

<p><u>MEETING</u></p> <p>HOUSING AND GROWTH COMMITTEE</p>
<p><u>DATE AND TIME</u></p> <p>TUESDAY 24TH NOVEMBER, 2020</p> <p>AT 7.00 PM</p>
<p><u>VENUE</u></p> <p>VIRTUAL MEETING</p> <p>LINK TO MEETING: https://bit.ly/3igNj0D</p>

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting which were not available at the time of collation of the agenda.

Item No	Title of Report	Pages
1.	FOSTERS ESTATE DEVELOPMENT PROJECT FULL BUSINESS CASE - TO FOLLOW	3 - 18
2.	FOSTERS ESTATE DEVELOPMENT PROJECT FULL BUSINESS CASE - EXEMPT REPORT TO FOLLOW	19 - 72

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Please note that this will be held as a virtual meeting. An audio and video live stream of the meeting can be accessed using the link below

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Housing & Growth Committee

AGENDA ITEM 10

24 November 2020

Title	Fosters Estate Development Project Full Business Case
Report of	Chairman of the Housing & Growth Committee
Wards	Hendon
Status	Public with accompanying exempt report -Exempt from publication in accordance with paragraphs 3 and 5 of Schedule 12A of the Local Government Act 1972 on account that it contains information relating to the financial or business affairs of any particular person including the authority holding the information and information in respect of which professional legal privilege could be maintained in legal proceedings.
Urgent	No
Key	Yes
Enclosures	Site plan
Officer Contact Details	Derek Rust, Director of Growth and Development, Barnet Homes derek.rust@barnethomes.org Luke Ward, Assistant Director – Development and Economy luke.ward@barnet.gov.uk

Summary

The Upper and Lower Fosters (ULF) estate (“the Estate”) in Hendon Ward occupies 3.19 hectares and comprises a 1960s housing estate formed of 168 existing residential properties across 11 residential blocks which range between 2 and 11 storeys.

There was an existing sheltered housing scheme on part of the Estate providing 28 homes known as Cheshir House. In 2019, under delegated powers to the Deputy Chief Executive

in consultation with the former Chairman of the Housing Committee, approval was given to commence the re-homing of the residents and currently only 7 residents remain to enable the demolition of the existing buildings and the construction of a new extra care scheme.

Barnet Council assembled an experienced design team and led the scheme through a two-year co-design process with the local community, encouraging residents to play a full role in developing the project's proposals for the whole. The designed scheme included the demolition of Cheshir House to enable the construction of a 75-bed extra care scheme as well as the construction of 142 general needs homes on infill plots within the estate. The scheme intends to improve the layout of the estate by introducing a new orbital road so that the centre of the estate can be improved for amenity use with high quality landscaping and public realm works.

As reported to committee on 27 January 2020, Barnet Council have engaged with Sage, a third-party funder and Registered Provider, regarding a funding and disposal arrangement to provide capital funding for the general needs element of the scheme. The Council would ultimately dispose of 142 completed units to Sage under a long lease, made up of 82 London shared ownership homes and 60 to be let at London affordable rent.

A separate budget has been allocated in the Housing Revenue Account (HRA) to redevelop Cheshir House to provide 75 new extra care homes. These will be retained in the Council's ownership. The Planning application has been submitted for the scheme as a whole.

Barnet Homes, acting as development agent on behalf of Barnet Council, have successfully tendered a main contractor to deliver the construction works on both elements of the scheme through to completion.

This report seeks approval of the recommendations set out below and including the Full Business Case to deliver 217 new homes, using capital funding from Sage and the budget allocated in the HRA for the extra care dwellings.

