

MEETING**HOUSING COMMITTEE****DATE AND TIME****MONDAY 19TH OCTOBER, 2015****AT 7.00 PM****VENUE****HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ**

Dear Councillors,

Please find enclosed public questions and responses for the above meeting for your information.

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Question Number	Agenda Item	Raised by	Question Raised	Answer
1	9	Jackie Parsons	<p>I am a leaseholder who has lived on the West Hendon estate for 40 years. I have been forced to live in the middle of a building site for the last two years which has been detrimental to my health. As the negotiations have taken so long, I now discover that there are no suitable shared equity properties on the new development to suit my circumstances and all the flats that would have been suitable have been sold to private buyers. As a result I will be forced to leave London.</p> <p>Q: The council claimed that the regeneration was for the benefit of residents - so why did they not ensure that leaseholders were given first choice of properties on the new development, considering they were losing their homes?</p>	<p>The regeneration of the West Hendon estate aims to create a new integrated community by replacing the existing poor quality homes on the estate with a new housing development of 2,194 homes, including homes for rent and sale. The scheme also includes enhanced open spaces, improved transport links, a commercial hub and a new school.</p> <p>The West Hendon shared equity scheme was designed to allow owner occupiers living on the estate prior to 30th September 2003 to continue living in the area by assisting them in purchasing one of the new-build properties. To take up the shared equity offer an eligible owner occupier must invest the value of their existing home plus the 10% home loss payment in one of the new properties to a maximum of 50% of the new property's price. The remaining equity will be owned by the developing housing association; the leaseholder will not pay any rent on this retained equity. The leaseholder may purchase additional equity at a minimum</p>

			<p>Q. How will the Housing Committee ensure that the new Housing Strategy protects leaseholders in my position on future regeneration schemes?</p>	<p>15% percentage share up to 100% of the property's value, at which point the leaseholder will be sole owner of the property.</p> <p>Leaseholders have been offered a wide range of properties of differing sizes, aspects, floors and bedroom numbers. Prices for the new shared equity homes have been capped at November 2014 prices to ensure all leaseholders in the current phase are eligible. Service charges, ground rent and Energy Supply Company's standing charge will all be fully subsidised for five years and then will be subject to incremental increases until the eleventh year of ownership. Where leaseholders have any specific needs or concerns they should contact Barratt Metropolitan LLP, who are committed to reviewing matters on a case by case basis.</p> <p>Barnet is already the most populous London borough and is expected to grow by a further 76,000 by 2039. The housing strategy sets out how regeneration can increase the supply of housing for a growing population in a way that enhances Barnet's suburban character and provides affordable housing for vulnerable people. The housing committee will support the Council and its partners to deliver this.</p> <p>The Council is committed to delivering high quality communities on these estates and on working with local residents to ensure that the regeneration also provides improved essential services and infrastructure.</p> <p>Where it is possible the Council will assist existing leaseholders to buy new homes in the local area and advise them of other options.</p>
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			<p>Q: Is the council building or acquiring any homes in Barnet to house the current non-secure tenants? A number of tenants on west Hendon have been re-housed outside the borough or evicted from their flats.</p>	<p>The type of accommodation that is offered will depend on the properties that are available at the time that the tenant needs to move. It can include being rehoused in either a council home or housing association property as a secure tenant</p> <p>Most non-secure tenants are rehoused within the borough and many of them are rehoused near to the estate where they lived before they were moved</p> <p>Of the 85 non-secure tenants rehoused from West Hendon to date only 1 has been placed outside the borough.</p> <p>The Council is also building new homes on its own land to help meet the demand for housing in the borough; Barnet Homes have already delivered the first of these new homes in 2014 and are currently building 40 more that are expected to be completed in 2016. This will help the Council to meet the housing needs of non-secure tenants.</p>
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