

<p style="text-align: center;"><u>MEETING</u></p> <p style="text-align: center;">HOUSING AND GROWTH COMMITTEE</p>
<p style="text-align: center;"><u>DATE AND TIME</u></p> <p style="text-align: center;">MONDAY 14TH SEPTEMBER, 2020</p> <p style="text-align: center;">AT 7.00 PM</p>
<p style="text-align: center;"><u>VENUE</u></p> <p style="text-align: center;">VIRTUAL TEAMS MEETING</p> <p style="text-align: center;">LINK TO VIRTUAL MEETING - https://bit.ly/3igNj0</p>

TO: MEMBERS OF HOUSING AND GROWTH COMMITTEE (Quorum 3)

Chairman: Richard Cornelius,
Vice Chairman: Sarah Wardle

Councillors

Sara Conway	Kath McGuirk	Daniel Thomas
Paul Edwards	Alex Prager	Peter Zinkin
Ross Houston	Thomas Smith	

Substitute Members

Anne Clarke	Nizza Fluss	Laithe Jajeh
Geof Cooke	Rohit Grover	Alison Moore

In line with the Constitution's Public Participation and Engagement Rules, requests to submit public questions must be submitted by 10AM on the third working day before the date of the committee meeting. Therefore, the deadline for this meeting is Wednesday 9th September at 10AM. Requests must be submitted to abigail.lewis@barnet.gov.uk

You are requested to attend the above meeting for which an agenda is attached.
Andrew Charlwood – Head of Governance

Governance Services contact: abigail.lewis@barnet.gov.uk
Media Relations Contact: Tristan Garrick 020 8359 2454

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ORDER OF BUSINESS

Item No	Title of Report	Pages
1.	MINUTES OF THE PREVIOUS MEETING	5 - 12
2.	ABSENCE OF MEMBERS	
3.	DECLARATIONS OF MEMBERS DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS	
4.	REPORT OF THE MONITORING OFFICER (IF ANY)	
5.	PUBLIC QUESTIONS AND COMMENTS (IF ANY)	
6.	MEMBERS' ITEMS (IF ANY)	
7.	Annual Regeneration Report Update	13 - 96
8.	Brent Cross Cricklewood Update	97 - 116
9.	Fire Safety - progress update	117 - 134
10.	Enabling Investment in Digital Infrastructure	135 - 146
11.	Post-decision scrutiny - Rent Relief Policy DPR	147 - 162
12.	Recovery Plan	
13.	COMMITTEE FORWARD WORK PROGRAMME	163 - 168
14.	ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT	
15.	MOTION TO EXCLUDE THE PRESS AND PUBLIC	
16.	ANY OTHER EXEMPT ITEM(S) THAT THE CHAIRMAN DECIDES ARE URGENT	

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Decisions of the Housing and Growth Committee

6 July 2020

Members Present:-

AGENDA ITEM 1

Councillor Richard Cornelius (Chairman)

Councillor Sarah Wardle (Vice-Chairman)

Councillor Sara Conway

Councillor Paul Edwards

Councillor Ross Houston

Councillor Kath McGuirk

Councillor Alex Prager

Councillor Thomas Smith

Councillor Daniel Thomas

Councillor Peter Zinkin

1. MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the meeting of the Housing and Growth Committee held on 16 March 2020 be approved as a correct record.

2. ABSENCE OF MEMBERS

None.

3. DECLARATIONS OF MEMBERS DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS

Councillor McGuirk declared a non-pecuniary interest in relation to item 9 Brent Cross Cricklewood update report, by virtue of being an employer at John Lewis.

Councillor Houston declared a non-pecuniary interest in relation to Item 8 Review of management agreement with Barnet Homes, by virtue of being a Council appointed member of the Barnet Group Board.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

None.

6. MEMBERS' ITEMS (IF ANY)

Members item in the name of Councillor Paul Edwards on Homelessness and rough sleeping.

Councillor Edwards introduced his members item and asked that a detailed report be brought back to a future meeting to address the points raised. He was pleased with the way in which Barnet had managed to get all rough sleepers into accommodation, but there were concerns about what would happen now that the lockdown was being eased.

Councillor Houston echoed the concerns of Councillor Edwards. Both Members also thanked officers for their hard work in dealing with getting all rough sleepers in Barnet into accommodation and said this was something the Council should be very proud of.

Officers agreed to bring a detailed report back on the points raised in the members item to the committee.

Members item in the name of Councillor Sara Conway on Digital access in estates and across the Borough.

Councillor Conway highlighted the need to ensure those currently without digital access could get basic access in future, to view council material and important information and guidance. She asked that community fibre was considered, as well as increasing supply of dongles and research to provide a picture of the extent of the digital deficit in the borough.

Members agreed that this was an important issue that needed to be addressed.

Members item in the name Councillor Kath McGuirk on Town Centres and High streets.

Councillor McGuirk introduced her Members item which requested the Committee receive an update on work being done to help town centres and high streets in Barnet recover, following the lock-down.

During discussion, the Chairman highlighted that a report was being drafted by officers on town centre strategies. Councillor McGuirk asked that an over-arching strategy was drafted, rather than solely individual ones and that all members were given the opportunity to work collaboratively with officers to feed into the strategy.

It was agreed that all members could input into the report being drafted by officers, which would be brought to a future meeting.

Members item in the name Councillor Ross Houston on regeneration and housing investment.

Councillor Houston introduced his members item which asked that the Committee consider what opportunities there were for boosting regeneration and housing investment post lockdown. He asked that current regeneration schemes be reviewed to see where there may be challenges, as well as opportunities for good investments. He stressed that members were concerned about the effects of the ending of the eviction ban and furlough scheme and how this could lead to a spike in homelessness. Cllr Houston asked that the Council be proactive in addressing these matters.

Members agreed that this was an area that needed to be constantly reviewed.

7. DEVELOPMENT PORTFOLIO PROGRAMME

The Chairman introduced the Development Portfolio Programme report.

Members requested that officers considered whether more affordable housing could be developed on the Church Farm site. The Director of Growth confirmed that this would be going out to market and all developers would be required to meet affordable housing targets in line with policy.

Members also queried what size properties would be available on the Watling Park site, as there was a demand for affordable accommodation in the area for families. The Director of Growth confirmed that all the developers bidding for the site had been giving an opportunity to demonstrate to the Council what sort of affordable housing they could offer. The chosen developer would be one that met all the needs of the council.

Following discussion on the report, the Chairman moved to vote on the recommendations as set out in the report and addendum.

The votes were recorded as follows:

For	6
Against	4
Abstain	0

RESOLVED that the Committee:

- 1. Noted progress to date in respect of the development pipeline 2 sites and approved the proposed portfolio approach.**
- 2. Approved the list of sites for disposal set out in this report set out in figure 3.**
- 3. That following negotiation of satisfactory terms having due regard to the best interests of the Council, that the deputy Chief Executive be authorised to approve the disposal of the sites as set out in the report.**
- 4. That Committee endorse in principle, the development & income generating approach detailed for the Northway/Fairway, Watling Car Park and Bunns Lane Car Park sites set out in the report.**
- 5. Approved that the Council incurs costs in line with the estimate provided at paragraph 5.2.8 of the report (exempt) to progress to RIBA stage 3 those sites listed at figure 2 of this report.**

8. REVIEW OF MANAGEMENT AGREEMENT WITH BARNET HOMES

The Chairman introduced the report which outlined proposals for Barnet Homes to take the lead for drafting Housing Policy on behalf of the Council and to take more responsibility for budget management.

Following consideration of the item, the Chairman moved to vote on the recommendations as set out in the report.

The votes were recorded as follows:

For	6
Against	4
Abstain	0

RESOLVED that the Committee:

- 1. Approved the proposal for Barnet Homes to take the lead for drafting Housing Policy on behalf of the Council, including the Housing strategy and the Housing Allocations Scheme, for approval by the Council.**
- 2. Approved the proposal for Barnet Homes to take the lead for financial planning and budget management of the Housing Revenue Account (HRA) and Housing General Fund, on behalf of the council, so that, subject to further work by officers, Barnet Homes will become responsible for reporting to Committee.**
- 3. That the Committee delegates authority to the Deputy Chief Executive to agree any changes to the Management Agreement needed to reflect the principles**

detailed in this report, between the council and Barnet Homes, necessary to implement recommendations 1 and 2.

4. That the Committee receives a further report on the updated HRA Business Plan and housing budgets to address the issues highlighted and clarify the impact of changes proposed in this report at its next meeting.

9. BRENT CROSS CRICKLEWOOD UPDATE REPORT

The Chairman introduced the report which provided an update on the comprehensive regeneration of the Brent Cross Cricklewood (BX) programme since the Committee meeting on 16th March 2020, as well as the addendum and appendices in relation to this report.

Members congratulated the team on the success on receiving money from Homes England.

Members raised concerns about the post construction parking on Brent Terrace on plots 53-54 and asked for clarification on the plans going forward in terms of logistics for parking. The Programme Director for Brent Cross explained that an exercise was currently being conducted to look at controlled parking zones and that a brief on this was being prepared to take forward over the next 18 months. An application for temporary yellow lines on Brent Terrace had also been submitted to the highways department to prevent any construction parking taking place on that road. She said that alternative sites for parking were being looked into through the Brent Cross integrated management and this was being co-ordinated with the Claremont Park school and residents.

Members asked what strategy had been put in place to deal with the movement of the concrete plant and had the environment team been engaged with proposals and ensuring promises made to residents were being met. Councillor Zinkin updated the committee that himself and Councillor Clarke had met with the concrete company and explained in detail the concerns of residents. The concrete company had advised that there would be no increase in lorry movements or tons of aggregate. It was also a possibility that a modern concrete plant would be better on a DG cargo site, rather than simply moving aggregate. However, this would not be evident until such a plant had been installed. Councillors had asked the DG Cargo and concrete company to arrange a visit for residents to a modern plant to see what was being proposed for this site. Councillor Zinkin explained that the company had been informed of all the residents' concerns and that all the standards that had been agreed with residents around noise and pollution needed to be addressed.

Members noted there was a risk around rail possessions and queried how officers were working with network rail on this. The Programme Director for Brent Cross confirmed that Network rail viewed delivery of the Brent Cross programme as key and would work closely with Barnet over the next few months on any issues that may arise. Members also asked for examples of interfaces that involved multiple parties working well in other areas, officers said that Birmingham new street was a good example and that further details could be provided in future updates.

A member highlighted issues raised by residents regarding the construction transport management plan and asked for assurances that the draft would be brought up to an acceptable standard before publication. The Programme Director for Brent Cross explained that residents had been presented with a first draft, to allow them an opportunity to input into the plan, a second draft was being drawn up over the next

couple of weeks, before submission to the local planning authority. The first resident session with L&Q had now taken place and these would continue regularly.

Following discussion of the item the Chairman moved to vote on the recommendations outlined in the report and the public addendum. The votes were recorded as follows:

For	6
Against	0
Abstain	4

RESOLVED that the Committee:

- 1) Noted the progress update across the scheme since the last report to the committee on 16 March 2020;**
- 2) Noted the revised station works baseline programme as agreed with Network Rail;**
- 3) Confirmed that the Deputy Chief Executive in consultation with the Chair of this Committee be authorised to agree the revised delivery arrangements for the Station Eastern Entrance Box and authorise on behalf of the Council that it enters into the required legal agreement with Brent Cross South Limited Partnership (BXS) to allow the Council to deliver the Eastern Entrance Box and make the necessary amendments to the Station Contract with Volker Fitzpatrick as set out in paragraphs 1.19-1.26 of this report;**
- 4) Confirmed that the Deputy Chief Executive in consultation with the Chair of this Committee be authorised to agree and finalise on behalf of the Council the proposed revision to the delivery arrangements for BXT project as set out in paragraphs 1.27-1.29 of this report. Addendum to follow.**
- 5) Noted that the Homes England Loan Facility Agreement with BXS and Homes England and the Direct Agreement between Homes England and the Council (including the Deed of Indemnity and Counter Indemnity, Legal Charge and Deed of Subordination) were completed on 30 March 2020, and confirm that the Chief Executive in consultation with the Chair of this Committee be authorised to agree and amend on the Council's behalf the terms of the legal charge and any consequential agreed changes to the direct agreement to reflect disposals and acquisitions by the Council and Brent Cross South Limited Partnership (BXS LP) throughout the BXS development and to complete the same as set out in paragraph 1.43 of this report.**
- 6) Confirmed that the Deputy Chief Executive in consultation with the Chair of this Committee and Director of Environment be authorised to a) agree any changes to the service operations of North London Waste Authority (NLWA) and London Energy Limited (LEL) which mitigate**

impact to the BX programme and b) instruct any action which is required as a consequence of (a) including any necessary update or amendment to the procurement strategy and agreeing any consequential changes on behalf of the Council to the Settlement Agreement with NLWA and LEL dated September 2017 and to complete any required documentation in connection with such matters in the terms outlined at paragraph 1.47 of this report;

- 7) Confirmed that the Deputy Chief Executive in consultation with the Chair of this Committee be authorised to agree and finalise the Section 8 Agreement with London Borough of Brent to allow the council to undertake highways improvements within the London Borough of Brent to the Cricklewood Broadway junction as set out in paragraph 1.51 of this report.

8) Confirmed the renewal on the expiry of the existing contract with CBRE to provide strategic property advice and Schofield Lothian to support the BX Integrated Programme Management Office and delivery of Critical Infrastructure across as set out in paragraphs 5.1.7 of this report.

RESOLVED that the Committee agreed the recommendations in the public addendum:

- 1) Confirmed that that Mace (Bidder 3) be appointed as the preferred bidder to provide a new home for the project management team and to provide project management services and support the council in the delivery of the rail construction elements of the BXT programme. The council will issue the required Standstill Letters on 7 July 2020 and move to make the Contract Award on 20 July 2020.
- 2) Noted that a Change Notice to the Brent Cross Thameslink Special Project Agreement (SPA) between the Authority and the Service Provider (Re/Capita) dated 3 March 2020 is being agreed, and will have effect from 1 July 2020 until the end of the SPA.
- 3) Noted that Currie & Brown, Arnmore Limited and Amos Ellis Consulting (the “Sub-Consultants”) have been appointed directly to the council to continue to provide commercial support and town planning services to the BXT programme.
- 4) Confirmed that the Deputy Chief Executive issue the required Termination Notice to Re/Capita to bring the Brent Cross Thameslink Special Project Agreement SPA to an end on 9 August 2020; and be authorised in consultation with the Chairman of the Committee to agree

the final settlement of the SPA and the Change Notice and any other non-material changes.

10. POST-DECISION SCRUTINY - APPROVAL OF THE LITTLE STRAND, NW9 AND BROADFIELDS ESTATE, HA8 INFILL DEVELOPMENT OUTLINE BUSINESS CASES

The Chairman introduced the Approval of the Little Strand and Broadfields Estate, HA8 Infill Development Outline Business Case report which was approved via Delegated powers report, in-line with the delegation provided by Urgency Committee.

Following discussion of the item the Chairman moved to vote on the recommendations outlined in the report. The votes were recorded as follows:

For	10
Against	0
Abstain	0

RESOLVED that:

The committee unanimously noted the decision taken by Chief Officers via delegated powers in response to the Coronavirus Pandemic or related matters.

11. COVID-19: UPDATE ON SUPPORT TO BUSINESS - TO FOLLOW

The Chairman introduced the report which updated the Committee on the support provided to Barnet's businesses during the Covid-19 pandemic.

Members asked that more clarity was provided to businesses on social distancing rules and that officers ensured that small businesses, were supported in making the necessary steps to comply with Covid-19 related guidance from the government.

Following discussion of the item the Chairman moved to vote on the recommendations outlined in the report. The votes were recorded as follows:

For	10
Against	0
Abstain	0

RESOLVED that:

The Committee unanimously noted the report.

12. COMMITTEE FORWARD WORK PROGRAMME

The Committee noted the Work programme and that this was subject to change.

13. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT

None.

14. MOTION TO EXCLUDE THE PRESS AND PUBLIC

The Chairman moved a motion to exclude the press and public, seconded by Councillor Wardle.

The Committee unanimously resolved – that under Section 100A (4) of the Local Government Act 1972 the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act (as amended).

15. EXEMPT REPORT - DEVELOPMENT PORTFOLIO PROGRAMME

The Committee RESOLVED - that the information contained in the exempt report be noted.

16. EXEMPT REPORT - BRENT CROSS CRICKLEWOOD UPDATE

The Committee RESOLVED - that the information contained in the exempt report be noted.

17. EXEMPT REPORT - STREETSCENE SERVICES OPERATIONAL ESTATE

The Committee RESOLVED - that the information contained in the exempt report be noted.

18. ANY OTHER EXEMPT ITEM(S) THAT THE CHAIRMAN DECIDES ARE URGENT

None.

The meeting finished at 20.15

	<h2 style="text-align: center;">Housing and Growth Committee</h2> <p style="text-align: right;">AGENDA ITEM 7</p> <h3 style="text-align: center;">14 September 2020</h3>
Title	Annual Regeneration Report
Report of	Chairman of Housing and Growth Committee
Wards	All
Status	Public
Urgent	No
Key	No
Enclosures	Appendix 1 Annual Regeneration Report 2019/20
Officer Contact Details	<p>Stephen McDonald Director for Growth Stephen.Mcdonald@barnet.gov.uk</p> <p>Sheri Odoffin: Programme Support and Controls Manager Sheri.odoffin@barnet.gov.uk 0208 959 3104</p>

Summary

This report summarises the 2019/20 Annual Regeneration Report (attached) which updates Committee of the following: -

1. The current context for growth and regeneration
2. Regeneration scheme challenges
3. Regeneration scheme progress
4. Regeneration scheme achievements

Officers Recommendations

1. That the Committee: Note the 2019/20 Annual Regeneration report.
2. Delegates authority to the Deputy Chief Executive to make any non-material changes to the attached Annual Regeneration Report.

1. WHY THIS REPORT IS NEEDED

- 1.1 The attached 2019/20 Annual Regeneration Report (ARR), provides an update on:
- The local and strategic policy context for future growth.
 - Scheme challenges faced over the last year.
 - The progress being made by the borough's Regeneration schemes.
 - The key achievements over the last financial year.
- 1.2 This includes updates on Barnet's largest growth areas – Colindale, Brent Cross Cricklewood and Mill Hill East as well as progress on the key estate regeneration schemes at West Hendon, Grahame Park, Dollis Valley, and infill schemes at Granville Road, Upper and Lower Fosters and several Barnet Group-led Development Pipeline schemes. There are also updates on business, employment, skills initiatives taking place alongside the regeneration schemes.
- 1.3 The ARR report usually comes to HAG committee at the end of the financial year between March and June. This year delays due to COVID-19 have impacted on report timelines but allowed time for this report to capture and reflect on some of the Implications of the pandemic on growth and regeneration schemes.
- 1.4 Construction was interrupted on all the regeneration sites during the height of the pandemic resulting in a number of challenges over and above business as usual. This is discussed further in paragraphs 1.22 and sub paragraphs below. Sites gradually reopened by the second week in June. Despite the challenges, our development partners, quickly put in place a range of health and safety measures to enable a speedy return to site, demonstrating their investment in and commitment to the schemes. The council put in place a strategy to monitor and manage risks and issues in order to support the sustainability of schemes and safeguard its land and property investments. Despite development interruption, the regeneration schemes successfully navigated from the position of stoppage to the position of reboot and resilient delivery.
- 1.5 It is not possible to predict the medium to long term implications of the pandemic but economic forecasts anticipate a significant down turn in the economy which will have serious implications for all economic sectors. This is likely to slow down the construction sector significantly as funding decisions governing where investment is prioritised, when and how much, may adversely affect our key regeneration schemes, particularly the future phases which are not contractually committed. These risks have been identified in the challenges section of this report and are being monitored. Developers are already requesting deferral of payments (ie section 106 and CIL) and other programmed capital receipts, to align with delayed construction schedules.
- 1.6 Other adverse impacts relate to the possibility of a second wave of high Covid-19 infections prompting a local lockdown and further temporary construction site closures, staff sickness, sub-contractor and supply chain delays. Whilst development partners are demonstrating resilience, there are factors that will be beyond their control and the control of the Council that may force business case reviews and alterations. With the end to furlough approaching in October, unemployment is likely to increase, and disposable income reduce which will slow down the sale of newly completed properties. Developers are likely to wait for a buoyant sales outlook before committing to future phases.

The local and strategic policy context for future growth

- 1.7 Whilst the ARR looks back over 2019/2020 at scheme delivery, progress and achievements, it also highlights the importance of the local plan, Growth Strategy and Long-Term Transport Strategy, which set out the local and strategic policy context for future Growth. The strategies were drafted before the pandemic and now face the challenge of how to adapt and achieve delivery in a new economic landscape. Work to assess the implications is being undertaken within each Council service.
- 1.8 The Draft Local Plan (Reg 18) Preferred Approach was approved by Policy and Resources Committee in January 2020 and consulted on in spring. It sets out the borough's planning policy framework used by the council to make decisions about how Barnet will change as a place over the next 15 years and is one of the most important statutory documents that must be produced for the borough, providing the spatial expression of Council plans and strategies. The ARR contains a spotlight on the Local Plan highlighting consultation activities that occurred over the year, Reg 18 features, the policy focus for growth, key challenges, the current local plan timetable, achievements and the focus in 2020/21.
- 1.9 The Growth Strategy, approved by Housing and Growth Committee in January 2020, sets out its ambitions for growth and development across the borough and considers future challenges and the growth principles, objectives and programmes that will address them. The Growth Strategy aims to make Barnet a great place to live, work, do business and visit; seeking to deliver this through 20 objectives across five themes that will shape how the council will engage in the delivery of growth and ensuring the maximum benefit to the residents of Barnet. The adopted delivery plan sets out a range of projects and programmes from 2020-21 onwards and will be monitored and reviewed annually.
- 1.10 The draft Long-Term Transport Strategy, approved by Environment Committee in January 2020, sets out a vision for transport in Barnet and a roadmap for achieving this vision. This strategy looks forward to 2041 and aligns with the Mayor of London's Transport Strategy. The strategy considers major infrastructure change and forecasting for social, economic, technological changes whilst providing sufficient flexibility to respond to uncertainties. Adoption will follow the period of public consultation and review that took place in the final quarter of 2019-20.
- 1.11 Each year the ARR revisits the financial strategies in place to support key policies and assist the rollout of scheme delivery. The report highlights the funding secured by the council and how it re-invests in growth, regeneration, infrastructure and service delivery to maximise the benefits to the borough's residents and businesses. The report recognises that funding availability will be an ongoing challenge and that the council continues to identify new ways of working and funding. This includes collaborating with partners in the public, private and voluntary sector and investment to sustain a growing borough by: Insulating from economic shocks by building resilience and long-term changes
- Properly funding priority services and investing where necessary
 - Ensuring sufficient funding is available for on-going transformation

Progress and Achievements

The ARR also sets out the progress and achievements of key regeneration and development schemes and summarises the underpinning work undertaken by the council's delivery units to support scheme delivery and policy and strategy development.