Officers Recommendations

- 1. That the Housing and Growth Committee notes and approves the Full Business Case.**
- 2. That the Housing and Growth Committee notes the updated Heads of Terms (HOTs) attached to the Exempt Report as negotiated with Sage.**
- 3. That the Housing and Growth Committee delegates authority to the Deputy Chief Executive acting in the best interests of the Council in consultation with the Chairman of the Housing and Growth Committee to:**
 - I. agree the updated HOTs attached to the Exempt Report or such other terms as may be approved by the Deputy Chief Executive in consultation with the Chairman of the Housing and Growth Committee;**

- II. **negotiate finalise and complete the terms of the required documentation to be entered into with Sage Housing Limited (Sage) to give effect to the HOTs as referred to above;**
- III. **to negotiate, approve, finalise and complete such other documents as may be required to effect and implement or deliver the scheme by Barnet Homes Ltd;**
- IV. **approve and conclude the grant of the lease(s) to Sage pursuant to the contractual arrangements entered into with Sage subject to such disposals being compliant with the Council's statutory obligation to obtain the best price reasonably obtainable as evidenced by an independent valuation;**
- V. **to apply for any statutory consents that may be necessary to progress and deliver the scheme.**

4. Delegate authority to the Deputy Chief Executive to:

- I. **Consider whether to appropriate to planning purposes the land forming part or the whole of the Site as indicated on the Plan attached which is held by the Council for other purposes and, if it is considered appropriate to do so, to effect the appropriation of such land to planning purposes subject to complying with the statutory procedures for such appropriation and obtaining any necessary consents; and**
- II. **to authorise the negotiation and settlement of any lawful claims or compensation payments consequential upon the implementation of the development scheme**

5. Note that the detailed funding arrangements will be proposed to the Policy & Resources Committee for approval.

1. WHY THIS REPORT IS NEEDED

- 1.1 This report sets out the preferred way forward for the development of the Upper and Lower Fosters Estate ("ULF").
- 1.2 The Assets, Regeneration and Growth Committee (ARG) in June 2019 previously agreed the Outline Business Case for the project, supporting the development of 217 new homes within the existing Fosters Estate with a policy-compliant housing mix.
- 1.3 At that stage there were a range of options for funding and delivering the project, to help solve viability challenges but without adding pressure to the Housing Revenue Account.
- 1.4 Subsequently Sage Housing Limited presented a commercial offer to forward-fund the construction and purchase of 142 of the new homes, namely the general needs housing. The Housing & Growth Committee in January 2020 noted the draft Heads of Terms for this proposal.
- 1.5 Sage's offer means that the 142 homes they purchase would be delivered for shared ownership (82no.) and affordable rent (60no.). Barnet Council would have 100% nomination rights for the affordable homes, helping to reduce the cost of temporary

accommodation. The shared ownership homes would offer first time buyers, or those on lower incomes, a means of home ownership.

- 1.6 The remaining 75 homes are included within the extra care scheme that replaces Cheshir House, and have an allocated budget in the Housing Revenue Account. These homes will be retained in the Council's ownership.
- 1.7 It is proposed that both elements of the project are delivered as one scheme. There is duality in this approach whereby the site logistics can be managed by one main contractor, which impacts less on the existing residents.
- 1.8 The scheme has now been tendered and a preferred contractor identified. Negotiations with Sage Housing Limited have continued and an improved commercial offer received.

2. REASONS FOR RECOMMENDATIONS

- 2.1 Barnet has the largest population of any London Borough with 394,400 residents. The figure is expected to grow by 452,000 by 2036. With a third of the borough designated green belt, Barnet Council has to be innovative in how new homes can be built in the borough. To deliver an increase in housing completions the Council and wider public sector needs 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.
- 2.2 The Council's Housing Strategy 2019-2024 identifies that delivering more homes that people can afford is a key priority.
- 2.3 The delivery of new affordable rented homes, funded in a variety of ways, 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.
- 2.4 The draft Local Plan (2021-2036) sets out the vision for growth and development in the borough and the delivery of 32,200 new homes and 20,000 new jobs by 2030. The Regeneration Strategy builds on this, articulating the Council's approach to delivering growth and focusing on the places that need intervention.
- 2.5 The trade press reports that there has been a surge in demand for properties in outer London and research from Rightmove shows a trend in recent months for people selling up in the inner London zones and moving further out. Analysis of commuter lines in London shows that northern locations of the Northern line are performing more strongly than the southern locations.
- 2.6 Furthermore, the largest Registered Providers are recording exceptional demand for shared ownership since May, at the height of the pandemic. First time buyer portal Share to Buy, which specialises in shared ownership and help to buy sales, has reported its highest number of registrations ever.
- 2.7 All the new homes provided through this development will meet the former Lifetime Homes standard through a standardised approach centred around building regulations. At least

10% will be fully wheelchair adapted, meeting the objective in the Council's Housing Strategy of providing housing to support vulnerable people. The Council already provides a range of housing options for vulnerable adults with a focus on helping people live as independently as possible.

