that relate to carbon emissions from buildings.

6. Background papers

- 6.1 Housing and Growth Committee, 27 January 2020, item 16: Growth Strategy
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=9931&Ver=4>
- 6.2 Housing and Growth Committee, 14 September 2020, item 12: COVID-19: Recovery Plan – Thriving,
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=10226&Ver=4>
- 6.3 Housing and Growth Committee, 25 November 2020, item 17: COVID-19: Recovery Plan – Thriving
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=10227&Ver=4>
- 6.4 Housing and Growth Committee, 25 January 2021, item 9: COVID-19 Recovery Plan,
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=10228&Ver=4>
- 6.5 Housing and Growth Committee, 14 June 2021, item 7, COVID-19: Recovery Plan – Thriving, <https://barnet.moderngov.co.uk/documents/s65201/COVID-19%20Recovery%20Plan%20Thriving.pdf>

- 6.6 Housing and Growth Committee, 13 September 2021, Covid-19: Recovery Plan – Thriving, Item 8, <https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MIId=10846&Ver=4>
- 6.7 Housing and Growth Committee, 16 November 2021: Thriving Update, Item 7 <https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MIId=10847&Ver=4>
- 6.8 Decision - Approval of sites for connection to Fibre Breadboard using grant funding, 28 January 2022: <https://barnet.moderngov.co.uk/ieDecisionDetails.aspx?ID=8741>
- 6.9 Housing and Growth Committee, 13 February 2022: Thriving Update, Item 11, [Agenda for Housing and Growth Committee on Thursday 17th February, 2022, 7.00 pm | Barnet Council \(moderngov.co.uk\)](#)
- 6.10 Housing and Growth Committee, 13 June 2022: Housing and Growth Priorities update, Item 8, <https://barnet.moderngov.co.uk/documents/s72866/20220613HAG-HG%20Committee%20Priorities%20Update.pdf>