1.12 Brent Cross Cricklewood Growth Area

This growth will be underpinned by a new Brent Cross West railway station linking the new neighbourhood to central London in less than 15 minutes. The area will also be served by improved transport links including a new bus station. Uniting the areas north and south of the North Circular, the redevelopment of Brent Cross Cricklewood will provide a vibrant place to live and work and contribute to the long-term prosperity of the borough.

Progress

The Brent Cross schemes have progressed in 2019/20 as follows:

1.12.1 Brent Cross West

- Planning permission for the station approved in May 2020
- VolkerFitzpatrick Ltd was awarded the contract to deliver the new rail station and the reserved matters planning application has now been approved
- In December 2019, the new Train Operators' Compound was opened. It can accommodate up to 80 drivers, crew and presentation staff. In June, the south sidings were also completed. This is a key milestone in the delivery of the new wider station programme

1.12.2 Brent Cross South

Demolition works have been completed including demolishing the Rosa Freedman Centre and much of Claremont Industrial Estate in Claremont Way

- Work to deliver phase one of the Brent Cross South project began including the temporary open space, visitor centre and improvements to Claremont Way
- Two vacant premises on Claremont Way have been fixed up to provide a space for residents to view the plans for the area and discuss them with the developer

1.12.3 Brent Cross North

- Planning permission was granted to re-phase key infrastructure work from the Brent Cross North developers to Barnet Council and Brent Cross South to ensure the comprehensive redevelopment of the Brent Cross Cricklewood area remains on target.

1.12.4 Achievements

Last year's achievements include the following:

- Completed OJEU procurement and issued station contract to VolkerFitzpatrick
- Substantial completion of the Train Operators' Compound which is now occupied
- Commencement of infrastructure 1 southern junction works on Cricklewood Lane and Claremont Way
- Commencement of phase 1B South by Argent Related: Temporary open space.
- Submission of station reserved matters planning application followed by approval in May 2020
- New project website launched at TransformingBX.co.uk

1.13. Colindale Growth Area

Colindale is set to make the single largest contribution to housing (including affordable) to the borough over the next 10-15 years and one of the biggest in North London. Redevelopment is focused on three key routes: Colindale Avenue, Aerodrome Road and Grahame Park Way.

Progress

1.13.1 The following progress was achieved in 2019/20:

Continued development taking place in Colindale with at least 12,500 new homes identified between 2011 and 2030.

- By 2041, annual passenger demand is projected to more than double because of growth and development in the area
- Working with Transport for London (TfL), major re-development of the station planned to get underway by end of 2020 to improve access and capacity
- The enhanced station will be operational by spring 2022 Overall investment into the station re-development project of over £26 million
- Works at Montrose Playing Fields and Silkstream Park completed in March 2020.
- In July 2019, achieved planning consent for the re-development of the Colindale tube station and a residential-led mixed use development over the station, including 313 residential units and up to 860 sqm of flexible commercial and retail space
- Making of a Compulsory Purchase Order (CPO) for adjacent station development.
- Review of the planned junction improvements to Bunns Lane, Montrose / A5 and Colindale Avenue/A5, with a view to deliver a revised programme focused on improvements to pedestrian and cycle facilities
- Approval of the draft design masterplan for Colindale and Rushgrove Parks in the late summer 2019 with a two-month statutory consultation ending in January 2020

1.13.2 Achievements – Development

The following achievements occurred in 2019/20:

- Completion of improvement works at Montrose Playing Fields and Silkstream **Parks in March 2020**
- Proposal for the re-development of the Colindale tube station and over the station development greenlighted in July 2019
- Construction of bridge from Fairview into Montrose Playing Fields completed Autumn 2019
- Skills Action Plan sets out how residents (both existing and new) can access site and developer employment and training opportunities arising from the development.

1.13.3 Achievements - Employment and Skills

Colindale Gardens; Peel Centre

- Number of Apprentices: 1
- Number of Graduates: 1
- Number of work experience placements: 3
- Redrow Homes Scholarship Fund in partnership with MDX University
- Funder Member Patron of Unitas Youth Zone, in partnership with OnSide and the London Borough of Barnet, to provide a safe environment for young people Beaufort Park
- Number of local employees (Local workforce): 24%

- Number of work experience placements: 1

1.14 **Mill Hill East Growth Area**

Transformation is well underway of the former RAF Inglis Barracks in Mill Hill and council's waste depot to provide new affordable and private homes. Located on the edge of Mill Hill's conservation area, Millbrook Park is an exemplary Public Private Partnership creating a high-quality new suburb at the heart of NW7

1.14.1 **Progress**

The following progress was achieved in 2019/20:

- Delivery of district energy centre
- All development phases under construction.
- 737 housing completions to date
- TfL opened the new Step Free Access (lift) scheme in Feb/Mar 2020

1.14.2 **Achievements**

The following achievements were recorded in 2019/20:

- Completion of Permanent Energy Centre
- Completion of Millbrook Plaza
- Employment and Skills Action Plan sets out how residents (both existing and new) can access site and developer employment and training opportunities arising from the development: Barratt London achieved 2 Apprenticeships
- Both Durkan and EcoWorld are currently working to support construction training initiatives
- Notting Hill Genesis Construction Training Initiative 5-year plan under development

1.15 **Grahame Park – Priority Estate within Colindale Growth Area**

Plans are well underway to create a more outward looking neighborhood with new mixed tenure homes, community facilities with accessible road, pedestrian and cycling networks.

1.15.1 **Progress**

The following progress was achieved in 2019/20

- To date 685 new homes have been built, of which 386 are affordable
- In October 2019, Notting Hill Genesis submitted a fresh planning application which achieved consent in March 2020 for a development consisting of 2,088 new homes, new community facilities, a new park, open spaces and the re-alignment of Lanacre Avenue (renamed Bristol Avenue) to provide new transport links.

1.15.2 **Achievements**

2019/20 achievements include:

- Full planning consent achieved March 2020 for the phased redevelopment of plots 10-12 of Grahame Park involving up to 2,088 residential units and up to 5,950sq.m of flexible non-residential floorspace
- Agreement of a new S106 Planning Agreement to facilitate the construction of a wide range of vital community facilities including childcare, community, health and an improved park
- Employment and Skills Action Plan sets out how residents (both existing and new) can access site and developer employment and training opportunities arising from the development

Achievements for the new planning application agreed:

- £100,000 towards the refurbishment of the Library, which will provide both Employment and Skills and Community Investment programmes for the next 10 years
- £611,000 towards supporting Site and Community Employment and Skills
- 35 Apprenticeships
- 59 progressions into employment
- 85 work experience placements

1.16 Dollis Valley - Priority Estate

Regeneration existing sub-standard properties built in the late 1960's and early 1970's are being replaced with new high quality homes all linked by a network of green spaces in a new garden suburb.

1.16.1 Progress

Progress highlights for 2019/20 include the following;

- To date 271 new homes have been built, of which 113 are affordable.
- Extensive consultation on the draft masterplan for the Barnet and King George V Playing Fields has been undertaken
- The council has enacted Compulsory Purchase Order powers to enable assembly of land and property for development

1.16.2 Achievements

Achievement in 2019/20 include:

- Delivery of two new public spaces, namely the Eastern and Western Entrance Squares which are equipped with play space
- In January 2020, commenced demolition of 166 properties to enable next phase of development
- Employment and Skills Action Plan sets out how residents (both existing and new) can access site and developer employment and training opportunities arising from the development

1.17 West Hendon Priority Estate

With the ambition to create a thriving new neighbourhood, redevelopment is underway to replace existing homes with over 2,000 high-quality homes with underground car parking provision– surrounded by improved public space and transport links, thriving shops and businesses, a community centre and a new primary school.

1.17.1 Progress

Progress made in 2019/20 includes:

- 1,254 sqm of commercial floorspace has been created to date, including the community hub
- Construction started in September 2019 on the next phase of development which will deliver 611 units (418 private and 193 affordable)
- The new Cool Oak Lane pedestrian and cycle bridge will complete at the end of Summer 2020 and provide an improved link between the West Hendon development and the area to the west of the development

1.17.2 Achievements

Last year's achievements include:

- Secured a Compulsory Purchase Order (CPO3) without modifications on 17 September 2019, to secure the delivery of phases 5 & 6
- A community celebration day took place on 7 September 2019, celebrating the community which has grown since the start of the development. A range of events took place throughout the day, including family fun activities, live music and refreshments
- Continued improvements to the new public square with additional commercial units let, one of which has been let to an existing business on West Hendon Broadway
- Creation of a new landscaped play area for children
- Completed demolition of 155 properties to commence phase 4 construction
- Employment and Skills Action Plan sets out how residents (both existing and new) can access site and developer employment and training opportunities arising from the development

1.18 Granville Road - Infill Estate

The estate includes large areas of under-utilised and unstructured land. Planned regeneration aims to realise the potential to deliver additional new homes in these spaces, generating investment to improve the estate environment.

1.18.1 Progress

Progress made in 2019/20 includes:

- Development started on-site in July 2019 following planning consent obtained August 2016 for 132 new homes, including demolition of 26 flats, existing garages and other ancillary buildings.
- There has been ongoing construction on the site since start on site
- A 'Meet the contractors even' was held for residents

1.18.2 Achievements

In 2019/20 achievements include:

- All land was appropriated
- Start on-site and significant progress in clearing the site (i.e. demolition) for development
- Acquisition of 1A Mortimer Close to enable land to be included in the development of the estate
- In June 2019, council approval of an Improvement Plan for Childs Hill Park with £210,000 s106 contributions from Granville Road estate development

1.19 Upper and Lower Fosters - Infill Estate

This presents an exciting development opportunity in a town centre setting to create additional housing and an improved public realm. Plans are in place to optimise the use of the currently underused land to develop 217 additional homes and includes the demolition of the existing sheltered housing (Cheshir House), to be replaced by new Extra Care accommodation designed to help older people live independently

1.19.1 Progress

Progress in 2019/20 includes the following:

- Planning consent in October 2019 follows an extensive two-year programme of 'co design' in which residents were involved in the development of the plans
- Successfully re-housed the majority of all the residents of Cheshir House to make way for demolition of the building

1.19.2 Achievements

Last year's achievements include:

- Submission of the planning application in June 2019 with consent obtained in October 2019
- Potential third-party funding arrangement identified and approved by council in January 2020
- Potential grant funding from the GLA secured for 2020/21 (subject to Full Business Case approval)

1.20 Development Pipeline – Infill Sites

The council owns surplus land and buildings across the borough that could be used to provide more housing and has embarked on a programme of developing these sites itself. By building mixed tenure housing on smaller council owned sites across the borough, the aim is to maximise the use of the existing land assets and increase the housing supply to provide housing choices that meet the needs and aspirations of Barnet residents.

1.20.1 Progress

The following has been delivered in 2019/20

- 99 general needs homes for affordable rent across 12 sites including:
- 30 homes at Burnt Oak Registry office
- 14 homes at Basing Way garages
- 13 homes at Elmshurst Crescent
- 10 homes at Adamson Court
- 6 homes at Salcombe Gardens

1.20.2 Achievements

Achievements reached in 2019/20 include:

- Planning consent achieved for all 21 sites. Basing Way Open Space, the final scheme of this programme, achieved in April 2020
- Progress on site, particularly the larger schemes at Prospect Ring, Sheaveshill Court, Burnt Oak Registry Office and The Croft. These schemes alone will deliver almost half the programme at 147 homes

1.21 Town Centres

Barnet's Growth Strategy sets a target of delivering up to 30,000 homes by 2030. Much of this growth will be focused in Barnet's town centres—where development can be accommodated more sustainably, and it will bring greater benefit to Barnet's communities by strengthening the local economy.

1.21.1 With changes in shopping habits and the wider economy, many of our high streets are struggling with vacant shops, and this issue is being exacerbated by the economic impacts of COVID-19. We recognise that Town Centres need to:

- Become more diversified
- Transform into economic centres
- Become social and community hubs
- Deliver affordable workspace and spaces for market traders in Barnet's town centres.

1.21.2 Progress

The following has been delivered in 2019/20

- Edgware Growth Area SPD - Working collaboratively, we have been developing a planning framework that will guide ambitious change and investment in Edgware town centre.
- Finchley Central town square - Work commenced on a new town square following adoption of the Finchley Central Town Centre Strategy by Committee in 2017
- West Hendon mural and identity - The team is developing a large-scale mural celebrating the area's history and the connection between the town centre and the Welsh Harp Reservoir
- Cricklewood public realm and community infrastructure - Working with the local Town Team and other key stakeholders, the team is exploring options for improving public realm and providing new community infrastructure in the town centre
- North Finchley revitalisation - Work continues with development partners to bring forward ambitious proposals to revitalise North Finchley Town Centre.
- Town Team engagement - Work has continued with groups of businesses and residents that come together as Town Teams in Chipping Barnet, Cricklewood and Edgware

1.21.3 Achievements

Last year's achievements include:

Integrated town centre strategies

- Golders Green Town Centre Strategy adopted in January 2020 is now ready to move forward to the delivery phase
- Commenced development of Chipping Barnet Community Plan, to create a community-led vision

Town Team Engagement

- A Barnet Town Centre Forum was established to support other community groups to improve their town centres and develop new Town Teams in seven main town centres
- A proposal to Round 3 of the Mayor's Good Growth Fund, secured £50,000 in development funding to support the delivery of the new public realm in Finchley Central town centre

Brent Cross Cricklewood

- Employment and Skills Steering Group established 2019/20
- Input from a range of partners including Barnet & Southgate College, Middlesex University, the Federation of Small Businesses, West London Business and others.
- Jointly working to maximise opportunities for residents and businesses.
- Opportunities created include: Over 5,000 construction jobs created
- 20,000 new employment opportunities upon completion

1.22 Challenges

1.22.1 The report also provides an update on some of the external challenges that schemes faced last year and continue to face in 2020/2021.

COVID-19

- 1.22.2 Since March 2020, COVID-19 has presented a significant challenge, affecting residents' lives and business operations, and causing far reaching implications to the economy and service delivery. The Regeneration Service is working towards a new "business and usual" as there will be longer-term changes required in the way organisations navigate the transition from emergency response to rebooted, renewed and resilient operational activity.
- 1.22.3 Regeneration activities over the early months of the pandemic, particularly between April, May and June, prompted temporary site closures, the development and rollout of new health and safety procedures, and a slowdown in on-site delivery. The knock-on effect has been programme and service delivery delays and implications for council and external agency budgets, expenditure and income in the short, medium and long-term.
- 1.22.4 The wider implications of COVID-19 continue to be assessed for the impacts on our core activities including construction on our development sites, estate regeneration and policy and strategy development.
- 1.22.5 COVID-19 construction risk registers have been established by all services engaged in development delivery to monitor, assess, measure and mitigate risks and issues as they are identified. Construction was interrupted on most development sites, but not all, for a period of two to six weeks. All development sites have now re-opened and have put in place a range of health and safety measures that provide for social distancing, suitable Personal Protection Equipment (PPE) use, adequate infection control and robust monitoring of measures and compliance.

Brexit Preparedness

- 1.22.6 Whilst uncertainty relating to Brexit for most of 2019/20 has been present in both the construction sector and housing market, the transitional arrangements in place have enabled these sectors to continue delivering new homes. The council's refreshed medium and long term financial strategy assumes neither a positive or negative impact on the council's spending as a result of Brexit. All London councils received £0.315m over the 2018-19 and 2019-20 financial years to support with Brexit preparedness and the council has not relied on EU grants and therefore has not had to develop an exit strategy for EU funding streams.
- 1.22.7 The council's approach has therefore been to monitor all developments and guidance on Brexit and keep updated on impacts to provide targeted responses if and where issues were identified. The UK left the European Union on 31 January 2020.

1.23 Regeneration Scheme Challenges

Challenges are an ongoing feature of regeneration schemes which by their very nature are schemes that are not market driven and which require a range of interventions and initiatives to trigger and kickstart growth. The ARR summarises challenges on all and this report highlights some in more detail below.

- 1.23.1 **Brent Cross Cricklewood** – This scheme is large, complex and involves many partners, residential, business and organisational stakeholders, activities and factors, many of

which are external, interrelated and interdependent. Below is a summary of some of the challenges faced by the scheme in 2019/20 and more recently due to Covid-19:

- Engagement from Network Rail and the railway industry to ensure that the required railway possessions are secured to deliver the major track slews required to build the station. Currently progress is good and all have agreed to a Memorandum of Understanding that delivers the programme, however there remains risk around securing these possessions
- Cost escalation from Network Rail and TOC compound contractors have put the delivery budget under pressure. A recovery plan has been developed to achieve efficiencies across the programme which is being monitored and reported against to BXC Governance Board and BXC Government Assurance Board. Covid-19 has added further pressures that are being assessed.
- Stopping up objections have impacted the delivery of plots 53 and 54 which may have a knock-on impact on some BXS plots. It also reduces the time available to use a temporary access ramp which will alleviate transport impacts on existing roads. Applications have been made to the Secretary of State to resolve the objections and the team are continuing to work with objectors to resolve matters. The programme may be delayed up to 9 months as a result.
- BXN shopping centre development remains in a state of deferral. BXN developers are working on an updated delivery strategy which we expect to see details of in the coming months. This may introduce some additional interfaces and planning challenges on the scheme.
- Covid-19 has introduced a number of challenges to the scheme. Firstly the impact on construction sites on the Thameslink and Brent Cross South which were both stood down temporarily to assess safety and implement measures. As a result of social distancing, efficiency of delivery has been impacted leading to increase in costs and programme slippage in some instances, although no major milestones have currently been impacted.
- There are also a large number of additional risks across the programme that are currently being assessed, including impacts on the supply chain, labour markets, risk of a second wave / lockdown, and the wider impact on the residential, commercial, and retail markets that may impact the development approach. These are being assessed on an ongoing basis as the situation develops.

1.23.2 Colindale - Some of the pre-Covid-19 challenges faced in the year included securing sufficient funding to deliver the aspirations for the parks. This has been an ongoing priority with the focus now on prioritising Colindale and Rushgrove Parks and completing Montrose and Silkstream parks. Delivering a cohesive Colindale Avenue across major sites including Redrow and Colindale tube station to differing timescales whilst managing the public realm and highway aspirations is requiring innovative partnership working, planning and management. Since the pandemic, the major emphasis has been to support and encourage the build out of TfL Colindale development which is at risk of not being funded as scheduled. With development partners re-programming and prioritising investment decisions, the risk that funding opportunities to unlock development and public realm initiatives are delayed or lost.

1.23.3 Dollis Valley - Pre Covid-19 challenges include delays over the hand-over of phase pending agreement on the leasehold to freehold requests from the development partner. This also led to delays to the making of the stopping up order which would transfer the land needed for planning and development purposes. This could not be progressed until

the leasehold or freehold matter was resolved. As a result of the pandemic, challenges arose regarding payment deferrals. All developers involved in major developments have had to assess their financial positions at a strategic level. This affected Dollis Valley where large payments have been re-scheduled to align with the introduction of new development sub phases. Payments will now be realigned with proposals to amend the Regeneration Agreement for the scheme.

1.23.4 West Hendon – Before the pandemic the focus of the scheme was on managing the accelerated decanting of Marsh Drive, a complex process of acquiring properties and moving secure and non-secure tenants out in preparation for future development of the phase. The aspiration to achieve an earlier than required decant in negotiation with the developer and securing added value for the council and the developer was complicated further by the need for emergency gas works to aging non-compliant gas boilers on the estate. Since the pandemic, the developer has had to restrict expenditure whilst awaiting strategic financial decisions to become clear. This has halted the developer's decision to undertake advance acquisitions of private treaty properties. The focus is now only on those properties where there is a statutory responsibility to purchase properties that have vested. The development partner has also made payment deferral request and submitted and received approval for s106 amendments altering the payment timescale to fall in line with the build out delays to the programme caused by the pandemic. Programme delays have also delayed when highway works on West Hendon Broadway will occur, consequently enabling later expenditure for this programme of works. Cost recovery of private treaty agreements has slowed down and delays to phase 4 and potential delays to future phases 5 and 6 are likely.

1.23.5 Upper and Lower Fosters - Prior to Covid-19, the scheme was facing issues with decanting and contact marketing had been a challenge. Scheme financial viability with the appointed contractor was, and remains a challenge. During the pandemic, tendering has been a challenge and checking supplier status and adherence to procurement good practice. Construction and logistics has been problematic, particularly assessing the capacity of utility companies and other construction requirements.

2. REASONS FOR RECOMMENDATION

2.1 The decision to produce an annual progress report was agreed by Cabinet and Resources Committee in February 2012.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

3.1 The alternative is not to provide a report, or to provide reports at different intervals throughout the year. An annual report was recommended following an external review of the Council's Regeneration Service. In addition, Members have asked for progress updates. This reporting mechanism forms a key part of the response to that requirement. This report also provides an accessible way of keeping partners and the local residential and business communities informed of existing regeneration commitments and future plans.

4. POST DECISION IMPLEMENTATION

- 4.1 Future content updates of the ARR will be progressed in line with the Growth Strategy.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The activities outlined in the Growth and Regeneration Programme, contribute to the vision and strategy set out in the Council's Corporate Plan 2015-2025. It recognises that Barnet has the largest population of any London borough with an estimated 393,000 residents in 2015 and that this is expected to grow by a further 19% over the next 25 years.
- 5.1.2 The Council's Corporate Plan also sets out how residents will see a responsible approach to regeneration, with new homes built and job opportunities created. The London Borough of Barnet's Housing Needs Assessment (HNA) has indicated that the borough has a requirement for an additional 27,000 dwellings over the next 15 years and the GLA has set LBB a target of 28,000 dwellings by 2030.
- 5.1.3 Barnet's Health and Wellbeing Strategy recognizes the importance of access to good quality housing in maintaining Well-Being in the Community.

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

- 5.2.1 The council's development partners (developers) currently underwrite a substantial amount of the council's costs in order to bring the regeneration schemes to fruition. The Principal Development Agreements and Regeneration Agreements allow the council to recover its costs at certain stages of the regeneration projects.
- 5.2.2 The Council have funded through the Housing Revenue Account (HRA) Advance Acquisition costs to enable vacant possession and phased development at Dollis Valley and Brent Cross estates and is funding preliminary costs needed to bring forward infill developments at Upper and Lower Fosters estate and development pipeline schemes.
- 5.2.3 On each scheme, the Council's costs are budgeted and recorded on a monthly basis, and are invoiced either monthly (Brent Cross Cricklewood), quarterly or towards the end of each financial year, depending on the terms of the agreement with the development partner. It is the responsibility of Regional Enterprise (Re) and LBB to manage the project budgets and the reclaim of costs on behalf of the Council.
- 5.2.4 The implications in relation to funding the regeneration programme have been included in the Council's Capital Programme.
- 5.2.5 A number of schemes have either been or are fully or partially funded from Government Grants, for example, Upper and Lower Fosters and Brent Cross Cricklewood.