- 2.8 The completed homes will be managed by Barnet Homes, ensuring a one landlord approach across the Estate. A management agreement between Sage and Barnet Homes will be entered into to formalise the arrangement for Barnet Homes to manage the general needs accommodation.
- 2.9 The Council have been awarded by way of a grant allocation £7.5m from the Greater London Authority (GLA) to support the provision of the new extra care scheme; the grant agreement for this was signed in December 2019. The grant conditions require the development to have commenced on site by end of March 2021.
- 2.10 The amount being paid by Sage reflects the anticipated monies that both the Council and Sage have been awarded by the GLA. Sage have also been awarded a grant allocation for the affordable rent and shared ownership homes they are forward-funding. The grant conditions require the development to have commenced on site by end of March 2021 and that London affordable rents will be set for the affordable tenure dwellings.
- 2.11 To meet the start on site milestones with the GLA, it is proposed that a pre-contract services agreement and minor works contract is entered into with the preferred contractor ahead of the build contract. This will facilitate the demolition and enabling works to commence before end of March 2021.
- 2.12 The total project budget, including both general needs and the extra care homes, is £67.9m. The budget costs would be met through funding from Sage for the general needs homes and the Housing Revenue Account for the extra care homes in conjunction with the GLA grant funding.
- 2.13 The Council are keen to maintain policy compliance. Sage's offer enables the project aims to be delivered at minimal, or no, cost to the Council with a fully policy compliant scheme. Furthermore, estate transformation will be delivered in one go by the delivery of new housing, improvements to the existing blocks and the extensive public realm improvements made at the same time.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

3.1 **Do nothing**

An alternative option is to **do nothing**, but it would limit the Council's ability to deliver much-needed affordable housing. There would be limited improvement to current issues identified on the Estate such as anti-social behaviour and fly-tipping.

3.2 **Do minimum**

This option could see the delivery of the replacement of Cheshir House with 75 Extra Care units, however the wider benefits of estate regeneration would remain unresolved and not meet the Council's objectives of increasing housing supply.

By delivering the general needs homes at the same time as the extra care scheme there is duality in the approach taken, the benefits of which would not otherwise be realised.

3.3 **Do maximum**

a) Opendoor Homes to act as developer

An alternative option is that Opendoor Homes would enter into a typical s106 agreement to secure planning obligations. LBB would transfer the land for nil value with 100% nominations right across all Affordable units. The Shared Ownership units would be sold with a 25% equity release and will be subject to a 250-year head lease between the Council and ODH.

However, the working capital for the scheme would be provided by the Council, which may expose it financially.

Sales risk on the shared ownership would ultimately be borne by the Council as developer.

b) Fund the development from the Housing Revenue Account

An alternative option is that the Council could fund the entire development from the Housing Revenue Account.

However, this would result in a cost burden for the HRA, which is already stretched. There would be a borrowing requirement for the Council, increasing their financial exposure and the Council would have to take all the sales risk.

4. POST DECISION IMPLEMENTATION

- 4.1 An independent valuation will be instructed, to confirm that the agreement with Sage Housing Ltd constitutes a disposal at best consideration in accordance with S123 of the Local Government Act 1972 or S233 of the Town and Country Planning Act 1990.