Performance and Value for Money

- 5.2.6 The Council and its development partners have obligations within the respective Principal Development Agreements to maintain a transparent and open book approach to the management and monitoring of each development. The Council has the right to access management accounts and other relevant documentation to ensure that information being provided in connection with financial matters is accurate and accords with 'Value for Money' criteria.

Property

- 5.2.7 The Principal Development Agreements for each of the estate regeneration schemes commit the council, subject to certain pre-conditions, to the phased disposal of all land and property owned by the council within the area for redevelopment to its respective developer partners, as and when certain pre-conditions and processes are satisfied, and subject to appropriate consent from the Secretary of State (where necessary). In general, the land is disposed of without taking cash receipt but in consideration of the development partner's obligations to redevelop the estate. Where the land/property has been specifically acquired by the council to enable the regeneration schemes to proceed (for example, properties acquired because of hardship, or pursuant to Compulsory Purchase Orders), then all costs incurred by the council in these acquisitions (including the cost of acquisition itself) will be reimbursed as project costs. If the regeneration schemes yield profits above agreed thresholds, the council will generally receive a share of the eventual profits known as overage where this forms part of a development agreement

Procurement

- 5.2.8 The Growth and Regeneration Programme is now delivered in part for the council by Re (Regional Enterprise Ltd). However, The Public Contracts Regulations 2015 and the council's procurement procedures and processes are adhered to. Development schemes are also delivered by the Barnet Group.
- 5.2.9 Where Re are managing the procurement of the build contract, there will be adherence to Barnet Council's Contract Procedure Rules. Upon the successful appointment of a preferred contractor Re will project manage the delivery of the schemes.

Procurement, Staffing, IT and Sustainability

- 5.2.10 There are no issues to report around Staffing, IT and Sustainability.

5.3 Social Value

- 5.3.1 The next 5 years represents a great opportunity for Barnet residents and businesses, with the borough set to benefit from a growing economy and local investment in regeneration. This is an essential part of the council's strategy for the delivery of growth, housing, and responsible regeneration indispensable for the borough; revitalising communities, providing new homes and jobs, and delivered in a manner that protects the things residents love. In taking forward the proposals due regard will be paid to the Social Value Act. The Social Value Act will be a useful tool in ensuring that our activities are embedded in prevention and early intervention. We will seek to look for added value that providers can bring in delivering our services, such as where apprenticeships are provided.
- 5.3.2 Some residents will need extra help to take advantage of the opportunities that growth will bring, so Re, Barnet Council, and Barnet Homes are providing targeted help for those that need it, and commissioning a range of partnership services to help residents into

work. The council want everyone in Barnet to have access to a good job and good housing, or a better job and better housing, so that the borough remains a place where people want to live and work. In this way, the purpose of the Regeneration Programme is to provide Social Value for residents. The Public Services (Social Value) Act 2013 requires people who commission public services to think about how they can also secure wider social, and environmental benefits. Before commencing a procurement process, commissioners should think about whether the services they are going to buy or the way they are going to buy them, could secure these benefits for their area or stakeholders.

- 5.3.3 The regeneration programme is transforming mono tenure estates into mixed tenure neighbourhoods with new modern fit for purpose homes for residents of social and affordable rent, shared ownership and owner occupiers.
- 5.3.4 An increased number of better quality community facilities are being provided through the programme, including: GP surgeries, pharmacies, nurseries, libraries, community centres, religious centres, and a minimum of 10 schools.
- 5.3.5 The report in appendix 1 provides more information on the net benefits the regeneration and development are bringing the Benefits Realisation measures for the programme. These are a range of indicators that are monitored to show how the Growth and Regeneration Programme is improving outcomes for Barnet.

5.4 Legal and Constitutional References

- 5.4.1 Brent Cross South, Dollis Valley, Grahame Park, Granville Road and West Hendon regeneration schemes are underpinned by Development Agreements. Each of these Development Agreements are long term, legally binding agreements, under which, all parties, usually made up of the Council, a Private Sector Limited Company and a Registered Provider as well as any Special Purpose Vehicles, or subsidiaries of the development partners, required for the delivery of the schemes, have obligations and responsibilities which in the event they are not fulfilled, could give rise to legal liabilities.

- 5.4.2 The Development Agreements themselves typically provide for certain amendments / changes to be agreed between the parties without the requirement to vary the Development Agreement itself. Any such changes will usually be detailed in delegated powers reports.
- 5.4.3 The council plays a key role in the land assembly for its regeneration schemes and in the process, is required to follow relevant statutory processes for the disposal, appropriation and acquisition arrangements.
- 5.4.4 Millbrook Park is administered through the Inglis consortium of which Barnet Council is a partner. The arrangements of the consortium have been agreed at committee.
- 5.4.5 The nature and extent of development within Colindale is controlled through the Colindale Area Action Plan, which has been incorporated into the Barnet Local Plan 2012. Developments are undertaken by private developers without development agreements with the council.
- 5.4.6 Regional Enterprise (Re) is responsible for supporting the Council in meeting its obligations under the Development Agreements.
- 5.4.7 Legal and constitutional arrangements between Barnet Council and Regional Enterprises are laid out within the Joint Venture contract.
- 5.4.8 In accordance with the Council Constitution, Article 7, Housing and Growth Committee has responsibility for regeneration strategy, overseeing major regeneration scheme and, asset management.

5.5 Risk Management

- 5.5.1 Risks and issues are monitored across the programme as well as at project level. Programme risk and issue registers are in place for all the regeneration, town centre schemes and Barnet Group schemes. To manage risks during the pandemic, Covid-19 risk registers have been set up to manage risks at project and programme levels. Risks are scored and escalated where high after mitigations are in place. External risks are captured and managed through close monitoring with development partners and raised at project or partnership board level where required. This is also mentioned in discussed in paragraphs 1.4 and under challenges in paragraph 1.21 sub sections.
- 5.5.2 The viability of each of the physical regeneration projects is substantially dependent on the performance of the housing market over the lifetime of the developments. Delays to the delivery of the schemes could result in reduced resident satisfaction levels. To help mitigate this, continual monitoring of the local housing market and housing delivery takes place with the development partners. Economic sensitivity measures review mechanisms have been included in the Development Agreements.
- 5.5.3 In 2001 the Department for Transport, Local Government and the Regions issued guidance to local authorities on meeting 'decent homes' standards. The council was advised that, based on the known data, the homes on the priority regeneration estates would fail to meet the required standards. In response to the need to address problems around heating, condensation and general structural repairs, as well as the

modernisation requirements for the homes on these estates, the council decided to embark on the programmes to regenerate these estates to provide well designed, high quality and efficient homes. If the estate regeneration schemes do not complete, the council will be required to bring the remaining properties up to Decent Homes Standard.

- 5.5.4 The council's development partners are currently responsible for a substantial proportion of council costs in delivering the regeneration schemes. These costs include, but are not limited to, the costs of making and implementing Compulsory Purchase Orders, statutory Home Loss and Disturbance Payments to secure tenants required to move, qualifying staff costs, resident independent advisors and cost consultancy advice. The Principal Development Agreements set out the framework for these costs being recovered. It is the responsibility of Regional Enterprise (Re) to manage the reclaim of these costs on behalf of the council, however if the developer defaults on these payments or the projects do not proceed to stages specified within the Principal Development Agreements, then the council may not be able to recover all the costs incurred. To mitigate this risk, budgets are reviewed and forecasted monthly and agreed with the Development Partners in advance of expenditure wherever possible.
- 5.5.5 The council also has obligations under the Principal Development Agreements and Regeneration Agreements. If the council fails to fulfil these obligations for each scheme, it may be liable for damages and other financial liabilities given the investment in the regeneration schemes by the Council's development partners. It is the responsibility of Regional Enterprise (Re) to support the Council in meeting its obligations under the Development Agreements.
- 5.5.6 There is a risk that the delivery of physical and socio-economic regeneration could be endangered due to restrictions in the availability of third party funding. This could lead to reputational issues for the council and resident dissatisfaction. To mitigate the risk, the council and Regional Enterprise (Re) will maintain close working relationships with development partners, the Greater London Authority and other government bodies to ensure a flexible approach to future problems that may threaten individual projects. The council and Regional Enterprise (Re) will keep residents well informed through appropriate communications and will work with development partners to undertake continual value engineering of development proposals. The council also works closely with partners to reduce risks related to securing planning approvals.
- 5.5.7 Where the grant funding is secured to support the delivery of schemes, for example Brent Cross Cricklewood, this funding needs to be spent in line with the conditions of grant agreements. Failure to meet the conditions may risk in funding being clawed back.

5.6 Equalities and Diversity

- 5.6.1 Under the Equality Act 2010 ("the Act"), the Council and organisations working on their behalf, have a legal duty to have 'due regard' to eliminating unlawful discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; advancing equality of opportunity between those with a protected characteristic and those without; and promoting good relations between those with protracted characteristics and those without. The 'protected characteristics' are age, gender, ethnic origins and race, disability, gender reassignment, pregnancy and maternity, religion or belief and sexual orientation. The 'protected characteristics' also include marriage and

civil partnership, with regard to eliminating discrimination.

- 5.6.2 Barnet is committed to building strong, cohesive, healthy, resilient, successful and safe communities where people from all different backgrounds get on well together. As outlined in the Corporate Plan the Council is committed to improving the quality of life and wider participation for all those who live work and study in Barnet in the economic, educational, cultural, health, social and community life in the borough through regeneration in the borough's regeneration areas and schemes.
- 5.6.3 The Growth Strategy also sets out the council's approach to support jobs, skills and growth. It includes measure to support businesses and residents who are looking for work or have low level skills.
- 5.6.4 The development of Town Centre Strategies supports Barnet's aspiration to support vibrant and viable town centres in the borough. Integral to this is the need to respect the diversity of our town centres, their different requirements, and the different needs and preferences of those who use them.
- 5.6.5 Work is ongoing in partnership with the public health team, to understand the health challenges faced by communities in Barnet and identify the health priorities when designing places.

5.7 **Corporate Parenting**

- 5.7.1 Not applicable

5.8 **Consultation and Engagement**

- 5.8.1 Consultation and engagement are a fundamental part of the Growth and Regeneration programme activities. Each regeneration scheme have its own stakeholder engagement plan as part of Project Initiation Documents (PIDs).

5.9 **Insight**

- 5.9.1 The Council's Housing Strategy and Growth Strategy both identify the need for new mixed tenure housing and new affordable homes. This is supported by a comprehensive evidence base, including a Housing Needs Assessment and a study of affordability carried out by the Council's insight team.

6. **BACKGROUND PAPERS**

- 6.1 13 June 2019, Assets, Regeneration and Growth Committee, Annual Regeneration Report

<https://barnet.moderngov.co.uk/documents/g9928/Printed%20minutes%2013th-Jun-2019%2019.00%20Housing%20and%20Growth%20Committee.pdf?T=1>

Minutes, Item 10.

The Committee unanimously **RESOLVED** the following:

That Assets Regeneration and Growth Committee resolves to

1. Note the report.

2. Give the Deputy Chief Executive delegated authority to make any non-material changes to the attached Annual Regeneration Report.

- 6.2 12th March 2018, Assets, Regeneration and Growth Committee, Annual Regeneration Report
<https://barnet.moderngov.co.uk/documents/s45481/Annual%20Regeneration%20Report.pdf>
Minutes, Item 15:

RESOLVED TO:

1. The Committee received the report with the Chairman commending and thanking Officers for this report.
2. It was moved by Councillor Zinkin and seconded by the Chairman that:

The Deputy Chief Executive be given delegated authority to make any non -material changes to the report.

6.3 Housing and Growth 27th January 2020 – Growth Strategy;

<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=9931&Ver=4>

6.4 Policy and Resources 6th January 2020 – Barnet’s Local Plan Preferred Approach (Reg 18 stage):

<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=692&MId=10084&Ver=4>

6.5 Environment Committee 20th January 2020 – Draft Barnet Long Term Transport Strategy:

<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=695&MId=9909&Ver=4>

ANNUAL REGENERATION REPORT 2019/20



TABLE OF CONTENTS

FOREWORD

04

SECTION

1

PLANS AND STRATEGIES

05

Growth Strategy

05

Emerging Local Plan; Draft Long-term Transport Strategy;
Income and Investment Strategy

09

Challenges

09

SECTION

2

PLACE-MAKING IN PROGRESS

10

2.1. GROWTH AREAS

2.1.1. Brent Cross Cricklewood

10

2.1.2. Colindale

17

2.1.3. Mill Hill East

23

2.2. PRIORITY REGENERATION ESTATES

2.2.1. Grahame Park

26

2.2.2. Dollis Valley

29

2.2.3. West Hendon Estate

32

2.3. INFILL REGENERATION ESTATES AND SITES

2.3.1. Granville Road

36

2.3.2. Upper & Lower Fosters

38

2.3.3. Development Pipeline

41



» Brent Cross South
- view from Claremont Park

SECTION

3	ENABLING REGENERATION	43
	Planning Policy	43
	Major Projects	47
	Transport and Regeneration	50

SECTION

4	ECONOMIC DEVELOPMENT AND TOWN CENTRES	52
----------	--	-----------

SECTION

5	APPENDIX 1 - CIL AND S106 CONTRIBUTIONS	58
----------	--	-----------

SECTION

6	APPENDIX 2 - REGENERATION ACHIEVEMENTS 2019/20	60
----------	---	-----------

Foreword

WELCOME TO THE 8TH INSTALMENT OF THE ANNUAL REGENERATION REPORT.

The purpose of the report is to:

Set out progress made between April 2019 and March 2020 delivering regeneration, development, business, employment and skills initiatives across the borough.

Outline the steps taken by the council and its delivery partners to achieve its objectives in:

- Local Plan making
- Development Management
- Housing Estate Regeneration
- Social Housing Provision
- Town Centre Management and Development
- Businesses, employment, skills and training

Set out how our coordinated work underpins and frames growth, regeneration and development delivery.

Present a snapshot of progress and highlights in images and graphics so we have a record all in one place:

Reference key strategies for growth and regeneration

Highlight the financial strategies needed to achieve successful delivery





GROWTH STRATEGY

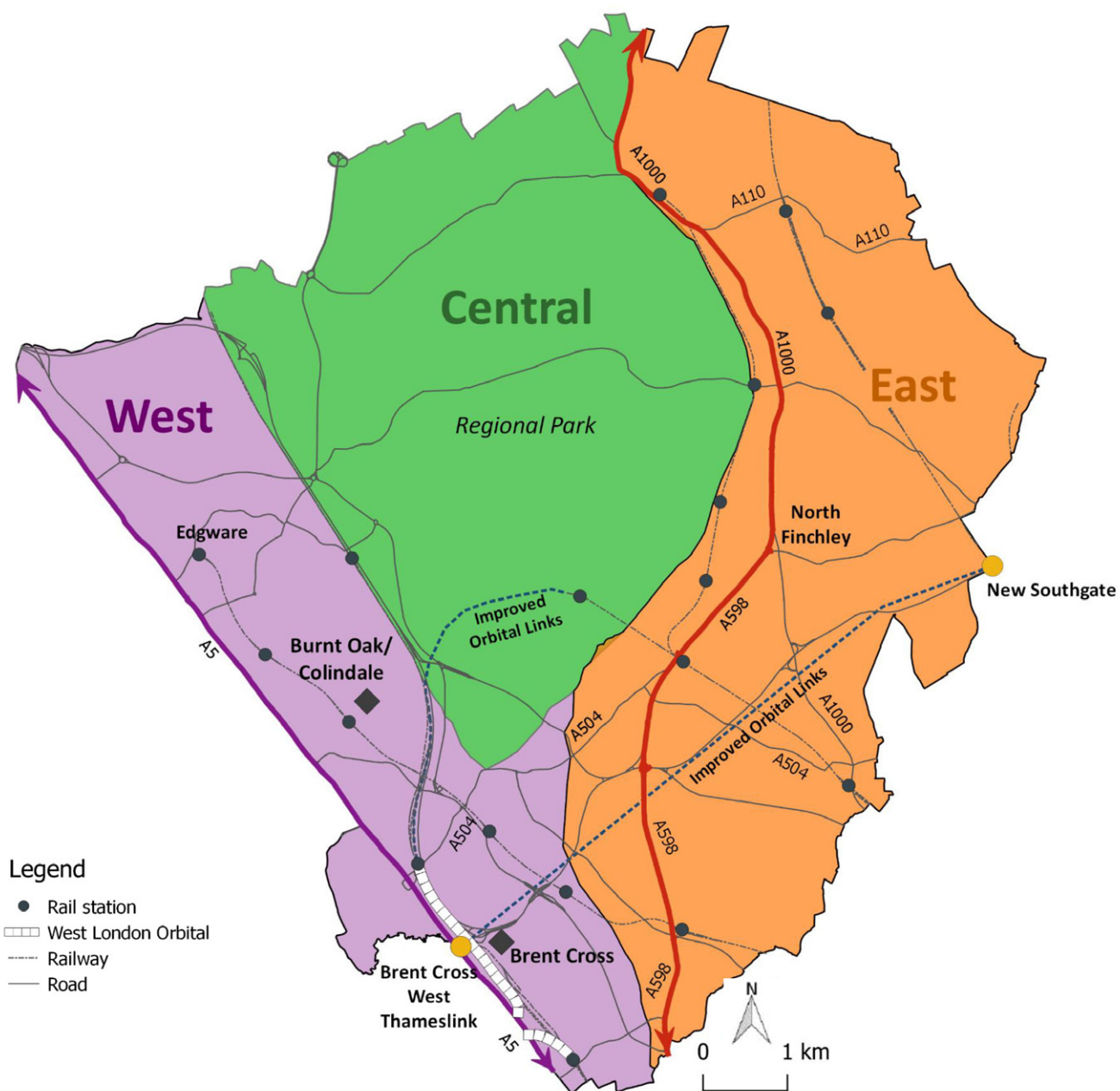
Whilst the Annual Regeneration Report looks back over the year at progress, achievements and milestones, the Growth Strategy looks forward with ambition and aligns to growth programmes in the pipeline. In future years, the Annual Regeneration Report will feature progress on this new direction of travel.

Approved in January 2020, the Growth Strategy considers future challenges and the principles, objectives and programmes in relation to growth and development that will address them.

The Growth Strategy aims to make Barnet a great place to live, work, do business and visit; seeking to deliver this through 20 objectives across five themes that will shape how the council will engage in the delivery of growth and ensuring the maximum benefit to the residents of Barnet. The adopted delivery plan sets out a range of projects and programmes from 2020-21 onwards and will be monitored and reviewed annually.

» Construction in the Mill Hill East Growth Area

BARNET'S SPATIAL APPROACH MAP



Based on a spatial approach, the Growth Strategy focuses its attention on:

Growth in the West of the borough along the A5 corridor that links growth areas in Edgware, Colindale, West Hendon, Brent Cross and Cricklewood where most housing delivery is planned.

Growth in the Centre of the borough providing a low proportion of housing growth with the majority in the Mill Hill growth area.

Growth in the East of the borough which will focus on the A1000/A598 and town centres and deliver over 1/3 of new homes.



EMERGING LOCAL PLAN

The Draft Local Plan (Reg 18) Preferred Approach was approved in January 2020, consulted on in spring and is covered more fully in section 3 of this report. Setting out the Borough's planning policy context, the Local Plan identifies the range of social, economic and environmental plan-making challenges. This includes changing habits and demands in employment, housing and transport such as the need for more people to work flexibly, including from home, close to town centres with easier access to shops, transport, employment and leisure. It supports a shift from estate-based regeneration to area-wide regeneration across town centres, major road corridors such as the A5 and around transport hubs.

DRAFT LONG-TERM TRANSPORT STRATEGY

The Draft Long-Term Transport Strategy, approved by the council in January 2020, is part of Barnet Council's wider strategy to create a prosperous, inclusive and healthy future for the borough; it sets out a vision for transport in Barnet and a roadmap for achieving this vision. This strategy looks forward to 2041 and aligns with the Mayor of London's Transport Strategy. The plan considers major infrastructure change and forecasting for social, economic, technological changes whilst providing sufficient flexibility to respond to uncertainties. Adoption will follow the period of public consultation and review that took place in the final quarter of 2019-20.

INCOME AND INVESTMENT

Each year the Annual Regeneration Report revisits the financial strategies in place to support key policies and assist the rollout of scheme delivery. The report highlights the funding secured by the council and how it re-invests in growth, regeneration, infrastructure and service delivery to maximise the benefits to the borough's residents and businesses. The amount of funding available is an ongoing challenge and continues to identify new ways of working and funding. This includes collaborating with partners in the public, private and voluntary sector and investment to sustain a growing borough by:

- Insulating from economic shocks by building resilience and long-term changes
- Properly funding priority services and investing where necessary
- Ensuring sufficient funding is available for on-going transformation



SOURCES OF COUNCIL INCOME INCLUDE

- **Council Tax** – By calculating how many homes have been and will be built, we can estimate how much income will be raised for service delivery and investment in growth. For example, on the now complete Stonegrove scheme, in the range of £1.15m is raised annually
- **Business Rates** – Yearly estimates are generated by calculating the amount of commercial floorspace that will be built and when
- **Section 106 monies** – Developers provide funding in cash or non-cash for infrastructure and services, which may be on or off the development site
- **New Homes Bonus** – The government will match fund the council tax raised on each new home built, for four years. The council will receive £918,000 from the government in 2019/20 and £907,000 in 2020/21
- **Borough Community Infrastructure Levy (BCIL)** is a planning charge to assist the council to deliver infrastructure projects
- **The Principal Development Agreement** model enables developers to provide funding and the council to provide the land via joint ventures, or a Development Agreement
- **Overage and capital receipts** are generated from developers from land sales
- **Government and other agency** grants and funding

GROWTH INCOME HIGHLIGHTS

- Since 2002 planning approvals to date in growth areas and estate regeneration schemes will secure £103m in s106 funding. This figure will increase as more phases are approved and payment triggers are fulfilled.
- We have raised £30m in Borough CIL income in 2019/20 from the regeneration schemes
- The Growth areas of Colindale and Mill Hill and estate regeneration schemes of Dollis Valley, West Hendon and Grahame Park are already contributing significant amounts of council tax and will continue to do so as later phases complete
- By entering into joint ventures with development partners on land owned by the council, we secure long term income in Council Tax and business rates and short-term capital receipts from land values.



The investment approach relies on forging strong and successful growth-generating partnerships at all levels including Central and London government departments, development partners and Housing Associations.

KEY CHALLENGES FACED BY SCHEMES IN 2019/20

COVID-19

Since March 2020, COVID-19 has become the biggest health and economic shock in over a hundred years causing far reaching implications for people, business, communities and service delivery.

Business as usual has been interrupted and there may be long-term change in the way operations continue in the future, as all organisations navigate the transition from emergency response to rebooted, renewed and resilient delivery.

Regeneration activities over April, May and June 2020 have been affected, despite efforts to maintain business continuity. There will be programme and service delivery delays and implications for council and external agency budgets, expenditure and income in the short, medium and long-term.

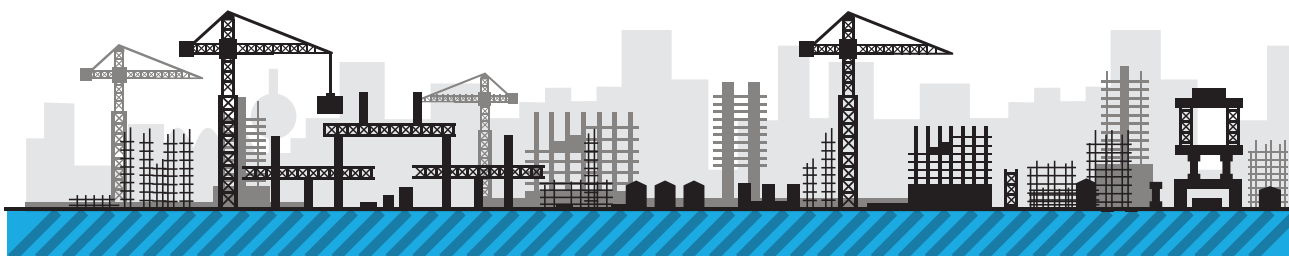
The wider implications of COVID-19 are being assessed for the impacts on our core activities including construction on our development sites, estate regeneration and policy and strategy development. These activities are fundamental to the coordinated work being undertaken by the teams delivering activities identified in this report. The regeneration programme in 2020-21 will be reviewed and revised to ensure it delivers a response to COVID-19 that will best support the residents and businesses of the borough to the maximum extent that resources can achieve.

COVID-19 AND CONSTRUCTION

COVID-19 construction risk registers have been established by all services engaged in development delivery to monitor, assess, measure and mitigate risks and issues. Construction was interrupted on most development sites, but not all, for a period of two to six weeks. All development sites have now re-opened and have put in place a range of health and safety measures that provide for social distancing, suitable Personal Protection Equipment (PPE) use, adequate infection control and robust monitoring of measures and compliance.

BREXIT PREPAREDNESS

Whilst uncertainties over Brexit for most of 2019/20 have been created in both the construction sector and housing market, the transitional arrangements in place have enabled these sectors to continue delivering new homes. The council's refreshed medium and long term financial strategy assumes neither a positive or negative impact on the council's spending as a result of Brexit. All London council's received £0.315m over the 2018-19 and 2019-20 financial years to support with Brexit preparedness and the council has not relied on EU grants and therefore has not had to develop an exit strategy for EU funding streams. The council's approach has therefore been to monitor all developments and guidance on Brexit and keep updated on impacts to provide targeted responses if and where issues were identified. The UK left the European Union on 31 January 2020.



Place-making in progress

2.1. GROWTH AREAS

2.1.1. BRENT CROSS CRICKLEWOOD

Wards: Childs Hill, Golders Green, West Hendon

OVERVIEW

At 151 hectares, Brent Cross Cricklewood is one of the largest regeneration schemes in Europe. With an investment of £4.5 billion, comprehensive redevelopment and phased improvements are planned to take place over the next 10 years. Proposals include a new town centre, a residential quarter and expansion of the Brent Cross shopping centre.

This growth will be underpinned by a new Brent Cross West railway station linking the new neighbourhood to central London in less than 15 minutes.

The area will also be served by improved transport links including a new bus station.

Uniting the areas north and south of the North Circular, the redevelopment of Brent Cross Cricklewood will provide a vibrant place to live and work and contribute to the long-term prosperity of the borough.

The development of Brent Cross Cricklewood will deliver at least 7,500 new homes and employment space for up to 27,000 new jobs. At least 15% of new homes provided will be affordable in addition to the replacement homes for Whitefield Estate.

Given the scale of this development, the council has enacted Compulsory Purchase Order powers to enable assembly of land and property for development.

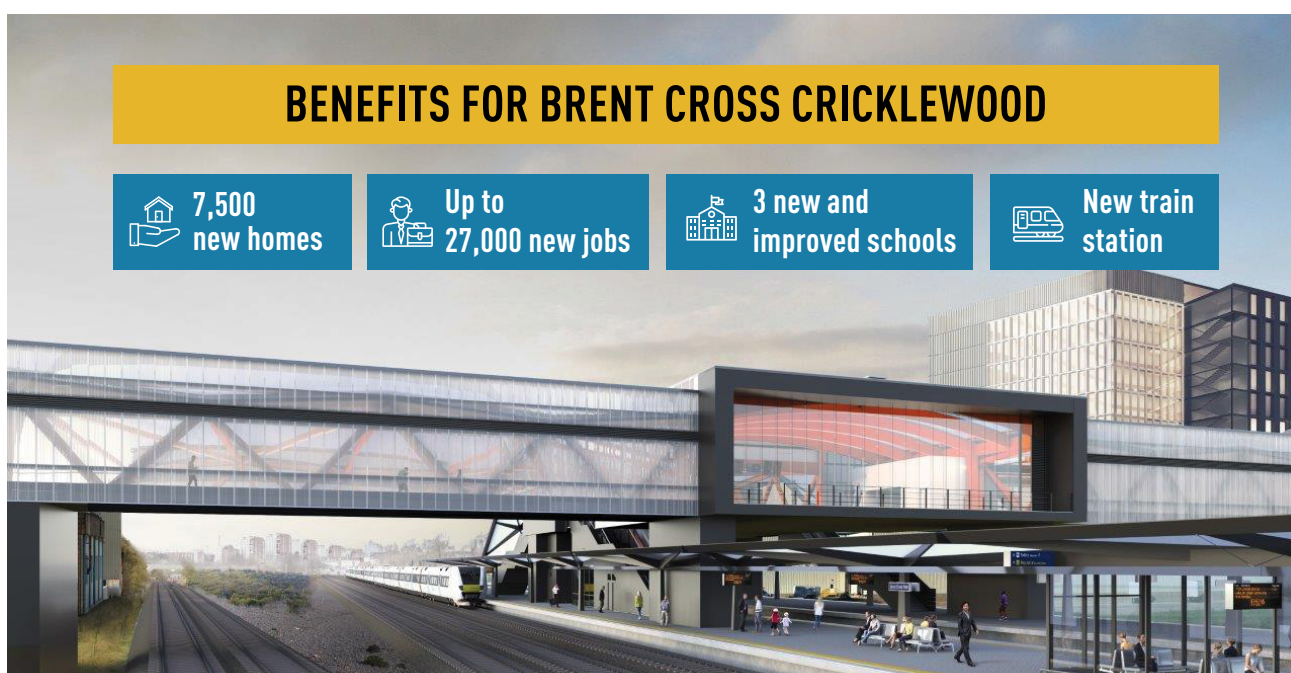
BENEFITS FOR BRENT CROSS CRICKLEWOOD

 **7,500 new homes**

 **Up to 27,000 new jobs**

 **3 new and improved schools**

 **New train station**

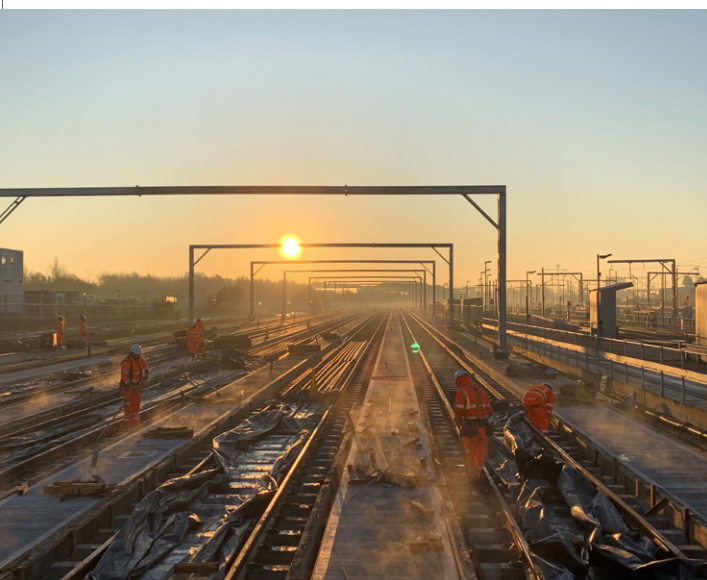


» Brent Cross West view from the tracks

BRENT CROSS WEST

Located between Cricklewood and Hendon, a new railway station, 'Brent Cross West', will provide on-the-door access to the new Brent Cross South neighbourhood, providing a much needed east-west link across the railway lines.

The delivery of the new station is vital to unlock the rest of the Brent Cross Cricklewood development and will increase the attractiveness the area as a place to live, shop and work.



Wider works are planned alongside the station development, including a replacement Waste Transfer Station and Rail Freight Facility. Relocation of these facilities from the east to the west side of the railway will release railway land for development.

How long will the scheme take?

Rail related works began in 2018. The new Brent Cross West station is due to open in 2022.

What's been delivered so far?

VolkerFitzpatrick was awarded the contract to deliver the new rail station and the reserved matters planning application has now been approved.

In December 2019, the new Train Operators' Compound was opened. It can accommodate up to 80 drivers, crew and presentation staff. In June, the south sidings were also completed. This is a key milestone in the delivery of the new wider station programme.

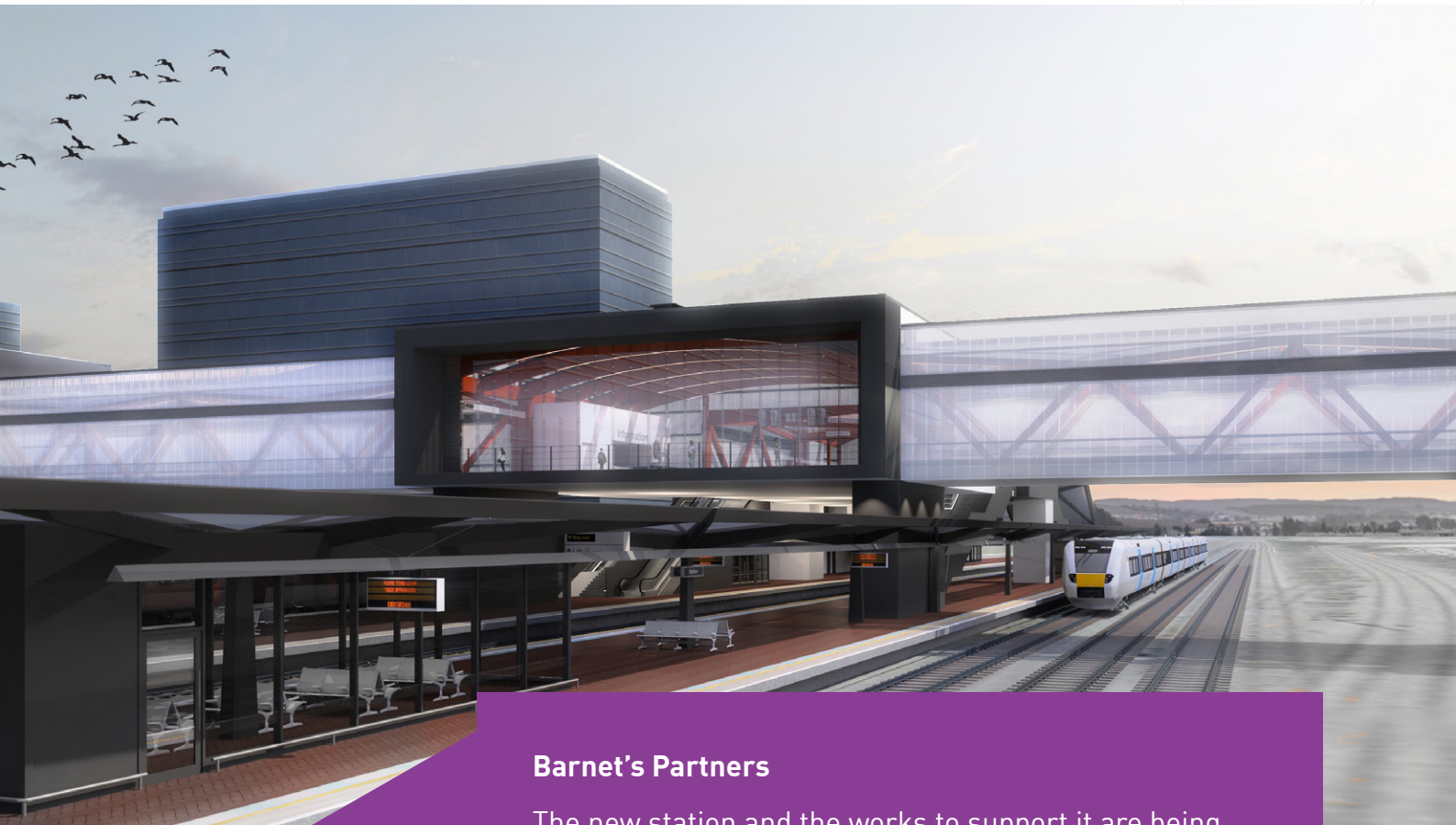
What's happening next?

As planning permission for the station was approved in May 2020, work will then begin on demolition of the large disused train storage shed before main construction on the station begins in the summer.

The main works contract to build the waste transfer station will be awarded in Q3 2020, with work due to start by the end of 2020. Enabling works have already completed on site.

Work on connecting the new sidings up to the Midland Mainline, bringing them partially into use in June 2020, and fully operational from both ends in January 2021.

- » Top left: Brent Cross West Station
- » Bottom left: Sunrise over BXT South Sidings



» Brent Cross
West view

Barnet's Partners

The new station and the works to support it are being completed by Barnet Council, and funded by the Ministry of Communities, Housing and Local Government. It is one of the first rail projects in England to be delivered entirely by a local authority who are directing construction and working in partnership with Network Rail and the Department for Transport.

We have received funding from HM Government and the Greater London Authority to deliver the associated rail works and we are working with Network Rail to deliver the rail systems and sidings package. VolkerFitzpatrick has been appointed the contract to deliver new station, platforms and overbridge. DBCargo has completed the new rail freight facility.

North London Waste Authority and London Energy Limited will be operating the new Waste Transfer Station once it is in operation.

Grahams have been appointed to deliver the Train Operators' Compound.

BRENT CROSS SOUTH

Early works have begun on the £4.5Bn new town centre development for London, Brent Cross South, set around 50 acres of parks and playing fields.

Brent Cross South will be a major new office destination with 3 million sq ft of office space, 6,700 new homes, student accommodation, restaurants and sports and leisure facilities. It is directly connected to central London in under 15 minutes via its own new Thameslink station which is already under construction and will be open in 2022.

The extensive playing fields also provide a genuinely unique opportunity – to make Brent Cross the place in London to participate in sport and play, an unrivalled multi-sport destination that will embed values of community, inclusion and active, healthy lifestyles for residents, office workers and visitors.

The project was recently bolstered by the £148m Homes England loan which will fund the necessary infrastructure to help bring forward new homes to the area.

How long will the scheme take?

Development will be delivered between 2019 and 2032. The first development phase will provide new and replacement housing, new retail and open spaces due to be completed in 2025.

- » Left: Brent Cross South residential development
- » Right: Brent Cross South neighbourhood square

What's been delivered so far?

Demolition works have been completed including demolishing the Rosa Freedman Centre and much of Claremont Industrial Estate in Claremont Way.

Work to deliver phase one of the Brent Cross South project began including the temporary open space, visitor centre and improvements to Claremont Way.

Two vacant premises on Claremont Way have been fixed up to provide a space for residents to view the plans for the area and discuss them with the developer.

What's happening next?

Consultation is underway on the design proposals for Brent Cross South Phase 2 including designs for new buildings, streets and open spaces. Exploratory Park has opened providing a great outdoor space for residents and visitors to use in the summer. The council will receive an additional £18.4m in s106 income. Developers will provide match funding contributions.

Barnet's Partners

Master developer Brent Cross South Limited Partnership, a Joint Venture between Argent Related and Barnet Council, to develop the new town centre. London and Quadrant (L&Q) as the Registered Provider to manage the new replacement homes for the Whitefield Estate.



BRENT CROSS NORTH

Also known as Brent Cross, London, the scheme is a joint venture between Hammerson and Aberdeen Standard Investments (HASI) to expand the existing shopping centre and associated infrastructure.

An iconic part of the local community for 40 years, the launch of Brent Cross in 1976 revolutionised the face of London retail, which had previously been dominated by the West End. The first American style shopping mall in the UK, Brent Cross quickly became the blueprint for shopping centres across Europe.

The development plans for Brent Cross, London would renew and revitalise the centre providing additional retail and leisure space, new restaurants, a cinema and hotel.

The owners of the shopping centre, HASI are currently reviewing plans for the

future scheme at Brent Cross to ensure it addresses both changing customer and retailer requirements and delivers an exceptional destination for many years to come.

How long will the scheme take?

The scheme is currently on hold awaiting revised plans from HASI.

What's been delivered so far?

Planning permission was granted to rephrase key infrastructure work from the Brent Cross North developers to Barnet Council and Brent Cross South to ensure the comprehensive redevelopment of the Brent Cross Cricklewood area remains on target.

What's happening next?

Infrastructure works as part of the re-phased planning application will be completed by Barnet Council including replacement homes for Whitefield Estate residents and highways improvements.



- » Left: Brent Cross Shopping Centre (present day)
- » Right: Brent Cross Shopping Centre visitors (present day)

Barnet's Partners

Hammerson and Aberdeen Standard Investments (HASI), owner and developer of the Brent Cross.

Conway Aecom has been appointed to carry out highways improvements works.

London and Quadrant (L&Q) has been appointed as the registered provider to deliver and manage the replacement homes for the Whitefield Estate residents.



ENGAGEMENT/ CONSULTATIONS

In 2019/20

- Phase 2 consultation on Brent Cross South began
- Statutory consultation on station planning submission
- Regular meetings with Consultative Access Forum around designs for development

Focus in 2020/21

- Consultation on future phases of Brent Cross South will continue to take place throughout 2020
- Engagement with Whitefield Estate residents on replacement accommodation
- Ongoing local engagement with residents and businesses through regular exhibitions and printed communications
- Regular meetings with Consultative Access Forum around designs for development



- » Left: Brent Cross South - view from Claremont Park
- » Right: Brent Cross South View North over internal courtyard garden

AT A GLANCE

CATEGORY	OUTCOME
HOUSING	<ul style="list-style-type: none"> 7, 500 new homes including replacement homes for the whitefield estate (192 units), student accommodation and the provision of affordable housing options
EDUCATION	<ul style="list-style-type: none"> New Claremont Primary School and replacement Whitefield Secondary and Mapledown Special Schools
HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> New mainline station – ‘Brent Cross West’, linking to central London in under 15 minutes Up to 8 trains an hour in both directions during peak hours, services will be from / to St Albans and Luton (current proposals) The station entrance will provide a gateway from Brent Cross West to the new town centre, which will provide direct access to new bus routes, cycle parking and a proposed taxi rank Junction improvements on the M1, A5, A406 (the North Circular), A407 and A41 (currently deferred as part of the Brent Cross North scheme) Replacement Waste Transfer Station and Network Rail Freight Facility Relocated rail sidings Active travel will be promoted, with streets being designed to be healthier and safer West London Orbital connection to HS2 and Crossrail at Old Oak Common
COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> Three million square feet of offices, new commercial space, an expanded retail offer and construction work will create around 25,000 new jobs First office buildings will open in 2022 – coinciding with the arrival of the new Brent Cross West station Expanded Brent Cross Shopping Centre
COMMUNITY	<ul style="list-style-type: none"> Re-provision of Hendon Leisure Centre and additional sports, leisure and recreation service provision New cultural facilities including a new cinema 2 new community centres 3 new children’s centre and childcare facilities Library Health centre
SUSTAINABILITY	<ul style="list-style-type: none"> Replacement Waste Transfer Facility will be more efficient and environmentally friendly, increasing movement of freight by rail New Energy Centre 100% of new homes will be sustainably built to BREEAM standards
PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> 7 new and improved parks plus 8 public squares will offer inspiring places to play, enjoy and socialise; including improvements to Clitterhouse Playing Fields and Claremont Park and a new neighbourhood square which will be central to the high street
INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<ul style="list-style-type: none"> £106 - £21.2m

Place-making in progress

2.1. GROWTH AREAS

2.1.2. COLINDALE

Ward: Colindale

OVERVIEW

Colindale is set to make the single largest contribution to housing (including affordable) to the borough over the next 10-15 years and one of the biggest in North London. Already major mixed-use residential schemes have been completed, totalling 4,928 homes built to date.

Redevelopment is focused on three key routes: Colindale Avenue, Aerodrome Road and Grahame Park Way.

Housing growth will be served by improved public transport services, increased walking and cycling facilities and high quality open spaces. Reconfiguration of the Colindale tube station will provide enhanced capacity and step-free access to meet growing demand. Colindale Avenue will benefit from enhanced public spaces and mixed-use properties.

There are also plans to deliver highway and bridge improvements on Colindale Avenue immediately adjacent to the tube station.

PARKS AND OPEN SPACES

- Transformation of Colindale parks and open spaces is already well underway to meet the future demand on greenspace in this part of the borough
- Works at Montrose Playing Fields and Silkstream Park completed in March 2020
- Planned improvements for Rushgrove and Colindale parks

FUNDING SOURCE	FUNDING CONTRIBUTION
London Borough of Barnet	£5,000,000
Greater London Authority	£320,000
Environment Agency	£80,000
London Marathon Trust	£113,000
Total	£5,513,000



» Left: Montrose and Silkstream Park Aerial
» Right: Silkstream Park Aerial



» Colindale Station - Example of the view from platform level

SPOTLIGHT ON – COLINDALE TUBE STATION

- Continued development taking place in Colindale with at least 12,500 new homes identified between 2011 and 2031
- By 2041, annual passenger demand is projected to more than double because of growth and development in the area
- Working with Transport for London (TfL), major re-development of the station planned to get underway by end of 2020 to improve access and capacity
- The enhanced station will be operational by spring 2022
- Overall investment into the station re-development project of over £26 million

FUNDING SOURCE	FUNDING CONTRIBUTION
London Borough of Barnet	£2,950,000
Redrow s106	£11,284,000
Transport for London	£12,280,000
Total	£26,514,000

How long will the scheme take?

The Colindale Area Action Plan shapes the developments within the area. In line with this, the council will continue to commission infrastructure works and improvements to public space to support the housing development over the next 15 years.

What's been delivered so far?

Works at Montrose Playing Fields and Silkstream Park completed in March 2020.

In July 2019, achieved planning consent for the re-development of the Colindale tube station and a residential-led mixed use development over the station, including 313 residential units and up to 860 sqm of flexible commercial and retail space.