- 4.2 The sale agreement with Sage Housing Limited will be executed, in line with the Heads of Terms.
- 4.3 Contracting arrangements will be progressed with the preferred build parties, enabling a start on site to be made before end of March 2021. This may initially include a pre-contract services agreement ahead of letting the main contract.
- 4.4 Any required outstanding consents so far as not already in place to include stopping-up, appropriation to planning and a compulsory purchase order and any required open space disposal consultation/decisions well as other ancillary matters will need to be obtained. The Urgency Committee called in April 2020 delegated authority to the Deputy Chief Executive in consultation with the Chairman of the Housing and Growth Committee to include the use of CPO powers in relation to the Fosters Estate, to take any other actions necessary to complete the scheme and approved the recommended routes for land transfer and appropriation as mentioned in that report.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The Corporate Plan 2019-2024 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 draft London Plan and draft Local Plan recognise the need to deliver more housing in the Borough. The council's Housing Strategy 2019-2024 continues to emphasise that delivering more homes that people can afford is a key priority and sets out how the council will deal with a number of challenges including high prices, a shortage of affordable housing and the potential threats to the qualities that make the Borough attractive.

5.1.4 Delivering additional housing and an improved public realm at Upper and Lower Fosters is also a key element in the council's Growth Strategy.

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

Finance

5.2.1 The proposal, subject to contract, is that the general needs homes will be funded by Sage Housing Limited and GLA grant obtained by Sage.

5.2.2 There is an allocated budget within the Housing Revenue Account for £35.5m for the delivery of two extra care schemes, including Cheshir House. The total scheme cost for Cheshir House is £21.53m.

5.2.3 This report seeks approval of the recommendation set out at 4.1 to appropriate to planning purposes the land forming part or the whole of the Site as indicated on the Plan attached which is held by the Council for other purposes and, if it is considered appropriate to do so, to effect the appropriation of such land to planning purposes subject to complying with the statutory procedures for such appropriation and obtaining any necessary consents.

Value for Money and Procurement

5.2.4 CSG Property Estates have assessed Sage's offer as representing best consideration. An independent valuation will now be commissioned to verify and confirm this is a disposal at best consideration to fulfil the Council's overriding obligations to secure the same.

5.2.5 The tender for the main contractor was managed by a chartered surveyor from a Royal Institution of Chartered Surveyors registered construction consultancy. The tender process was managed in accordance with Barnet Homes' contract procedure rules, acting as development agent for the Council.

5.2.6 Five contractors were invited to tender and the contract will be awarded on the basis of 60% quality / 40% cost. The construction consultant has produced a full tender report that fully analyses the tender prices returned against their cost estimate.

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 The main contractor will be required 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 Council Constitution Article 7.5 states that the remit of the Housing and Growth Committee includes responsibility for regeneration strategy and oversight of major regeneration schemes, asset management, employment strategy business support and engagement.

5.4.2 The Council Constitution, Article 10 Table A states that the Housing and Growth Committee is responsible for authorising all acquisitions and disposals over £500K.

5.4.3 The Council has a range of powers including the general power of competence under Section 1 of Chapter 1 of the Localism Act 2011 to do anything that individuals can do subject to any specific restrictions contained in legislation and Section 111 of the Local Government Act 1972 which provides that a local authority has power to do anything which is calculated to facilitate, or is conducive or is incidental to, the discharge of its functions.

5.4.4 Additionally, the council has the power to acquire and dispose of land in accordance with Sections 120 to 123(2A) of the Local Government Act 1972, and subject to obtaining all appropriate consents and approvals.

5.4.5 Where land is being and has been appropriated under section 122 of the LGA 1972 for planning purposes, any disposal of land appropriated for such purposes is effected in reliance on Section 233 Town and Country Planning Act 1990. On any disposal of property, the council is required to observe the requirements of s123(2) of the LGA 1972 or Section 233 Town and Country Planning Act 1990 to ensure that any disposal is not for a consideration less than the best that can reasonably be obtained. Any land held for the purposes of part 2 of the Housing Act 1985 can be disposed of under section 32 of that Act either in reliance on a general or express consent of the consent of the Secretary of State.

5.4.6 The Council will need to make the required adjustments as between the Housing Revenue Account and the General Fund to account for the value of any housing land appropriated to planning.

5.4.7 The Council will need to consider, comply with and obtain any statutory and legal requirements /consents to give effect to the preferred option. These have been set out in full in previous report to this committee including the process required for disposal of open space land.