Making of a Compulsory Purchase Order (CPO) for adjacent station development.

Review of the planned junction improvements to Bunns Lane, Montrose / A5 and Colindale Avenue/A5, with a view to deliver a revised programme focused on improvements to pedestrian and cycle facilities.

Approval of the draft design masterplan for Colindale and Rushgrove Parks in the late summer 2019 with a two-month statutory consultation ending in January 2020.

What's next?

Agree detailed design of the Colindale station re-development to enable start on-site planned for late 2020.

Detailed planning application for the over station development to be submitted pending plans for the station re-development.

Exploration to integrate wider place-making and public realm opportunities.





Barnet's Partners

Transport for London (TfL) and development partner (to be confirmed) to deliver the Colindale station works. Majority of housing in Colindale (excluding Grahame Park) is being delivered by private developers. Key sites and partners for housing delivery are:

» Colindale Station and new homes illustration

Former Colindale Hospital site – (scheme marketing name 'Pulse' development)	Fairview	714 new homes completed (Feb 2017)
Former British Newspaper Library – (scheme marketing name 'The Edition')	Fairview	395 new homes completed (Oct 2018)
Beaufort Park	St George PLC	2,800 new homes under construction by 2024, of which 2,229 completed to date
Peel Centre Site (25.5 ha) – (scheme marketing name 'Colindale Gardens')	Redrow	2,800 new homes under construction by 2026/27, in excess of 882 completed to date
Former Barnet & Southgate College Site – (scheme marketing name 'Trinity Square')	Barratt Homes	396 new homes under construction of which 295 completed to date
Zenith House	Genesis	309 new homes completed (Mar 2014)
Former Brent Works – (now Mornington Close, NW9)	Fairview	104 new homes completed (Oct 2012)
126 Colindale Av, NW9	Not yet known	35 new homes under construction 2020/21
Colindale Station	Not yet known	303 new homes 2024/25
Colindale Telephone Exchange	Not yet known	505 new homes by 2023/24
Imperial House	Not yet known	102 new homes by 2022/23
Sainsbury's, The Hyde	Not yet known	1,309 new homes by 2025/26
Sheaveshill Court	Barratt Homes	34 new homes under construction by 2020/21



ENGAGEMENT/ CONSULTATIONS

In 2019/20

- Rushgrove and Colindale parks underwent two rounds of consultations on the design of the parks
- Work with artist to deliver S106 art improvements to Colindale park
- Secretary of State after submission of the CPO for the adjacent station development in March 2020
- Update residents on Colindale and Rushgrove parks

Focus in 2020/21

- Review of all junction works to assess costs and re-design improvement to improve pedestrian and cycling facilities
- Work to be programmed in to support a Public Inquiry for the over station development if required
- Work with TFL on programme for station works and the implications of station closure
- Monitoring stages for highway capital programme delivery
- Colindale Park start on site
- Rushgrove Park start on site



AT A GLANCE

CATEGORY	OUTCOME
HOUSING	<ul style="list-style-type: none"> Set to deliver more than 10,000 new homes across various sites
EDUCATION	<ul style="list-style-type: none"> Two new and expanded primary schools – Blessed Dominic Primary School (under construction) and Orion Primary School (completed) Barnet College relocated to Grahame Park in a newly built campus (completed)
HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> Reconfiguration of Colindale tube station, with step free access (new lifts, level platforms and spacious forecourt) Improvements to bus service links –proposal to extend 125 bus service route from Finchley Central to Colindale Station, and add an extra bus every 12 minutes between these two locations New pedestrian and cycle bridge linking Montrose Park to the hospital site and tube station Review of existing Controlled Parking Zones (CPZ) and implementation of a new Colindale CPZ (completed)
COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> 500-1,000 jobs in accordance with strategic and local planning policy
HEALTH & WELLBEING	<ul style="list-style-type: none"> Improved green spaces and play areas New health facilities at Peel Centre site
COMMUNITY	<ul style="list-style-type: none"> New state of the art 'Unitas' Youth Zone in Montrose Playing Field – activities for young people (aged 8-19 years or up to 25 for those individuals with a disability) (completed)
SUSTAINABILITY	<ul style="list-style-type: none"> 100% of new homes built to EcoHomes Standard (Code Level 4) and to Lifetime Homes Standards 100% of new homes will be sustainably built to BREEAM standards New Energy Centre delivering heating and energy fuelled by renewable biomass fuel in a sustainable and cost-effective way
PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> Improvements to Colindale, Montrose, Rushgrove and Silkstream Parks Public realm improvements at Colindale Avenue
INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<ul style="list-style-type: none"> s106 - £24.28m CIL - £21.11m

Place-making in progress

2.1. GROWTH AREAS

2.1.3. MILL HILL EAST

Ward: Mill Hill

OVERVIEW

Transformation is well underway of the former RAF Inglis Barracks in Mill Hill and council's waste depot to provide new affordable and private homes. Located on the edge of Mill Hill's conservation area, Millbrook Park is an exemplary Public Private Partnership creating a high quality new suburb at the heart of NW7.

The Inglis Consortium of landowners, of which the council is a member, led the sale of serviced parcels of land to developers who are then responsible for house building in line with planning consents.

The overall 40ha site has planning consent for 2,266 new homes, a primary school, local shops, a district energy centre and almost 6ha of parks and open spaces.

Since works began at Millbrook Park in December 2011, major progress has been made in turning the initial vision into homes for thousands of new residents and creating a new community.

How long will the scheme take?

With a phased approach to development the scheme is expected to complete in 2025.

What's been delivered so far?

Sale of all 14 parcels of land, demolition of the council's waste depot and delivery of new infrastructure across the site, including new roads and utilities.

Delivery of district energy centre. All development phases under construction. 737 housing completions to date (of which 13.7% are affordable). TfL opened the new Step Free Access (lift) scheme in Feb/Mar 2020.

What's happening next?

Activity on Millbrook Park will increase markedly over the next 5 years with development rapidly coming on-site. First retail unit to open summer 2020.

SPOTLIGHT ON - MILLBROOK PLAZA

- A major new public square opposite Mill Hill East underground station completed in July 2019
- The Plaza incorporates a below ground Permanent Energy Centre beneath the square which provides district heating to approximately 1,500 units across Millbrook Park
- Forms the southern entry into Millbrook Park and provides a setting for retail units on the northern and western sides



» Millbrook Plaza under construction

Barnet's Partners

Inglis Consortium LLP: London Borough of Barnet, VSM Estates Ltd and Annington Property Ltd – primary landowners of the former RAF Inglis Barracks in Mill Hill Mill Hill East

Focus for 2020/21

- Through 2020/21 Millbrook Park will see the completion of all on-site and off-site infrastructure



» Millbrook Park aerial Sept 2019



» New homes at Millbrook Park



» Inglis Way, School Playing Field, Eastern Park and new homes

AT A GLANCE

CATEGORY	OUTCOME
HOUSING	<ul style="list-style-type: none"> • 2,266 new homes (1,915 private sale, 351 affordable)
EDUCATION	<ul style="list-style-type: none"> • A new three-form entry primary school - Millbrook Park School (completed)
HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> • Upgrade Mill Hill East Tube Station and enhanced bus services • Improvements to key junctions in the area and new access roads • East-West link route; junction improvements at Bittacy Hill/Frith Lane and Holders Hill Circus
COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> • Creation of 500 jobs for the area • Offer more apprenticeship / training initiative work placements • 1,100sqm of 'High Street' (A1/2/3/4/5) uses • 3,470sqm of employment (B1) uses
COMMUNITY	<ul style="list-style-type: none"> • Community facilities at Millbrook Park School • 3rd Generation (3G) artificial grass multi use games area
SUSTAINABILITY	<ul style="list-style-type: none"> • New permanent district energy centre (completed) • Relocation of the council's depot and recycling facilities (completed) • New sustainably built homes (to EcoHomes Standard Practical Code Level 4) • Highly sustainable commercial buildings (built to BREEAM Excellent standard)
PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> • 4 new parks and open spaces including Panoramic Park (completed), Officers Mess Gardens (completed), Central Park (completed) and Eastern Park (completed) • A new public square opposite Mill Hill East station, known as 'Millbrook Plaza' (completed)
INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<ul style="list-style-type: none"> • s106 - £12.1m • CIL - £0.96m • Non-Financial s106 Obligations – Affordable Housing, Highway Works, Travel Plan

Place-making in progress

2.2. PRIORITY REGENERATION ESTATES

2.2.1. GRAHAME PARK

Ward: Colindale

OVERVIEW

With an area of approximately 35ha, Grahame Park in Colindale is Barnet's largest housing estate. It was built in the 1960's and 1970's with 1,777 houses, community facilities and a neighbourhood shopping centre all built around a central 'Concourse'. The existing estate is characterised by poor layout, a lack of connectivity between the estate and the surrounding area and sub-standard housing.

Plans are well underway to create a more outward looking neighbourhood with new mixed tenure homes, community facilities with accessible road, pedestrian and cycling networks. Transformation of the estate will see improved connection to the surrounding area, linking homes and services with other developments in Colindale.

How long will the scheme take?

Redevelopment is phased over the next 25 years.

What's been delivered so far?

To date 685 new homes have been built, of which 386 are affordable.

In October 2019, Notting Hill Genesis submitted a fresh planning application which achieved consent in March 2020 for a development consisting of 2,088 new homes, new community facilities, a new park, open spaces and the re-alignment of Lanacre Avenue (renamed Bristol Avenue) to provide new transport links.

What's happening next?

Over the next 12 months, works will commence on the demolition of five residential blocks north of the Concourse, the procurement of the main contractor and commencement of construction works.



» Proposed development - example of view from building

Barnet's Partners

Genesis Housing Group and Notting Hill merged to create a much larger entity known as Notting Hill Genesis, acting as both the developer on-site and Registered Provider.



- » Top left: Proposed development - illustration of Heybourne Park
- » Bottom left: Proposed development - illustration of public realm
- » Right: Proposed Grahame Park development



ENGAGEMENT/ CONSULTATIONS

In 2019/20

- Spring/summer 2019, completed planning consultations to support the new planning application

Focus in 2020/21

- Commence Compulsory Purchase Order proceedings to enable land assembly for new development
- Support detailed planning applications for the next phases
- Re-establish the Grahame Park Partnership Board which will provide a real say for all residents in the regeneration process
- Demolition of five residential blocks north of the Concourse to deliver new mixed tenure homes

AT A GLANCE

CATEGORY	OUTCOME
HOUSING	<ul style="list-style-type: none"> Delivered 685 new homes to date (236 Social Rent, 38 Affordable Rent, 112 Shared Ownership, 299 Private Market) Wider choice of housing type and tenure in next phase of development – 2,088 new homes on the existing Concourse site (346 Social Rent, 699 Shared Ownership and 1,043 Private Market)
EDUCATION	<ul style="list-style-type: none"> Barnet and Southgate College relocated in Grahame Park in a newly built campus (completed) Replacement library co-located with Barnet and Southgate College (completed)
HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> New road, pedestrian and cycling network Improvements to existing bus services Re-alignment of Lanacre Avenue (renamed Bristol Avenue) to create a North-South central spine road accessible by walking, cycling and public transport
COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> New retail and commercial floor space New council office (completed)
HEALTH & WELLBEING	<ul style="list-style-type: none"> New Centre for Independent Living (completed) Re-provision of health centre and GP surgery
COMMUNITY	<ul style="list-style-type: none"> Re-provision of Children's Centre/ nursery Re-provision of community facilities
SUSTAINABILITY	<ul style="list-style-type: none"> 100% energy efficiency improvement through all new homes built 100% of new homes to meet Decent Homes Standard and new Buildings Regulations 2015 100% of new homes will be sustainably built to BREEAM standards
PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> Improvements to Heybourne Park – a pivotal green space in the area that will need to fulfil many roles for the new community
INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<ul style="list-style-type: none"> Notting Hill Genesis to invest £700m over 15 years to deliver the next phase of development (2,088 new homes) s106 – £14.8m

Place-making in progress

2.2. PRIORITY REGENERATION ESTATES

2.2.2. DOLLIS VALLEY

Ward: Underhill

OVERVIEW

Comprising 10.4ha, Dollis Valley Estate occupies a hillside site on the border of the Dollis Valley Open Space and King George V Playing Fields. The estate has been in decline for many years, isolated from services and the surrounding area, poorly designed and with poor transport. Through regeneration existing sub-standard properties built in the late 1960's and early 1970's are being replaced with new high quality homes all linked by a network of green spaces in a new garden suburb.

The emerging 'Brook Valley Gardens' development challenges the 'estate feel' and features new communal gardens, a community centre and pre-school nursery. These facilities, complemented by programmes to fund local initiatives, strengthen the existing Underhill community and provide employment and training opportunities for local people.

How long will the scheme take?

Phased development is expected to complete by 2025.

What's been delivered so far?

To date, 271 new homes have been built, of which 113 are affordable.

Extensive consultation on the draft masterplan for the Barnet and King George V Playing Fields has been undertaken.

The council has enacted Compulsory Purchase Order powers to enable assembly of land and property for development.

What's happening next?

Autumn 2020 construction start on-site to deliver 135 new homes. This next phase of development has a planned 24 month build programme. Between 2020-25, the scheme will deliver a further 360 new units, of which 123 will be affordable.



» Dollis Valley development

Barnet's Partners

Developer Countryside Properties and Registered Provider London and Quadrant (L&Q).



» Demolition of 1-42 Garrowsfield residential block



» Landscaped and secured public amenity spaces



» Demolition of 90-124 The Ridge residential block



ENGAGEMENT/ CONSULTATIONS

In 2019/20

- Bi-monthly Dollis Valley Partnership Board meetings
- Newsletters
- Resident Liaison Officer
- Eight week public and stakeholder Consultation on the King George V Playing Fields masterplan undertaken

Focus in 2020/21

- Site security measures
- Existing Sub-station to be decommissioned
- Demolition of remaining block
- Phase 3 construction on site
- Commence early consultation for Phase 4

AT A GLANCE

CATEGORY	OUTCOME
HOUSING	<ul style="list-style-type: none"> • Demolition of Homefield, The Ridge, Garrowsfield, Mill Bridge housing blocks (total 442 units) • Additional homes and improved tenure choice: • 631 new mixed tenure homes (381 private, 20 shared equity and 230 social rented) • 40% affordable housing
HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> • A new extended bus service for the Brook Valley Gardens locality • Replacement of the old pedestrian areas with through roads • New access from Mays Lane
COMMUNITY	<ul style="list-style-type: none"> • New multi-purpose community centre 'The Hope Corner', including a community cafe (completed) • New nursery (25 places for under 5s) (completed)
SUSTAINABILITY	<ul style="list-style-type: none"> • 100% of new homes built to EcoHomes Standard (Code Level 4) and to Lifetime Homes Standards • 100% of new homes will be sustainably built to BREEAM standards • Investment from property leases into long term maintenance of a high-quality estate
PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> • Landscaped and secured public amenity spaces • Communal spaces including West Gardens, Eastern and Western Squares • Creation of a garden suburb, play areas and traditional streets
INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<ul style="list-style-type: none"> • Non-Financial obligations – Affordable Housing, Education, Highway works,
APPROVAL	<ul style="list-style-type: none"> • Training, Community Centre, Bridges, Travel Plan, Open Spaces, Tree Planting • Cycle and Pedestrian Provision, council Covenants • CIL - £0.76m • s106 - £1.52m

Place-making in progress

2.2. PRIORITY REGENERATION ESTATES

2.2.3. WEST HENDON ESTATE

Ward: West Hendon

OVERVIEW

Located to the south-west of the borough, the West Hendon estate comprises an area of 12.76ha. The estate sits between a section of the A5 Edgware Road (The Broadway) and the Welsh Harp Reservoir, a Site of Special Scientific Interest (SSSI). Despite its favourable location, the estate has been 'cut off' from the surrounding area due to poor layout and access, further exacerbated by a high-speed gyratory road close to existing homes.

With the ambition to create a thriving new neighbourhood, redevelopment is underway to replace existing homes with over 2,000 high-quality homes with underground car parking provision– surrounded by improved public space and transport links, thriving shops and businesses, a community centre and a new primary school.

The site will benefit from better integration of Hendon Broadway with the new development and linkages to the Welsh Harp with the creation of a vista, new open spaces and extensive landscaping.

How long will the scheme take?

Redevelopment is phased over a 17-year period, with all new homes expected to be complete by 2027/2028.

What's been delivered so far?

This is a phased development with full planning approval to deliver a total of 2,194 homes. Construction started in 2011 with 851 new homes built to date, of which 250 are affordable. In addition, 1,254 sqm of commercial floorspace has been created to date, including the community hub. Construction started in September 2019 on the next phase of development which will deliver 611 units (418 private and 193 affordable). The new Cool Oak Lane pedestrian and cycle bridge will complete at the end of Summer 2020 and provide an improved link between the West Hendon development and the area to the west.

The council has enacted Compulsory Purchase Order powers to enable assembly of land and property for development.

What's happening next?

Current development phase is on-site with completion expected in 2022. The first block will be completed in autumn 2020 and will deliver 47 market sale units.

In addition to housing delivery, development consists of major highway works which will commence towards the end of the year. This will include junction improvements along the A5, removal of the bus lane and the widening of Station Road through removal of the gyratory on Perryfield Way.

Between 2020-25, the scheme will deliver 827 new homes, including 291 affordable units.

WEST HENDON BROADWAY STRATEGY

A West Hendon Broadway Strategy was developed in 2019 to encourage trader confidence in the area and ensure that the Broadway meets the needs of the expanding local community. The strategy identifies a range of short-term improvements as well as a broader strategic direction for the Broadway.

During the project, a detailed analysis of the high street was carried out as well as face-to-face surveys with businesses and online, or via the Community Hub with residents.

A small fund has been agreed by the council to kick-start initiatives arising from the strategy.

Initial projects will address unsightly shopfronts which are currently blighting the area and introduce a small business support scheme for traders on the Broadway.

The council will consider ways to better integrate developments in West Hendon and the nearby Hyde as well as plan for the revitalisation of West Hendon Playing Fields.



- » Top left: Cool Oak Lane Bridge connecting Estate to the Welsh Harp
- » Bottom left: Demolition of 11-72 Warner Close & 33-125 Tyrrel Way
- » Right: Open public square

Barnet's Partners

Developer Metropolitan Thames Valley Housing and Barratt London



ENGAGEMENT/ CONSULTATIONS

In 2019/20

- Undertaken eight week consultation on the West Hendon Playing Fields masterplan
- West Hendon monthly Partnership Board meetings and quarterly open meetings

- Quarterly Construction Working Group, a forum for residents to discuss construction activities and programme with the construction team
- Three West Hendon Broadway Resident and Trader meetings
- Near Neighbours Programme- 3 sessions took place in October and November 2019, giving existing and new residents the opportunity to get to know each other to strengthen community cohesion
- Drop-in surgeries for residents, including secure, non-secure tenants, leaseholders and freeholders affected by regeneration at West Hendon



» Cool Oak Lane Bridge connecting Estate to the Welsh Harp

Focus in 2020/21

- West Hendon monthly Partnership Board meetings and quarterly open meetings
- Quarterly Construction Working Group, a forum for residents to discuss construction activities and programme with the construction team
- Drop-in surgeries for residents, including secure, non-secure tenants, leaseholders and freeholders affected by regeneration at West Hendon
- Securing the accelerated decant of Marsh Drive with minimal disruption to residents
- Developing plans to secure the interim community hub as a permanent facility
- Introduce two new sites into the latter phases of development which will include new homes to delivered and a new self-contained health centre
- Further engagement with businesses on West Hendon Broadway on improvements to complement and enhance estate and economic regeneration



AT A GLANCE

CATEGORY	OUTCOME
HOUSING	<ul style="list-style-type: none"> • Demolition of existing 649 homes • Additional homes and improved tenure choice: <ul style="list-style-type: none"> • 2,194 new homes - a net gain of 1,545 on the existing site • 28% affordable housing
EDUCATION	<ul style="list-style-type: none"> • A three-form entry community school for around 400 pupils • A new early year's centre
HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> • 2 new pedestrian bridges at Silkstream and Cool Oak Lane connecting the estate to the surrounding open spaces • Improvements along the A5 and Station Road and removal of the Perryfields Way gyratory • Improved A5 crossings and pedestrian links to Hendon train station • Highway improvements on West Hendon Broadway, Cool Oak Lane, Station Road, Herbert Road, Garrick Road and Wilberforce Road
COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> • Improved town centre and commercial hub with new shops at West Hendon Broadway • 1,766 sqm commercial floorspace (Class A1-A5 & B1) to replace 1,073.19 sqm existing commercial floorspace
HEALTH & WELLBEING	<ul style="list-style-type: none"> • Connecting the community to the benefits of the Welsh Harp • Improved green spaces and play spaces • Provision of a major sporting hub
COMMUNITY	<ul style="list-style-type: none"> • 29,083 sqm of public and communal amenity space, a 20% increase in provision • Demolition of existing non-residential buildings • A new permanent community Hub
SUSTAINABILITY	<ul style="list-style-type: none"> • 100% of new homes will meet the EcoHomes standard (Code Levels 4 and above) • 100% of new homes will be sustainably built to BREEAM standards
PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> • Improvements to York Park, West Hendon playing fields and Woodfield Park • Creation of a green boulevard that will link York Park with the retail area of West Hendon • Broadway • Integration of the Welsh Harp Reservoir as part of extensive landscaping
INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<ul style="list-style-type: none"> • s106 - £9.79m • Non-Financial obligations – Affordable Housing, Education, Highway works, Training, community centre, bridges, SSSI mitigation, Open Spaces, Travel Plan • CIL - £10m

Place-making in progress

2.3. INFILL REGENERATION ESTATES AND SITES

2.3.1. GRANVILLE ROAD

Ward: Childs Hill

OVERVIEW

Situated at the southern end of the borough, the 1960's housing estate currently consists of three tall tower blocks, as well as three lower rise blocks. The estate includes large areas of under-utilised and unstructured land.

Planned regeneration aims to realise the potential to deliver additional new homes in these spaces, generating investment to improve the estate environment. Plans include the reconfiguration of the estate road which will provide 332 car parking spaces, as well as landscaping and refuse provisions. New play areas together with improved communal amenity spaces will enhance the existing landscape.

How long will the scheme take?

This scheme is anticipated to complete in 2022/23.

What's been delivered so far?

With planning consent obtained August 2016 for 132 new homes, development started on-site in July 2019, including demolition of 26 flats, existing garages and other ancillary buildings.

The council has enacted Compulsory Purchase Order powers to enable assembly of land and property for development.

What's happening next?

On-going construction on-site.

Barnet's Partners

Mulalley Construction Ltd is the developer on-site. New Granville LLP is joint venture between Mulalley and CHA Ventures (a subsidiary of the One Housing Group Registered Provider). Sherrygreen Homes (Mulalley's sister company) will market and sell the new homes.



- » Top left: Beech Court demolished
- » Bottom left: Resident event held in Feb 2020
- » Right: Proposed development The Square at Granville Road



ENGAGEMENT/ CONSULTATIONS

In 2019/20

- Regular Newsletters to all residents
- Meet the contractors event for residents
- Monthly update reports to Granville Estate Resident Association (GERA)
- Ward Member meetings and estate walkabout
- Developer donated £650 (annually for each year of construction) to community events via GERA
- Employment & apprenticeship event hosted with BOOST
- Tour of estate highlighting programme for next 6 months and employment event
- Consultation on improvements to Childs Hill Park with local residents

AT A GLANCE

CATEGORY	OUTCOME
HOUSING	<ul style="list-style-type: none"> • Demolition of Beech Court to be replaced by new lower rise blocks and houses • Additional homes and improved tenure choice: <ul style="list-style-type: none"> – 132 new homes - 74 flats and 58 houses (25 affordable shared ownership)
HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> • 332 car parking spaces • New streets to reconnect estate with Llanelly Road and Mortimer Close
COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> • Employment and Skills Action Plan sets out how residents (both existing and new) can access Site and Developer employment and training opportunities arising from the development. Three on site positions advertised in the local community 2019/20
SUSTAINABILITY	<ul style="list-style-type: none"> • 100% of new homes to meet Decent Homes Standard and new Buildings Regulations 2015 • 100% of new homes will be sustainably built to BREEAM standards
PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> • Improved public realm including new streets, play area and open spaces • Sale of surplus land on the estate for development • Reconfiguration of parking and amenity spaces (refuse, recycling and other storage facilities) • All land to have designated use
INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<ul style="list-style-type: none"> • s106 - £0.511m • Non-Financial obligations – Affordable Housing, Highway works, Training, Travel Plan • CIL £1.46m

Place-making in progress

2.3. INFILL REGENERATION ESTATES AND SITES

2.3.2. UPPER & LOWER FOSTERS

Ward: Hendon

OVERVIEW

Built in the late 1960's, the Upper & Lower Fosters (ULF) estate currently occupies 3.19ha and contains 196 existing homes. The estate is built to a relatively low density despite its proximity to Brent Street and Hendon Central, a local high street and good transport accessibility.

This presents an exciting development opportunity in a town centre setting to create additional housing and an improved public realm. Plans are in place to optimise the use of the currently underused land to develop 217 additional homes and includes the demolition of the existing sheltered housing (Cheshir House), to be replaced by new Extra Care accommodation designed to help older people live independently. The new infill development will be integrated with local open space, the surrounding streets and the local high street of Brent Street to create a better place to live.

This pioneering scheme showcases best practice in community participation within estate regeneration and delivers an outstanding quality of architecture and urban design. The masterplan is based on a community co-design approach, involving the estate residents, neighbours and local community organisations from the very beginning.

How long will the scheme take?

Based on the current programme, the construction of the scheme will likely start on-site early in 2021.

What's been achieved so far?

Planning consent in October 2019 follows an extensive two-year programme of 'co design' in which residents were involved in the development of the plans. Successfully re-housed nearly all the residents of Cheshir House to make way for demolition of the building.

What's happening next?

Confirmation of funding arrangements to enable the project to move forward. Procurement of build contractor. A Full Business Case will be presented to council later in 2020.

Full decant of Cheshir to provide vacant possession of a large part of the site.

Barnet's Partners: Barnet Homes



ENGAGEMENT/ CONSULTATIONS

In 2019/20

- Conclusion of key co-design elements following submission of the masterplan for planning
- Agreed way forward for future engagement with Community Steering Group



» Proposed development - view from balcony



» ULF Estate (present day)

Focus in 2020/21

- Continue to engage with the Community Steering group, most often through newsletters and email mailouts
- Opportunities for further co-design, such as the public realm works, will be agreed at the suitable time
- Securing third-party funding with GLA grant
- Appointment of development contractor
- Construction starting on-site

AT A GLANCE

CATEGORY	OUTCOME
HOUSING	<ul style="list-style-type: none"> • Additional high-quality development comprising a total of 217 new residential units, of which 75 affordable Extra Care units • Affordable housing policy compliant • Retention of 168 existing homes, with alterations to the external appearance of these residential blocks to ensure cohesion with the new homes
HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> • Local environment improvements to existing open spaces and road networks across the site
COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> • Employment and Skills Action Plan sets out how residents (both existing and new) can access Site and Developer employment and training opportunities arising from the development - pending agreement and will come into effect once a main contractor is appointed
HEALTH & WELLBEING	<ul style="list-style-type: none"> • Local environment improvements to existing open spaces and road networks across the site
COMMUNITY	<ul style="list-style-type: none"> • Co-design approach - community participation in estate regeneration from master planning, design and through to delivery • Community Steering Group – responding to the needs and concerns of the community • Opportunity for the local community to develop new skills • Provision of community facilities linked to Extra Care housing provision
SUSTAINABILITY	<ul style="list-style-type: none"> • 100% of new homes built to EcoHomes Standard (Code Level 4) and to Lifetime Homes Standards • 100% of new homes will be sustainably built to BREEAM standards • Use of Air Source Heat Pumps to reduce carbon emissions
PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> • High quality development will provide: <ul style="list-style-type: none"> – New play facilities – Community gardening area – Improvements to currently neglected public realm/alleyway areas – New external lighting – Clearer networks for pedestrians, cycle and car routes in and out of the estate – Provision of new car parking – Improved infrastructure and amenity space
INVESTMENT	<ul style="list-style-type: none"> • In 2017 secured £830,000 of government funding to help with initial feasibility costs • Third-party funding arrangement, helping to preserve council funds • Grant from the GLA to support the development

Place-making in progress

2.3. INFILL REGENERATION ESTATES AND SITES

2.3.3. DEVELOPMENT PIPELINE

OVERVIEW

The council owns surplus land and buildings across the borough that could be used to provide more housing and has embarked on a programme of developing these sites itself. By building mixed tenure housing on smaller council owned sites across the borough, the aim is to maximise the use of the existing land assets and increase the housing supply to provide housing choices that meet the needs and aspirations of Barnet residents.

Through partnership working with The Barnet Group, the current development pipeline includes building:

- New homes for affordable rent on existing council land including the development of new rooftop housing
- Extra Care schemes and wheelchair accessible units improving the housing offer for older and vulnerable people and thereby reducing demand for care
- New mixed tenure homes, with the affordable homes funded by private sales plus an overall profit for the council

New builds will be let as affordable homes through the council's letting policy. Additionally, there are other potential schemes currently being assessed for development that will deliver increased housing capacity estimated more than 1,000 affordable new homes.

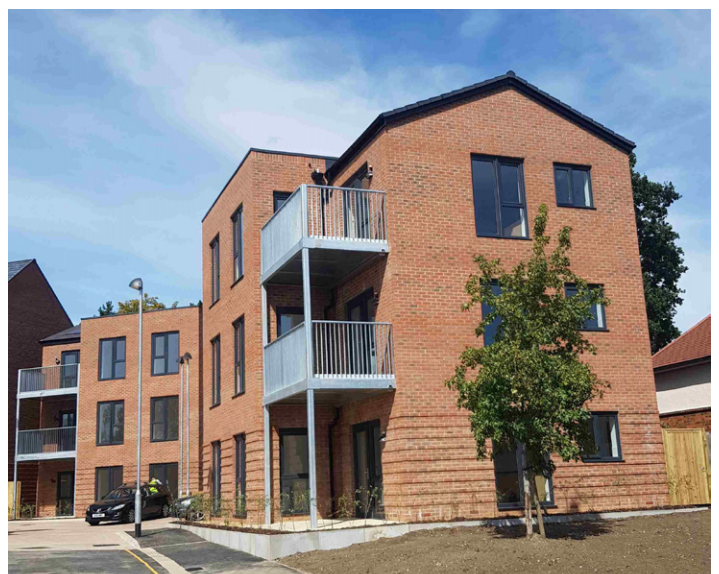
What's been delivered so far?

99 general needs homes for affordable rent across 12 sites including:

- 30 homes at Burnt Oak Registry office
- 14 homes at Basing Way garages
- 13 homes at Elmhurst Crescent
- 10 homes at Adamson Court
- 6 homes at Salcombe Gardens

What's happening next?

As we continue to build on being the council's chosen development vehicle, we have secured a funding allocation from the Greater London Authority for 87 new homes and are preparing a programme for a further 250 new homes across various sites, including more rooftop development on existing blocks. We are working to deliver our first mixed tenure scheme which will include some shared ownership to help residents get on the property ladder in a popular area around Childs Hill.



» Perry Court



ACHIEVEMENTS 2019/20

- Planning consent achieved for all 21 sites. Basing Way Open Space, the final scheme of this programme, achieved in April 2020
- Progress on site, particularly the larger schemes at Prospect Ring, Sheaveshill Court, Burnt Oak Registry Office and The Croft. These schemes alone will deliver almost half the programme at 147 homes



ENGAGEMENT/ CONSULTATIONS

In 2019/20

- Public consultations held for all schemes before submitting for planning in order to inform local residents and offer an opportunity to comment on our proposals. Third public consultation held for Basing Way Open Space scheme to improve the scheme and accommodate residents' concerns
- For newer opportunities, we have met with residents in Colindale regarding a scheme for 35 new homes as well as have exploratory talks with residents on an estate in Edgware
- We meet with ward Councillors to ensure that they are appraised of any new developments and send out quarterly newsletters, so they are aware of any development activity in their wards

Focus in 2020/21

- To be on-site with all our Tranche 3 schemes in the financial year. We will have many more completions

through the year with 83 new homes being handed over in the first quarter

- To be on-site with our second Extra Care scheme at Stag House, in Burnt Oak, and with the third at Cheshir House
- As part of the Borough's Housing Delivery Action Plan, the New Build team will lead on a lot of the borough's ambitions for growth and new housing provision. We aim to identify and deliver over 1000 new homes on council owned land over the next few years. This level of certainty means we can plan our resources to ensure that we work effectively with planners, housing management and local communities to ensure we provide the best quality of new build schemes for the future
- We will ensure a smooth handover of all new homes with Housing Management including some bungalows for wheelchair users which will be adapted, so that the residents can lead more independent lives
- In addition, we are looking at infill opportunities on our estates including the option of building on existing rooftops to achieve the borough's ambitions for growth

AT A GLANCE

- All of Tranche 3 handed over or near completion
- Upper Lower Fosters on site with embedded principles of co-design
- 10% of the newly built homes will be wheelchair accessible
- We are looking at a five year programme of at least 1000 new homes

Enabling Regeneration



PLANNING POLICY

OVERVIEW

The Planning Policy Team is responsible for:

- Shaping the future of Barnet through producing the Local Plan
- Developing planning guidance to deliver the Local Plan
- Monitoring change in Barnet including housing delivery
- Engaging on planning at National, London, Borough and Neighbourhood level



» Adamson Court
new social housing
scheme

SPOTLIGHT ON – BARNET'S REG 18 LOCAL PLAN

What is it?

- Planning policy framework used by the council to make decisions about how Barnet will change as a place over the next 15 years
- Is one of the most important statutory documents that must be produced for the borough, providing the spatial expression of council plans and strategies such as the Growth Strategy and Corporate Plan

Consultation

- 10 week public consultation to publicise, inform and seek feedback on the emerging Local Plan that looks ahead to 2036
- Statutory consultation involved a programme of 30 events held with Barnet partners, borough residents and focused on hard to reach groups such as young people

Reg 18 Local Plan highlights

- Consisting of 51 policies & 67 site proposals, main highlights include:
 - Sustainable Growth focussed on

6 Growth Areas, Town Centres, Transport Nodes, Estate Renewal & Major Thoroughfares

- Housing - approx 46,000 new homes needed (i.e. around 3,000 per annum)
- Office space – up to 67,000m² of new space across town centres (in addition to Brent Cross)
- Retail – up to 110,000m² of retail across town centres (in addition to Brent Cross)
- Jobs – growth to support 27,000 jobs
- Parks & Recreation – 3 new destination hubs and new Regional Park
- Community Infrastructure (including schools) – to keep pace with development
- Transport – refurbished/ new stations at Colindale and Brent Cross West

This policy focus:

- Enables areas that generally have higher public transport accessibility to be delivered with less car parking
- Enables Town centres to adapt to a wider range of uses outside of the primary retail area such as employment, housing and community infrastructure
- Safeguards the character and amenity of existing suburban neighbourhoods



» Alexandra Road



In January 2020, the council agreed a preferred policy approach, the first formal stage (Reg 18) in replacing the Local Plan adopted in 2012. This formal statutory process will involve at least two periods of public consultation and an examination by a Planning Inspector appointed by the Secretary of State. This process is expected to take at least two years with adoption of the new Local Plan expected Spring 2022.

Challenges

The Local Plan needs to deliver an increased housing target of 46,000 additional homes over the plan period in response to anticipated population growth.

A key challenge of the Local Plan is to ensure that the distinctive character of Barnet is protected, and where possible enhanced, whilst achieving sustainable growth. Understanding the challenges that Barnet faces in terms of providing new homes, jobs, services and infrastructure underpins the Local Plan.

Effective planning will seek to maximise the opportunities that Barnet has to offer, including its town centres and areas of growth, open space and connectivity.



Local Plan Timetable

- Local Plan Preferred Approach (Reg 18) Winter 2019/20
- Publication of Local Plan and Consultation (Reg 19) – Winter 2020/21
- Submission (Reg 22) – Spring 2020/21
- Examination in Public (Reg 24) – Autumn 2021
- Adoption (Reg 26) – Spring 2022



ENGAGEMENT/ CONSULTATIONS

In 2019/20

- Mill Hill Neighbourhood Forum (Re-designation) – April / May 2019
- West Finchley Neighbourhood Plan (Reg 16) – January 2020 / February 2020
- Local Plan (Reg 18) – January 2020 / March 2020
- Mill Hill Neighbourhood Forum – New Application – March / April 2020



ACHIEVEMENTS 2019/20

- Colindale Tube Station SPD (adopted February 2019)
- Representing Barnet at London Plan Examination in Public – ended May 2019
- Housing Delivery Action Plan (September 2019)
- North London Waste Plan Examination in Public – Autumn 2019
- New Local Development Scheme (version 7) – January 2020
- Local Plan Preferred Approach (Reg 18) – January 2020
- West Finchley Neighbourhood Plan (Reg 16) – January 2020

Focus in 2020/21

- Local Plan – moving to Reg 19 in late 2020
- Identifying Local Plan evidence gaps
- Publish Infrastructure Delivery Plan
- Adopt North London Waste Plan
- Edgware Growth Area Supplementary Planning Document (SPD)
- Middlesex University & the Burroughs SPD
- Adopt West Finchley Neighbourhood Plan



MAJOR PROJECTS

OVERVIEW

The Major Projects Team is responsible for:

- Place-making including planning, design and management of public spaces and how it interfaces with privately owned space
- Dealing with, and providing expertise on, large and complex planning applications
- Shaping the borough's growth and regeneration areas
- Managing planning obligations and raising revenue for the council to be ploughed back into infrastructure and community facilities

Barnet has an extremely busy planning service. The Ministry of Housing, Communities and Local Government statistics place Barnet as the:

- 8th busiest local Planning Authority in the country
- 2nd busiest in London (behind Westminster)



Mayoral CIL and Barnet CIL

The CIL team collect both Mayoral and Borough Community Infrastructure Levy (MCIL/BCIL) which is applicable to many developments with planning permission granted from 1st April 2012.

MCIL is collected by local planning authorities on behalf of the Mayor of London and contributes towards the cost of delivering the Crossrail 1 and 2 projects. From 1st April 2019 the Mayor increased the rate to £60 per SQM (MCIL 2) for all eligible planning decisions. In 2019/20 £6m was raised in MCIL across the borough with regeneration contributing £2.8m.

BCIL contributes towards key projects and local infrastructure across the borough.



During 2019/20 approximately £17m in CIL income was raised across the Borough of which regeneration schemes contributed £8m. This was used to fund infrastructure projects which include £3.5m towards parks and open Spaces, £10.4m towards sports, physical activities and sports hubs, £1.1m towards community equipment and assistance technology and £355,000 early education and childcare place sufficiency.

Borough CIL is currently under review and an increase in the CIL rate is being considered to generate further income to contribute towards the borough's infrastructure. This will likely be adopted in financial year end 2020-21.

Planning Obligations

The team also manage planning obligations, known as Section 106 agreements (s106). These are legal agreements attached to a planning permission to mitigate the impact of development. These agreements can be financial or non-financial obligations which are monitored to ensure all obligations are met for the benefit of the borough and its community.

Across regeneration schemes. A total of approximately £22.4m in S106 funding has been allocated in 2019/20. These include £11.5m towards Colindale Station Improvements, £896,000 towards Barnet General Urgent Care Health contributions, £4.3m towards Education Capital Programme, £51,000 on Public Realm – Montrose and Silkstream park and £10,865 towards Grahame Park health centre contributions.

We encourage developers to enter into Planning Performance Agreements whereby we work with the applicant to deliver the best possible scheme within an agreed timeframe. These agreements allow for consultation and discussion at the earliest opportunity before the scheme is submitted as a planning application.



ACHIEVEMENTS 2019/20

- A number of planning policy documents have been adopted or are being replaced. The emphasis of these documents will be to deliver increased housing:
 - Colindale Tube Station SPD (adopted February 2019)
 - Housing Delivery Action Plan (September 2019)
 - Local Plan Reg 18 (January 2020)
- Planning consent granted to major schemes, including:
 - Colindale Tube Station - 313 residential units (50% affordable) and commercial space
 - Tesco Burnt Oak - 100 residential units (37% affordable) and commercial space
 - Upper & Lower Fosters - 217 residential units (51% affordable)
 - Sainsbury's, The Hyde - 1,309 residential units (35% affordable) and commercial space
 - Grahame Park - 2,088 residential units (50% affordable)

Focus in 2020/21

Progress key planning applications for consideration by the Local Planning Authority:

- Copthall Masterplan
- Finchley Central (up to 700 units)
- High Barnet Station (up to 300 units)
- Honda, The Hyde (up to 500 units)
- Colindale Gardens and Beaufort Park (up to 1,000 units)



Currently 1,744

new homes built (including affordable) in the borough during 2019/20



463

new affordable homes built in 2019/20 (49% over achievement of target)



Barnet has an annual **target of 3,248**

new homes, likely to be impacted by construction delays

TRANSPORT AND REGENERATION

OVERVIEW

The Transport and Regeneration Team is responsible for:

- Providing transport policy advice and input such as in relation to the Draft Local plan, draft transport strategy and growth strategy as well as areas such as car parking standards for the borough
- Providing transport policy and planning advice on all major planning applications and proposed developments, including transport elements of the Brent Cross regeneration
- Applying for funding for transport related projects within the borough
- Considering and responding on policy matters such as the Draft Mayor's Transport Strategy and the Draft London Plan
- Developing sustainable modes of travel in the design of new developments.

At present, the borough achieves 55% of journeys by sustainable mode – walking, cycling, public transport use. The Mayor's Transport strategy seeks to achieve a target of 80% of trips by sustainable modes in Outer London by 2041. With each borough being assigned an individual target to achieve, the target for Barnet is 72%.

There is, therefore, some progress to be made to meet the longer term Mayoral target. The borough's Local Implementation Plan and the Draft Transport Strategy sets out how the borough aims to achieve both the Mayor of London and the borough's developing transport targets and objectives.

There is strong emphasis in regeneration schemes and developments across the borough in encouraging sustainable development and modal shift, including improvement in bus and rail services. For example, the proposed at Brent Cross West station, due to open in 2022, will be a key step in achieving improved public transport provision and acting as a catalyst for the Brent Cross regeneration project.

Plans are being developed for the Colindale Roundabout, to reduce its size, provide improved walking and cycling measures, including widening of narrow footpaths, better cycling connections and improved public realm.



» Current Colindale Roundabout aerial view



ACHIEVEMENTS 2019/20

- Continued support for approval of a suite of Brent Cross planning applications
- Input into the Local Plan development process and the borough's Growth Strategy
- Supported proposals to reopen the West London Orbital Railway to passenger services running from Hendon and/or Cricklewood through Brent to Old Oak Common and then onwards to Hounslow
- Project management of a study looking at developing an interchange between the West London Orbital Railway and the Brent Cross West Station
- Launched and progressed the development of Colindale Roundabout project – currently at Stage 2 of an initial 3 stage development process
- Project management of transport inputs into the Supplementary Planning Document for Hendon – the Burroughs and project managing transport input into the Area Action Plan for Edgware Town Centre
- Input into planning applications for major developments throughout the borough with highlights including approval of the c2,000 unit planning application for Grahame Park, extensive input into schemes for High Barnet and Finchley Central for Transport for London

Focus in 2020/21

- Continued support for development of transport proposals to reopen the West London Orbital Railway
- Support implementation of town centre improvements, including technical work for North Finchley and Hendon, Edgware and Cricklewood
- Development of the borough's emerging long-term Transport Strategy and initiating work with TfL on public transport development
- Delivery of the Colindale Roundabout feasibility study



Economic Development And Town Centres

OVERVIEW

The Business, Employment and Skills team works closely with partner organisations, developers, community and business groups and other public-sector bodies, to deliver the following two themes from the Growth Strategy:

1. An Entrepreneurial Borough

- Ensure the council delivers its services in a way that supports businesses
- Identify and support growing sectors across the borough
- Create job and skills development opportunities for local people
- Support the local economy including promotion of local supply chains

2. A Borough Of Thriving Town Centres

- Support the strengthened identity and diversification of town centres
- Support joined-up service delivery across the council for healthier high streets
- Deliver high quality workspace
- Build on existing strengths to create a thriving evening economy

The team focuses on three main workstreams: town centres, employment and skills, and business support and engagement.

SPOTLIGHT ON TOWN CENTRES

Barnet's Growth Strategy sets a target of delivering up to 30,000 homes by 2030. Much of this growth will be focused in Barnet's town centres—where development can be accommodated more sustainably, and it will bring greater benefit to Barnet's communities by strengthening the local economy.

With changes in shopping habits and the wider economy, many of our high streets are struggling with vacant shops, and this issue is being exacerbated by the economic impacts of COVID-19. We recognise that Town Centres need to:

- Become more diversified
- Transform into economic centres
- Become social and community hubs
- Deliver affordable workspace and spaces for market traders in Barnet's town centres.

Working closely with community and business groups, developers, and other local and regional authorities—we are encouraging and facilitating a more sustainable mix of uses in town centres, including leisure facilities; cultural infrastructure; social and community services; and in appropriate locations, a healthy evening economy.

To encourage entrepreneurship in the borough, and ensure there are many accessible entry points to enterprise and employment; we are proposing to provide more affordable workspace and tenure options in Barnet's town centres.