5.4.8 Procurement of public works and services contracts over the relevant value thresholds must observe the requirements of the Public Contracts Regulations 2015, to include the placing of OJEU notices where such contracts are not drawn down from a compliant framework. Barnet Homes on behalf of Barnet Council undertook a compliant tender process in line with the Public Contracts Regulations 2015 in appointing the building contractor.

5.4.9 In the event the delivery option for the proposed development is with the assistance of a loan/grant then the Council must note that under State Aid rules, in order to avoid the distortion of competition and trade within the European Union, no advantage should result

from funding that is granted by public authorities on a selective basis to any organisations. It is essential that all legislation concerning State Aid is met, in particular such loans should be at normal commercial rates.

5.5 Risk Management

5.5.1 The main business and service risks associated with the potential scope for this project are noted below.

Design

5.5.2 There is a risk that the design is not fit for purpose. To mitigate this risk, Allies & Morrison Architects were successfully appointed following a competitive process to design the scheme to RIBA stage 3 and including a detailed planning application. They are also the preferred contractor's chosen construction stage architect, which will help ensure the golden thread of design quality from start to completion.

Planning consent

5.5.3 The resolution to grant planning consent was made in October 2019 subject to conditions and completion of the S106 agreement. Currently the S106 agreement is not completed, meaning work cannot start on site as the planning consent is not fully in place. Officers are working hard to resolve this and an action plan is in place.

Programme and cost

5.5.4 There is a risk of prolongation costs if the preferred contractor is prevented or delayed from starting on site by the client. To mitigate this, a pre-contract services agreement may be entered into to progress the project whilst outstanding issues are resolved. This would also seek to secure the start on site milestone for the GLA which is end of March 2021. The Council will have by such time entered into the sale contract with Sage.

5.5.5 There is a risk that construction costs increase post-contract and that the Sage offer would not cover this. A client contingency of 4-5% has been allowed within the construction budget. While low for a scheme of this size, this is deemed to be sufficient to help mitigate this risk.

5.5.6 There is a risk that the land assembly costs exceed the allocated budget. Expert advice has been taken on the likely costs arising from this issue and included as a dedicated budget item in the project budget.

5.6 Equalities and Diversity

5.6.1 Under the Equality Act 2010, the Council must have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- b) advance equality of opportunity between those with a protected characteristic and those without;
- c) promote good relations between those with a protected characteristic and those without.

The 'protected characteristics' referred to are; age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation. It also covers marriage and civil partnership with regards to eliminating discrimination.

5.6.2 The Council is committed to improving the quality of life for all, and wider participation in the economic, educational, cultural, social, and community life in the Borough.

5.6.3 The development at Upper and Lower Fosters will make a significant contribution to the provision of additional high quality intermediate housing in the Borough to assist first time buyers, many of whom are currently priced out of the market. In addition, much needed affordable rented housing will also be provided, as well as promotion of further construction jobs in the borough.

5.6.4 Barnet Homes have completed an Equalities Impact Assessment, reviewing the impact of the project delivery on the existing residents. A summary of the assessment is included below.

Equality strand	Potential impact	Mitigation
Age	Site logistics may affect elderly people and those with reduced mobility.	<p>This will be addressed in the contractor's risk assessment and health and safety plans. These are reviewed by health and safety consultants.</p> <p>The contractor will provide safe temporary paths and access ways to ensure access across the estate where required.</p> <p>The contractor will be required to sign up to the Considerate Constructors Scheme which monitors and reports on their site practices.</p>
Disabilities	Site logistics may affect elderly people and those with reduced mobility.	<p>This will be addressed in the contractor's risk assessment and health and safety plans. These are reviewed by health and safety consultants.</p> <p>The contractor will provide safe temporary paths and access ways to ensure access across the estate where required.</p> <p>The contractor will be required</p>