WE HAVE BEEN TAKING STEPS TO MITIGATE THE IMPACTS OF COVID-19 ON OUR TOWN CENTRES. IN THE IMMEDIATE TERM, THIS INCLUDES:

- Supporting town centre businesses to implement social distancing measures by creating new public realm, managing space between different travel modes, queues and pavement trading;
- Stepping up existing support for employment, welfare and skills programmes
- Maintaining regular communication with the business sector
- Ensuring the safe re-opening of places of worship

In the longer term, this includes:

- Strengthening relationships with the community, businesses and voluntary sector
- Developing thinking and new models relating to the future role of high streets,
- Understanding the long-term impacts on town centre land use and economy
- Supporting the emergence of new businesses and sectors with a focus on the low-carbon economy
- Ensuring that the borough's Local Plan fully supports and enables the borough's ambitions for town centres

TOWN CENTRE DELIVERY HIGHLIGHTS IN 2019/20

Some of the key town centres initiatives implemented by the team and partners over the past year include:

Edgware Growth Area SPD

Working collaboratively, we have been developing a planning framework that will guide ambitious change and investment in Edgware town centre. The framework:

- Sets out clear priorities and projects to support the comprehensive regeneration of the town centre;
- Explores the potential to reinvigorate the high street, build up to 5,000 new homes, and create new public spaces and a much-improved street environment;
- Identifies opportunities for a new public transport interchange, and a better environment for pedestrians and cyclists;
- Explores opportunities to enhance the local community and cultural offering;
- Explores opportunities to generate inward investment and support new jobs and sustainable economic growth

Finchley Central town square

Work commenced on a new town square following adoption of the Finchley Central Town Centre Strategy by Committee in 2017

- Adhering to 'Healthy Streets' principles, the project will result in over 3,000sqm of refurbished, high quality public realm
- The Square will include flexible space for the community to hold commercial, cultural and community activities

West Hendon mural and identity

The team is developing a large-scale mural celebrating the area's history and the connection between the town centre and the Welsh Harp Reservoir.

- The mural is a first step towards working with local businesses to develop an enhanced identity

Cricklewood public realm and community infrastructure

Working with the local Town Team and other key stakeholders, the team is exploring options for improving public realm and providing new community infrastructure in the town centre

North Finchley revitalisation

Work continues with development partners to bring forward ambitious proposals to revitalise North Finchley Town Centre. Recent activities include:

- Land and Site Assembly Agreement finalised in the summer of 2019, which will enable the council to use its powers to kick-start town centre renewal
- Working with legal partners on a new development model

Town Team engagement

Work has continued with groups of businesses and residents that come together as Town Teams in Chipping Barnet, Cricklewood and Edgware

- A Barnet Town Centre Forum was established to support other community groups to improve their town centres and develop new Town Teams in seven main town centres
- A proposal to Round 3 of the Mayor's Good Growth Fund, secured £50,000 in development funding to support the delivery of the new public realm in Finchley Central town centre

Integrated town centre strategies

- Golders Green Town Centre Strategy adopted in January 2020 is now ready to move forward to the delivery phase
- Commenced development of Chipping Barnet Community Plan, to create a community-led vision



» Engagement event to co-develop the Chipping Barnet Community Plan in Dec 2019

EMPLOYMENT AND SKILLS

Having a workforce with the right skills and training is an essential ingredient for economic growth. We work in partnership with schools, Barnet and Southgate College, Middlesex University, Job Centre Plus, programme providers and the wider business community to ensure that local education and skills provision meets the needs of employers and that those who live or study locally have opportunities to develop the skills that the market.

We work with development partners to maximise apprenticeship and training opportunities through regeneration and development schemes. Larger schemes are required to make contributions towards employment and skills initiatives. We coordinate apprenticeships, site visits, workshops, that provide pathways for school, college and university and work.

To mitigate the impact of COVID-19 on Barnet's economy and jobs market, the team has also been:

- Stepping up existing employment, welfare support, and skills programmes; and
- Working to identify and fill longer-term skills gaps by putting in place effective responses at scale.

EMPLOYMENT AND SKILLS DELIVERY HIGHLIGHTS IN 2019/20

Some of the key employment and skills initiatives delivered by the team and partners over the past year include:

More than
200 entrepreneurs
accessed our business support programmes, our highest engagement to date

44 apprentices
started placements on development sites across Barnet

302 students
visited development sites and 420 students attended workshops to learn more about careers in the constructions industry

Apprenticeships

- Apprenticeships form a central component of Barnet's plans for skills growth
- Working with our development partners, Barnet and Southgate College, Middlesex University, and apprenticeship training agencies—the council identified and secured 44 apprenticeships in 2019/20
- These ranged from Level 2 to Level 4 training, with technical skills such as plumbing, electrical, construction management, site supervision, and health and social care

Access for All – Routes into Construction

- The programme aims to provide opportunities for vulnerable young people across the borough in the construction sector
- Two cohorts of post-16 learners (with 18 young people total) were recruited and received multi-skills construction training and work experience on development sites across the borough
- The programme also resulted in the hiring of four new staff and the publication of a Post-16 Vocational Directory and Support Internships booklet

BOOST

- BOOST provides support for deprived communities in Burnt Oak and Cricklewood using a holistic approach focused on strong community links
- Services include employment and training, health and wellbeing and housing and benefits
- BOOST is open to any age group but has specialist provision for under 25s. The programme also offers specialist support for those affected by mild to moderate anxiety and depression through its partnerships with Future Path and DWP JobCentrePlus
- 684 people signing up to BOOST in 2019/20 and of those 246 were helped into employment and 33 into education or training

Mayor's Construction Academy

- Provided in partnership with Transport for London, the Mayor's Construction (MCA) programme which aims to help more Londoners train in the skills they need to access construction sector vacancies on the capital's housing construction sites
- The programme supported 13 Barnet residents to complete training and 1 resident into employment

Promoting employment through regeneration

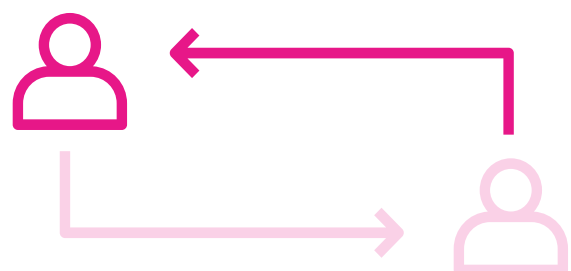
- The Outreach Support Service provides a dedicated staff member in each of the borough's major regeneration schemes, to engage with residents and promote employment and skills development opportunities
- This year the programme supported 14 Barnet residents into employment

Brent Cross Cricklewood

In addition to the extensive physical regeneration proposed the BXC scheme will have a major economic impact on Barnet and the wider community following physical and major improvements.

SPOTLIGHT ON BRENT CROSS CRICKLEWOOD (BXC)

- Employment and Skills Steering Group established 2019/20
- Input from a range of partners including Barnet & Southgate College, Middlesex University, the Federation of Small Businesses, West London Business and others.
- Jointly working to maximise opportunities for residents and businesses.
- Opportunities created include:
 - Over 5,000 construction jobs created
 - 20,000 new employment opportunities upon completion



BUSINESS SUPPORT AND ENGAGEMENT

Barnet has more businesses than any outer London borough, 94% of which are 'micro', employing nine employees or less. Micro businesses are therefore the foundation of our economy, employing over 130,000 people.

We support them to thrive and help them to address a range of challenges such as access to talent, demand for flexible workspaces, and the lack of grow-on space for successful businesses that want to remain in or expand within the borough.

Initiatives delivered over the past year include:

Pop Up Business School

- The Pop Up Business School travels the country running practical business courses to help people get started making money doing what they love
- In November 2019 we worked with the School to offer 10 days of workshops covering topics such as: how to start a business without any money, how to generate sales from social media, and how to build a website for free

- Sponsored by Re, Barnet Homes, the Barnet Group and the council, with premises donated by Brent Cross Shopping Centre, this year's event was our most successful year yet with 104 people attending and participants coming on average for 8.2 out of 10 days

Barnet Big Ideas Competition

- Jointly run by the council, Middlesex University, and Barnet and Southgate College, the Entrepreneurial Barnet competition promotes and develops enterprise and entrepreneurship throughout the student population of the Barnet area
- In its sixth year, the competition saw nearly 100 entrants compete for £10,000. The winner was Annabel Ashalley-Anthony, for her pro-diversity and inclusivity gaming community Melanin Gamers. Ashalley-Anthony said that taking part in the competition "was a phenomenal journey" and that she and her team were "completely humbled by the overwhelming support [they] received"



» The winners of this year's Barnet Big Ideas Competition, Melanin Gamers

Appendix 1 – CIL and s106 Contributions

S106 FINANCIAL CONTRIBUTIONS TO DATE

S106 FUNDING ON SCHEMES WITH PLANNING PERMISSION	£M
Brent Cross North	£21.20
Brent Cross South	£18.40
Colindale (excluding Grahame Park)	£24.29
Dollis Valley	£1.80
Grahame Park	£14.80
Granville Road	£0.51
Mill Hill East	£12.10
Stonegrove and Spur Road	£0.81
West Hendon	£9.97
Total	£103.88

BOROUGH CIL FINANCIAL CONTRIBUTIONS TO DATE

CIL PAYMENTS RECEIVED ON SCHEMES WITH PLANNING PERMISSION	TO DATE £M
Brent Cross North	£0.00
Brent Cross South	£0.00
Colindale Ward	£25.60
Dollis Valley	£0.87
Granville Road	£1.46
Mill Hill Ward	£1.30
West Hendon	£1.48
Total	£30.71

MAYORAL CIL FINANCIAL CONTRIBUTIONS TO DATE

CIL PAYMENTS RECEIVED ON SCHEMES WITH PLANNING PERMISSION	TO DATE £M
Brent Cross North	£0.00
Brent Cross South	£0.00
Colindale Ward inc Grahame Park	£10.50
Dollis Valley	£0.23
Granville Road	£0.23
Mill Hill Ward	£0.86
West Hendon	£0.76
Total	£12.58m

Appendix 2 – Regeneration Achievements



BRENT CROSS CRICKLEWOOD

- Completed OJEU procurement and issued station contract to VolkerFitzpatrick
- Substantial completion of the Train Operators' Compound which is now occupied
- Commencement of infrastructure 1 southern junction works on Cricklewood Lane and Claremont Way
- Commencement of phase 1B South by Argent Related: Temporary open space.
- Submission of station reserved matters planning application followed by approval in May 2020
- New project website launched at TransformingBX.co.uk



COLINDALE

- Completion of improvement works at Montrose Playing Fields and Silkstream Parks in March 2020
- Proposal for the re-development of the Colindale tube station and over the station development greenlighted in July 2019
- Construction of bridge from Fairview into Montrose Playing Fields completed Autumn 2019
- Employment and Skills Action Plan sets out how residents (both existing and new) can access site and developer employment and training opportunities arising from the development. Key outcomes 2019/20:

Colindale Gardens; Peel Centre

- Number of Apprentices- 1
- Number of Graduates- 1
- Number of work experience placements- 3
- Redrow Homes Scholarship Fund in partnership with MDX Uni
- Funder Member Patron of Unitas Youth Zone, in partnership with OnSide and the London Borough of Barnet, to provide a safe environment for young people

Beaufort Park

- Number of local employees (Local Labour) - 24%
- Number of work experience placements- 1



GRAHAME PARK

- Full planning consent achieved March 2020
- Agreement of a new S106 Planning Agreement to facilitate the construction of a wide range of vital community facilities including childcare, community, health and an improved park
- Employment and Skills Action Plan sets out how residents (both existing and new) can access site and developer employment and training opportunities arising from the development

For new planning application agreed:

- £100,000 towards the refurbishment of the Library, which will provide both Employment and Skills and Community Investment programmes for the next 10 years
- £611,000 towards supporting Site and Community Employment and Skills
- 35 Apprenticeships
- 59 progressions into employment
- 85 work experience placements



MILL HILL EAST

- Completion of Permanent Energy Centre
- Completion of Millbrook Plaza
- Employment and Skills Action Plan sets out how residents (both existing and new) can access site and developer employment and training opportunities arising from the development:
 - Barratt London achieved 2 Apprenticeships
 - Both Durkan and EcoWorld are currently working to support construction training initiatives
 - Notting Hill Genesis Construction Training Initiative 5-year plan under development



DOLLIS VALLEY

- Delivery of two new public spaces, namely the Eastern and Western Entrance Squares which are equipped with play space
- In January 2020, commenced demolition of 166 properties to enable next phase of development
- Employment and Skills Action Plan sets out how residents (both existing and new) can access site and developer employment and training opportunities arising from the development



WEST HENDON

- Secured a Compulsory Purchase Order (CPO3) without modifications on 17 September 2019, to secure the delivery of phases 5 & 6
- A community celebration day took place on 7 September 2019, celebrating the community which has grown since the start of the development. A range of events took place throughout the day, including family fun activities, live music and refreshments
- Continued improvements to the new public square with additional commercial units let, one of which has been let to an existing business on West Hendon Broadway
- Creation of a new landscaped play area for children
- Completed demolition of 155 properties to commence phase 4 construction
- Employment and Skills Action Plan sets out how residents (both existing and new) can access site and developer employment and training opportunities arising from the development. Key outcomes 2019/20:
 - 219 engaged in training, skills development & wellbeing programme
 - Residents gained employment through hub support- 14 Jobs Attained
 - Residents volunteering/work experience/ project delivery - 12 volunteers
 - All training including accredited and non-accredited - 87 total
 - SIA/CCTV Security Intelligence Authority programme (x3) - 24 Qualification achieved
 - National Certificate Further Education (NCF level 1 Health /Social achieved
 - NCFE L1 & 2 Customer Service & Administration (x2) - 12 Qualifications achieved

- 6 new programmes launched/piloted
- 10 community events held
- 12 resident-led community programmes delivered
- 26 candidates completed English as a Second Overseas Language Level 1



GRANVILLE ROAD

- All land appropriated
- Start on-site and significant progress in clearing the site (i.e. demolition) for development
- Acquisition of 1A Mortimor Close to enable land to be included in the development of the estate
- In June 2019, council approval of an Improvement Plan for Childs Hill Park with £210,000 s106 contributions from Granville Road estate development



UPPER & LOWER FOSTERS

- Submission of the planning application in June 2019 with consent obtained in October 2019
- Potential third-party funding arrangement identified and approved by council in January 2020
- Potential grant funding from the GLA secured for 2020/21 (subject to Full Business Case approval)

Activities recorded above are for the period April 2019 – March 2020 and were delivered prior to the pandemic.



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AGENDA ITEM 8

Housing and Growth Committee

14 September 2020

Title	Brent Cross Update Report
Report of	Chairman of Housing and Growth Committee
Wards	Childs Hill, Golders Green and West Hendon
Status	Public
Urgent	No
Key	No
Enclosures	Appendix 1: Letter TfL to LBB dated 25 August 2020
	<p>Cath Shaw, Deputy Chief Executive Cath.Shaw@Barnet.gov.uk</p> <p>Stephen McDonald, Director of Growth Stephen.McDonald@Barnet.gov.uk</p> <p>Karen Mercer, Programme Director Karen.Mercer@barnet.gov.uk</p>

Summary

This report includes a progress update on the comprehensive regeneration of the Brent Cross (BX) programme since the Committee meeting on 6 July 2020.

Officers Recommendations

That the Committee:

- 1) **Notes the progress update across the scheme since the last report to the committee on 6 July 2020;**

- 2) **Delegates authority to the Finance Director to finalise the heads of terms and legal agreements with BXS JVLP in relation to plot 25 as set out in paragraph 1.18 of this report acting in the best interests of the council.**
- 3) **Authorises the Deputy Chief Executive to procure the necessary resources to co-ordinate construction logistics and security arrangements across the regeneration area as explained in paragraphs 1.43 of this report.**
- 4) **Note the council has progressed the WLO design integration study to Network Rail GRIP 3 design stage and that further funding is required to continue the design and physical works at this time as explained in paragraph 1.33 to 1.39 of this report.**

1. WHY THIS REPORT IS NEEDED

- 1.1 This report provides the quarterly update on progress since the last Committee meeting on 6 July 2020. The links to the last Committee report and subsequent Addendum report are found here:

<https://barnet.moderngov.co.uk/documents/s59211/Brent%20Cross%20Cricklewood%20Report.pdf>

<https://barnet.moderngov.co.uk/documents/s59331/BXC%20update%20Report%20-Addendum.pdf>

BXC Programme Wide Progress Update

- 1.2 Good progress is being made across the programme. Key milestones include:
- The council acquired the Network Rail land on 14 August 2020. In addition to the land transfer contract, the legal documentation includes the key principles for the future operation and management of the station and established Network Rail's future rights of access to the railway to provide greater certainty for the BX programme.
<https://barnet.moderngov.co.uk/ieDecisionDetails.aspx?ID=7518>
 - The Brent Cross Thameslink delivery team transitioned to Mace on 10 August 2020. The contract between Mace and the council is now in place and the required legal documentation with Re completed. This team will now focus on the delivery of required works to the rail systems and the station construction and, as such, will be referenced as the Brent Cross West (BXW) Station delivery team going forward.
 - On the BXW programme the demolition of the Jerich Shed and the removal of the north sidings which makes way for the Brent Cross West Station have been completed, with new reception rails being installed and successfully commissioned on 31 August 2020. VolkerFitzpatrick (VFL) have now started site set up to commence the station construction works.
 - The first phase of the highway improvements to Cricklewood Lane / Claremont Road / Cricklewood Broadway completed on 9 July 2020.

- The Brent Cross South Exploratory Park opened on 12 August 2020. The new open space has received very positive feedback from residents.
- The council and BXS have completed an early infrastructure licence to enable site remediation and infrastructure works to now commence. This licence will last until 2022.
- The Variation to the Funding Agreement between L&Q and Barnet council completed on 18 August 2020.
<https://barnet.moderngov.co.uk/documents/s59709/DPR%20BXC%20DoV%20to%20Funding%20Development%20Agreement%20Plots%2053-54%20LQ%20-PUBLISHED.pdf>

- 1.3 The report below provides a detailed update on each project and seeks the required approvals for the project to continue to progress as well as setting out the risks associated with each project, particularly on those that are directly managed by the council.

Brent Cross West Station

- 1.4 As reported to the last committee, the reserved matters application for the detailed design of the [Brent Cross West](#) Station was unanimously approved by the council's Planning Committee on Wednesday 13 May 2020. Since this approval, the BXW team has worked to secure the discharge of the remaining pre-commencement planning conditions so that physical works can commence on construction of the new station from September. VolkerFitzpatrick have now commenced site set up.
- 1.5 As reported to the last committee, the new south sidings are operational. Focus is now on commissioning the new reception lines that feed the sidings from the North end of the site. These new lines have been installed along with associated railway infrastructure and were successfully commissioned on 31 August over the bank holiday weekend. This is another key milestone achieved on the Sidings and Railway Systems package by the BXW team and Network Rail.
- 1.6 To make way for the new Station, a significant amount of existing infrastructure is being removed from the site. This includes the dismantling of a large train shed. This has been successfully removed ahead of programme, along with the old railway sidings that have been relocated to the new south sidings.





- 1.7 The detailed design of the station continues to progress to programme. The framework and key principles for the Station and its future operation have now been finalised by the council, DfT, Network Rail, GTR and BXS. The property structure is based upon NR retaining ownership of the station and bridge structures with the necessary property easements to be put in place over the council's and NR's freehold areas so that the public can access the Station and travel east-west across the bridge even when the Station is closed. The workstreams to document this framework are now being progressed.
- 1.8 BXS have completed their design for the Station Eastern Entrance Building and has submitted the reserved matters application to the Local Planning Authority. The below image is an illustration taken from the design statement submitted on 20 August 2020 in support of the application. This application will now be subject to the required statutory and public consultation process before determination by the Local Planning Authority.



- 1.9 The council and BXS are working to put in place the framework to enable a single team to deliver all aspects of the station build as set out in paragraphs 1.19- 1.26 in the last Committee report (Item 9) by this November. An update will be provided to the next Committee.
- 1.10 The 72-hour major rail possession access planned for the major track slews in April/May/June 2021 (weeks 1, 5 and 9) to create the site for the new station platforms are now booked in the Network Rail access booking system (PPS) and are progressing through

the formal rail industry process. The council already has in principle support from Network Rail and the Train Operating Companies. Parties are now finalising the planned train services, driver movements, replacement bus services and the passenger routing that is required in order to formally confirm the possession bookings.

- 1.11 The BXW delivery team and VolkerFitzpatrick (VFL) are working with Network Rail and BXS to update the overall station programme to take account of the latest rail possessions availability in line with the December 2022 opening date, which remains on target. The revised programme is taking account of works across the railway, which has come under pressure as a result of delays associated with COVID 19. This work is due to conclude in October 2020. This programme will be used as the baseline going forward and will provide greater programme and cost certainty for the council and public sector partners.
- 1.12 The council is continuing to maintain the COVID 19 Register to record any programme and budget changes as a result of the lockdown. A detailed assessment is underway with the BXW delivery team and within Network Rail of both direct and indirect costs.
- 1.13 An update on both the programme and anticipated final cost will be provided to the next Committee.

Brent Cross South

- 1.14 The Exploratory park opened on 12 August 2020.



- 1.15 Works are continuing on site. The early infrastructure licence has been completed between the council and BXS which enables remediation and infrastructure works to progress. First plot development is expected to start in Autumn 2021.
- 1.16 The Planning Application (20/2332/FUL) for the temporary visitor centre was submitted to the Local Planning Authority for consideration on 22 May 2020. This visitor centre was consulted on during events held in June and July 2019, and the designs incorporate an exhibition space and flexible ground floor commercial space. The final designs are available as part of the full application on the Planning Portal <https://publicaccess.barnet.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QAXVSAJI0DC00>.
- 1.17 The Plot 25 (student) programme has been re-baselined as opening for academic year 2024 in response to COVID 19. The Heads of Terms between the council and BXS JVLP and also between BXS and Vita the student accommodation provider are close to being finalised.

These are being updated to reflect the risks associated with COVID 19. This may result in changes to the Heads of Terms reported to the Committee on 16 March 2020, which authorised the Deputy Chief Executive in consultation with the Chairman to finalise and agree heads of terms with BXS as set out in the recommendation in paragraph 1.42 of the public report.

<https://barnet.moderngov.co.uk/documents/s58340/BXC%20Housing%20and%20Growth%20update%20Report.pdf>.

- 1.18 The Committee is asked to revise the recommendation approved by this Committee on 16 March 2020 to now authorise the Director of Resources in consultation with the Chairman to update and finalise the heads of terms acting in the best interests of the council to avoid any perceived conflict of interest (recommendation 2 of this report). It is proposed that going forward council decisions are delegated to the Barnet council Finance Director as required to manage any perceived conflict of interest with the council's representation on the BXS JV Board. The detailed legal drafting to document the Heads of Terms will commence shortly with a view to exchanging contracts in late Autumn. An update will be provided to the next Committee.
- 1.19 The council and BXS are progressing the land assembly strategy for the BXS development and acquisitions have continued, which include 1 Claremont Way and the Network Rail land. The Homes England legal charge has been extended to include 1 Claremont Way and Edenway Brent Terrace.