		to sign up to the Considerate Constructors Scheme which monitors and reports on their site practices.
Religion and ethnicity	May be affected in terms of communications and language barrier.	<p>A survey of residents will be carried out to identify preferred languages and specific needs. Communications can then be provided in any necessary form.</p> <p>A website will be created that can be accessed at any time.</p>
Pregnancy and maternity	<p>Site logistics may affect elderly people and those with reduced mobility.</p> <p>Site logistics may be noisy and cause distress for some vulnerable residents</p>	<p>This will be addressed in the contractor's risk assessment and health and safety plans. These are reviewed by health and safety consultants.</p> <p>The contractor will provide safe temporary paths and access ways to ensure access across the estate where required.</p> <p>There will be restrictions for hours of working and acceptable noise levels.</p> <p>If necessary, temporary respite areas can be provided.</p> <p>The contractor will be required to sign up to the Considerate Constructors Scheme which monitors and reports on their site practices.</p>
Mental illness	Site logistics may be noisy and cause distress for some vulnerable residents.	There will be restrictions for hours of working and acceptable noise levels.
Carers	Site logistics may affect elderly people and those with reduced mobility.	The contractor will provide safe temporary paths and access ways to ensure access across the estate where required.

5.6.5 At this stage, the proposal does not raise any issues under the Council's Equalities Policy and does not have a bearing on the Council's ability to demonstrate that it has paid due regard to equalities as required by the legislation.

5.7 Corporate Parenting

5.7.1 Barnet Council have a small number of care leavers in temporary accommodation. Increasing the supply of affordable housing is therefore a corporate parenting issue.

5.8 Consultation and Engagement

5.8.1 Barnet Council adopted a community engagement and co-design strategy for this project, which encouraged residents to play a full role in developing the improvement proposals from design through to post-delivery.

5.8.2 During the planning-stage design period the scheme followed a co-design process that enabled residents to engage and contribute to the design process.

5.8.3 Following submission of the planning application, it was agreed with the Resident Steering Group that regular workshops were no longer required as the scope for input to the design had largely been concluded. It was agreed that regular newsletters would be sent out at key points and that there may be the opportunity to contribute to the landscaping design once the contractor had been appointed.

5.8.4 Barnet Homes invited a resident representative to join the interview panel for the main contractor and their scores contributed to the tender analysis.

5.8.5 Barnet Homes are currently in the process of designing a project website, which will be used to update and share news with residents and the local community.

5.8.6 Upon appointment of the main contractor, there will be a dedicated point of contact for residents throughout the construction period. They will also be arranging workshops and activities at key points throughout the scheme.

5.9 Insight

5.9.1 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. Barnet has 393,000 residents and this figure is expected to grow by 76,000 over the next 25 years; an increase of 19%.

5.9.2 The delivery of new affordable rented homes will help to meet the objective in the Council's Housing Strategy to prevent and tackle homelessness, by reducing the use of temporary accommodation. There are currently more than 2,700 households living in temporary accommodation which presents significant budgetary pressures for the Council.

5.9.3 Barnet's Health and Wellbeing Strategy recognises the importance of access to good quality housing in maintaining Well-Being in the Community.

5.9.4 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.

6 BACKGROUND PAPERS

Assets, Regeneration and Growth Committee, 12 December 2016, Upper and Lower Fosters:

<https://barnet.moderngov.co.uk/documents/s36542/Upper%20and%20Lower%20Fosters.pdf>

Assets, Regeneration and Growth Committee, 13 June 2019, Upper and Lower Fosters:

<https://barnet.moderngov.co.uk/documents/s52938/Upper%20and%20Lower%20Fosters%20report%20public.pdf>

Council, 30 July 2019, referral from ARG – Upper and Lower Fosters:

<https://barnet.moderngov.co.uk/documents/s54756/Referral%20from%20the%20Assets%20Regeneration%20and%20Growth%20Committee%20-%20Upper%20and%20Lower%20Fosters.pdf>

Planning Committee, 10 October 2019:

<https://barnet.moderngov.co.uk/documents/s55564/19.2517.FUL%20-%20Fosters%20Estate.pdf>

Urgency Committee, 27 April 2020:

<https://barnet.moderngov.co.uk/documents/s58641/Urgency%20Committee%20-%20Emergency%20Decisions%20Final.pdf>

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AGENDA ITEM 21

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