Brent Cross North

- 1.20 During the main lockdown period, the shopping centre was closed save for essential stores such as Boots and Waitrose which remained open. The shopping centre re-opened on 15 June 2020. John Lewis reopened on 30 July 2020.
- 1.21 Hammerson and Aberdeen Standard are continuing to review refurbishment and development options, timing of these will be influenced by COVID 19 and the impacts on retail. A verbal update will be provided at the Committee.

Waste

- 1.22 In respect of the procurement process to select the main works contractor for the Waste Transfer Station (WTS) off Geron Way, a second OJEU notice was issued on 28 August 2020. This was required to provide greater flexibility on timing to deliver the replacement waste transfer station given current discussions with NLWA on a road to road operational model. Negotiations on the variation to the Settlement Agreement and the road to road option are concluding and an update will be provided to the Committee.

1.23 Critical Infrastructure Works

a) Southern Junctions

- 1.24 Works to Cricklewood Lane / Claremont Road junction were successfully completed on 9 July 2020. The junction is fully operational following the upgrading works. Before and after pictures are shown below.

Before



After



- 1.25 The council is continuing with the improvements at the second junction of Cricklewood Broadway (Units 2a Cricklewood Lane, 168 Cricklewood Broadway and 164-166 Cricklewood Broadway). Detailed design work is now complete, and the Traffic management phasing and details agreed with TfL and LB Barnet, LB Brent, LB Camden Highway Authorities and London Buses. The required demolitions on the corner of Cricklewood Broadway will commence in mid-September. To meet this timeframe the council has secured vacant possession of properties at the junction. The Section 8 Agreement with LB Brent to allow the council to undertake works to the public highway within Brent is now being completed. The council will be communicating with local residents and businesses shortly to confirm programme.

b) Relocation of Whitefield Estate Part 1 to Brent Terrace

- 1.26 The Funding Development Agreement (FDA) between the council and L&Q has been varied to align with the emerging programme through a Deed of Variation (DoV). The proposed changes were reported to the Housing and Growth Committee on 27 January 2020. The DoV was approved by Chief Officer in consultation with Chairman of Housing and Growth Committee Delegated Powers Report on 13 August 2020. The Deed was signed by both parties on 18 August 2020.
<https://barnet.moderngov.co.uk/documents/s59709/DPR%20BXC%20DoV%20to%20Funding%20Development%20Agreement%20Plots%2053-54%20LQ%20-PUBLISHED.pdf>
- 1.27 The council continues to meet L&Q and their agent Currie Brown on a monthly basis to progress the programme of works on Plots 53 and 54. L&Q are updating the housing needs assessment on households being rehoused from Whitefield Estate Part 1 to Plots 53 and 54 and are currently analysing the housing requirement data with Barnet Homes.
- 1.28 Conway Aecom is undertaking improvements (including lighting) to the existing cycle and pedestrian route linking Brent Terrace to Clitterhouse Crescent to provide the alternative to the path across Plot 53 and measures to stop parking on soft verges along Brent Terrace.
- 1.29 The council has approved an application for Temporary Traffic Regulation Order to Barnet Highways extending the existing “No waiting at any time” restriction along the north-east kerb line of Brent Terrace (south) to the end of the road opposite 105 Brent Terrace. Residents along Brent Terrace are being updated.
- 1.30 L&Q has produced a draft Construction Traffic Management Plan (CTMP) alongside a Construction Traffic Management factsheet that has been distributed to residents. This initial factsheet sets out how the site will be managed throughout the construction programme, confirming the appointment of a construction logistics manager as part of the team as well as explaining the construction phasing programme, vehicle movements, type of vehicles, number of vehicles and access arrangements. Following the virtual meeting with

the Brent Terrace residents, L&Q have taken on board the comments, and the CTMP is being updated. The latest draft document has been re-circulated to residents.

- 1.31 L&Q are presently finalising the CTMP and associated documents for submission to the Local Planning Authority, which is a requirement of the planning permission, as well as setting up regular sessions with Brent Terrace residents going forward.
- 1.32 However, confirmation of start on site is delayed due to the stopping up objections in place as set out in paragraph 1.46 of this report below.

West London Orbital

- 1.33 As the Committee is aware, the West London Orbital railway (WLO) is being promoted by TfL with the support of the London Boroughs, including Barnet. It is in the very early stages of feasibility, and to date remains unfunded. The scheme proposes an interchange with the new Brent Cross West Station, and the council has been progressing design integration work to ensure that passive provision is provided within the new station as far as possible within existing resources.
- 1.34 The BXW team commissioned a technical report from Capita/Re to identify the options for locating a WLO platform adjacent to the new station. As the Committee is aware, it concluded that it was possible to locate an island platform to the west of the new station which could connect into the new high-level concourse via an interchange bridge. The report was included within the documents supporting the reserved matters application for the Station planning consent.
- 1.35 The BXW team commissioned a further study from VFL to consider whether there were any passive provisions that could be incorporated within the structure of the new high-level concourse to facilitate the location of a new interchange bridge. The VFL study considered two options locating a bridge to the north or south of the lift shaft serving the fast line platforms. The southern option was considered optimal as it provided greater flexibility with the location of a WLO platform and better passenger flow characteristics. The study was shared with NR who are supportive of the initiative. The design work undertaken for the study should be sufficient to establish NR GRIP 3 status.
- 1.36 The study identified that passive provision could be provided through an enhanced foundation design, inclusion of a new transfer beam to support the bridge and creating demountable structural members to accommodate a new entrance. VFL estimated the cost of these works at £1.4m including contingency. While it is difficult to put a firm estimate on the cost of the integration should it happen at a later date, the BXW team has suggested the cost could range from £5-10m. Much of the additional cost would come from additional railway possessions which are difficult to accurately estimate without a detailed design and approved methodology.
- 1.37 Notwithstanding that council officers consider this price to be inflated (representing the contractor's risk averse view towards a late design change) and that undertaking these works now would avoid cost and disruption as and when the WLO comes forward, the MHCLG grant for the BXW scheme does not include funding for the WLO and is therefore not a funding option.

- 1.38 Council officers have approached TfL, as promotor of the scheme, to ascertain whether further funding could be provided. TfL has advised that following the publication of TfL's revised budget in July, development work on WLO is continuing and that the WLO remains an important scheme for TfL. This builds on TfL's objectives to promote a shift away from private car use and promote local development. However, given the current financial climate, and while TfL await longer term certainty on funding, TfL has concluded that unfortunately there is no funds available to support the initiative at this time and have written to the council to confirm this position. A copy of the letter is attached at Appendix 1.
- 1.39 It is important to note that the work that has been undertaken to date by the council will be of significant value to the WLO scheme in due course. All details have been, or will be, passed to TfL in support of their scheme development. The council is also continuing to explore other funding options although there is a limited period to secure these funds given than the Station GRIP 5 design is underway. Consequently, until a funding source is identified, the council and the BXW team cannot progress any further design development beyond that already undertaken and have put any further design works by VFL on hold.

Brent Cross Tube Station

- 1.40 As the Committee is aware, the council made a request to TfL to update the name of the Brent Cross tube station to reflect the geographical positioning of the tube station to the regeneration area, improve wayfinding and to reinforce the identity of the Brent Cross area, anchored by the Brent Cross West Station (currently under construction) to the west and the Northern Line tube station to the east. This has not progressed due to COVID 19. The council has contacted TfL for an update.

Land Issues

- 1.41 The land assembly strategy is being implemented across the Brent Cross area and continues to be acquired either under private treaty or under CPO if required to meet the delivery programme. This includes residential and hardship acquisitions within the Whitefield Estate. General Vesting Declarations (GVD) made and served on properties listed were attached to the last report to Committee. One further GVD has been served since last report for Plots 13, 16. Copies of the GVDs can be viewed on the council website: <https://www.barnet.gov.uk/regeneration/brent-cross-cricklewood/compulsory-purchase-order-schedule-properties>. These parcels of land are due to transfer across to the council on 1 October 2020.
- 1.42 The Chief Executive approved the appropriation of land in the first phases of the Brent Cross scheme from its existing use to planning purposes in accordance with S.122 Local Government Act 1972 in accordance with the approval of the Housing and Growth (formerly Assets, Regeneration and Growth Committee) on 12 December 2016. A further parcel of land adjacent to Brent Terrace was appropriated for planning purposes on 19 August 2020. The council is now seeking the approval of the Secretary of State to confirm the appropriation of land held within the Housing and Revenue Account (HRA). Eversheds have circulated a draft application to the council for review and sign off and once finalised it will be submitted to the Secretary of State.
- 1.43 Now that land assembly is well advanced and construction underway, the council is putting in place a construction management plan and framework to secure and manage landholdings and to co-ordinate the transfer of land to contractors to meet the Brent Cross

programme. This may require support from external resources. As such, the Committee is asked to authorise the Deputy Chief Executive to procure the necessary resources to co-ordinate construction logistics and security arrangements across the regeneration area. Any procurement implications that may arise will be appropriately managed having regard to and in compliance with statutory requirements and current procurement regulations.

Ground 10A (G10A)

- 1.44 Following the council's virtual Ground 10A Planning Session with partners in June, to map out a timescale on the legal process to gain possession of the council tenanted properties on Whitefield Estate Part 1 and 2. Barnet Homes arranged a virtual meeting with HB Public Law to agree a proposed timescale for Whitefield Estate Part 1 which incorporates any potential delays to obtaining orders for possession through the courts due to the current backlog in hearings caused by pandemic. The proposed timeline for commencing the legal process is Spring next year. This timescale is being reviewed in light of the position with the courts and may be brought forward.

Stopping Up

- 1.45 As reported to the last Committee, for Plots 53 and 54 the application to the Secretary of State has been on hold due to COVID 19 restrictions. However, a site visit is currently arranged for the inspector for 12 January 2021 and then to make a decision on the Order. Temporary path improvements are being made for alternative routes. Due to delays in the decision the proposed temporary access road may not be able to be used as the land is only available for a certain time. Access for construction that will be used for later construction stages to the sites will be from Claremont Road and Brent Terrace south.
- 1.46 As reported to the last Committee a Stopping Up Order was advertised for paths within Claremont Park that received four objections that have also not been resolved. The revised park as part of an approved application will provide alternative connections but the existing paths will be removed to allow for changes. There are alternative routes during construction for residents. An application has been made to the Secretary of State through the Planning Inspectorate seeking the Secretary of State's consent to resolve the outstanding issues by way of written representation.
- 1.47 Further Stopping Up Orders have been made as follows:
- 1) Claremont Way East was stopped up on 6 February 2020 after no objections.
 - 2) Clarefield Park stopping up was Confirmed by the council on 16 July and judicial period ends on 27 August 2020.
 - 3) Claremont Way West Notice of Intention advertised on 16 July for 4 weeks and no objections have been received. The order will now be made and 6 week judicial notice period.
- 1.48 Further Highways Stopping Up Orders will be made as the scheme progresses.

PB Donoghue

- 1.49 Following meeting with local residents earlier this year, the council has met with BXS and PB Donoghue and discussions continuing regarding their potential relocation.

2. REASONS FOR RECOMMENDATIONS

- 2.1 The comprehensive regeneration of Brent Cross is a long-standing objective of the council and a key regeneration priority of the Mayor of London. The details of the scheme are set out in previous update reports to this Committee.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 None in the context of this report.

4. POST DECISION IMPLEMENTATION

- 4.1 The council and its advisors will continue to progress all work streams to ensure delivery of the Brent Cross regeneration proposals as outlined in this report and approved by the Housing and Growth Committee.

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

Budget Monitoring

- 5.1.1 The council has put in place procedures to ensure the effective monitoring of the financial performance of the BX Programme. The BX Governance Board comprising senior officers of the council, including the Chief Executive and the Director of Finance, receives a detailed report each month setting out the financial performance of the BX Programme. This report includes a breakdown of the performance against the approved budgets and details of the individual Officers responsible for managing the budgets included within the BX Programme.

Land Acquisitions

- 5.1.2 The approved budget for land acquisition to facilitate the BXC programme is £63.132m, furthermore, there was expenditure on advanced acquisitions of £4.067m. This is in addition to the Thameslink budget. Actual cumulative spend to date is £54.927m. The current forecast for 2020/21 is £14.043m.
- 5.1.3 Actual spend to date is inclusive of £1.5m related to the CPO2 acquisition of 1 Claremont Way which was funded by BXS JVLP. A separate capital scheme, to monitor all externally funded BXS Land Acquisitions, has been approved by BX Governance Board for submission to the September Policy & Resources Committee.

Brent Cross West Station

- 5.1.4 The current approved budget in the capital programme is £364.47m following confirmation of the HMG grant funding agreement.
- 5.1.5 Actual cumulative spend to date is £136.634m. The total contractual commitments at the end of May 2020 is £328.324m. The council has submitted drawdown requests against the

HMG grant totalling £306.943m, of which all has been paid to. The current forecast for 2020/21 is £119.135m.

Critical Infrastructure

- 5.1.6 As part of the revised delivery strategy as set out in the report to the July Committee, the council is taking forward the delivery of parts of the newly created 1AN Infrastructure phase. The council has entered into contract with Conway Aecom to deliver the Southern Junction works and has engaged DP9 to discharge the pre-commencement planning conditions and New Steer on CPO matters as outlined above.
- 5.1.7 These works are funded from part of the £59.9m core critical infrastructure budget which includes £55m being provided as part of the MHCLG Revised Funding Agreement for Brent Cross. Actual spend to date is £20.764m. The current forecast for 2020/21 is £24.272m.

Social Value

- 5.1.8 As indicated in sections within this report, the Brent Cross programme will secure wider social, economic and environmental benefits.

5.2 Legal and Constitutional References

- 5.2.1 The council's Constitution, Article 7.5 responsibility for function, states the functions of the Housing and Growth Committee, includes responsibility for regeneration schemes and asset management.
- 5.2.1 The council's Constitution, Article 10 Table A states that the Housing and Growth Committee is responsible for authorising (1) all disposal and acquisition of land for over £500k and (2) any transaction which is a "less than best" transaction as the term is interpreted out at s 123(2) of the Local Government Act 1972.
- 5.2.2 The council has a range of powers to enter into the legal agreements referred to in this report. The general power of competence under paragraph 1 of Section 1 of Chapter 1 of the Localism Act 2011 enables it to do anything that individuals can do subject to any specific restrictions contained in legislation and the 'incidental power' in Section 111 of the Local Government Act 1972 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.

5.3 Risk Management

- 5.3.1 Risk management has been applied across all levels of the programme. As reported to Committee in September, owners and mitigation plans are identified and risks are measured against impact and likelihood to give an overall rating. High rating risks are escalated and reported through the defined reporting procedure with top risks reported to BXC Governance Board. Currently the key risks and mitigations are summarised below:
- 5.3.2 Programme and funding – There is a risk that BXN does not progress in the form currently proposed. Whilst the funding risk to the Station delivery has been significantly mitigated through the Revised Funding Agreement with Government, the delivery of the BXN

proposals is an important part of the regeneration proposals. The council is meeting regularly with the Shopping Centre Partners to understand next steps.

- 5.3.3 Station Delivery Date – there is the risk that the 2022 station opening date cannot be achieved. The current programme maintains a 2022 opening date albeit December rather than May. There is a risk that this could be later depending on other works on the railway. The council has worked with DfT and Network Rail alongside the Train and Freight Operators to develop a revised industry integrated programme, underpinned by the signed Memorandum of Understanding. This programme has been agreed and a workable possession programme is in place subject to final testing by Network Rail. A QRSA has also been undertaken. While the possession risk has been mitigated, railway possessions can, whilst unlikely, be cancelled as a result of unforeseen circumstances. There is also the additional programme risks as a result of COVID 19. The project team and Network Rail have therefore developed a contingency strategy in the event of a further loss of possessions.
- 5.3.4 Network Change – Network Change has been achieved. There remain some conditions which need to be met which are being managed by Network Rail and reported through the Rail Operations Assurance Board.
- 5.3.5 Train Operating Timetable - The BXW team have, for some time been facilitating a regular meeting with Train Operators (EMT and GTR), the DfT, and NR. This Board (Rail Operation Assurance Board) deals with all rail industry issues and interfaces. One of the headline areas of interest is the new rail timetable to accommodate the planned stopping pattern at the new station. The industry has a complex and lengthy process for securing future timetables which takes into account competing bids for access. NR and the DfT have both confirmed that everything that can be done at this stage has been done to secure the desired stopping pattern, and NR have published a letter outlining the timetable of events leading up to the publication of the new timetable. There are risks associated with this process, notably around the uncertainty of the GTR franchise, and the publication later this year of the “Williams Review” which will make recommendations on the future structure of the industry. There are additional risks arising from the delay on the refranchising and the Williams report brought about by COVID 19 and the Government’s actions in underwriting the impact on the TOCs of train service commitments. The council will be monitoring developments closely.
- 5.3.6 BXW delivery costs – as with all major programmes there is the risk that costs will increase during programme delivery. The BXW budget is under pressure and this risk is being actively managed with public sector partners and contractors. The contract between the council and NR is an Emerging Cost contract. As indicated in previous reports, all emerging cost contracts entered into will require strong contract management to ensure all costs incurred are reasonable. As part of the signed Implementation Agreement the council has open book access to all of Network Rail’s financial information relating to invoiced costs incurred on the programme. This extends to Network Rail contractors where an emerging cost contract is in place. As referred to in the report to ARG in November 2018, the council also has the right (subject to notice and personal safety) to access the site and attend meetings. In this regard, the regular senior level meetings between Network Rail and the council/Re delivery are continuing to review the costs each month. Similarly, there is an on-site presence by the

council/Re delivery team to be monitoring programme and work achieved, particularly during track possessions.

5.3.7 Waste Transfer Station – Delays to the delivery of the Waste Transfer Station may result in programmatic and logistical interfaces with the Station and BXS development due to the requirement to keep the existing facility in operation until the new one is complete. To mitigate this a working group has been established through the Integrated Programme Management Office to develop a joint logistics and land management plan of the station development area. Further to this a strategy to amend the operation of the existing facility to a 'road to road' facility (in line with how the new facility will operate) is being investigated. The council have also brought the waste delivery team in house to align skills and expertise with delivery, as discussed in the waste section of this report.

5.3.8 The most important control mechanism for the council is to employ experienced staff who will provide diligent review and challenge of the NR cost base and reject any costs which are not reasonably and properly incurred. The council's Client and BXW delivery team comprises professionals used to working on the railway within Network Rail and are experienced in delivering large railway projects. The challenge to NR will need to operate at several levels, including:

- a. A full-time site presence that stays abreast of issues that arise on site, and monitors the detail and impact of any events, or failure to meet programme milestones, quality standards etc. The site team/person will also systematically log these events/issues and share this information with NR.
- b. Whilst it will always be difficult to isolate costs associated with NR/Contractor failure, from genuine cost, it is important that NR are discouraged from passing on contractor valuations without themselves challenging whether a deduction should be made to take account of notified failures.
- c. Attendance at key NR meetings. This is in addition to the role set out in (a), targeting any issues which may not have been picked up by the site-based teams, but for the same purpose as (1).
- d. A strong commercial challenge that scrutinises and interrogates any unexpected costs which emerge during the pre-invoice (valuation) process and repeats this when the main invoices are submitted.

5.3.9 Critical Infrastructure (Grant Funded Works) - The council is now responsible for delivering the Southern Junctions and as the Funder, delivery of Plots 53 & 54 providing new homes to rehousing residents from the Whitefield Estate.

5.3.10 Stopping Up Objections – Footpaths which are required to be 'Stopped Up' to make way for the building of Plots 53 & 54 and Claremont Park have received objections from local residents. Objections have not been removed, the Order must be confirmed by the Secretary of State through the Planning Inspectorate by way of written representation (which is the council's preference) or at an informal hearing. This could delay the start on site of main works by approximately 9 months (for written representations) and 11 months (informal hearing). There have been further 4 months delays due to COVID 19. This delay may reduce the time available to use the temporary access road for Plot 53 and 54 leading to more construction vehicles using Brent Terrace South, as well as a potential risk of delay to some

BXS works. The project team are working with objectors to resolve the issues around stopping up.

- 5.3.11 Resourcing – the project is now in the delivery stage. In addition, the council has taken on additional delivery items through the revised delivery strategy and needs to deploy sufficient resources. There is a need to ensure resilience within the programme in the event that key persons depart the project as well as to update the succession planning strategy.
- 5.3.12 Economic – There is a risk that the prevailing economic position for the traditional retail sector will continue alongside residential and commercial given current market conditions. This could result in reduced demand for retail space and administration to existing retailers. To mitigate this both BXN and BXS development partners are exploring/reviewing diversification of offer within BX. Wider macro-economic shocks may also impact the residential and office markets in London.
- 5.3.13 Planning – There is a risk that the BXN Partners do not meet the timescales established in the s73 Permission. This risk has been mitigated through the planning applications submitted as part of the revised delivery strategy and development of a combined integrated Programme Management Office (iPMO) forum specifically focused on planning programme across development partners. With the commencement of Phase 1BN Infrastructure 1, and Phase 1BS this risk has significantly reduced.
- 5.3.14 COVID 19 – This represents a significant new risk to the programme and the team has been working closely with sub-contractors to review the likely impacts. Currently programme has been maintained however the team do expect some additional challenges as impacts on the supply chain are understood. Cost impact to date is estimated at £2.4m, with a further £3m of additional risk up to the end of October. It should be noted that further risks are expected and will be assessed as the impacts of lockdown are understood and government guidance changes. The project team is maintaining a COVID 19 impact tracker to show when and where these impacts are materialising. A more detailed update will be provided to the next Committee.

5.4 Equalities and Diversity

- 5.4.1 As previously reported, the Development Proposals support achievement of the council's Strategic Equalities Objective.
- 5.4.2 The development proposals for the Brent Cross scheme will make a significant contribution to the provision of additional, high quality affordable housing units in the Borough as well as providing employment through the creation of a new town centre with leisure, health and educational facilities. The delivery of the Brent Cross West Station will enhance public transport provision and improve accessibility and provide greater choice for all. It should be emphasised that a fully integrated and accessible town centre will be created as part of these proposals.

5.5 Corporate Parenting

- 5.5.1 None in the context of this report.

5.6 Consultation and Engagement

BXC Programme wide

- 5.6.1 The communications and stakeholder engagement strategy agreed at Housing and Growth Committee in March continues to be delivered. Monthly communications meetings bring communications leads together across the different developments to ensure communications are joined up wherever possible across the programme. We continue to adapt to challenges presented by the COVID-19 outbreak including holding virtual briefings and consultations in place of site visits and exhibitions.

BXC Digital Channels

- 5.6.2 The TransformingBX.co.uk website continues to provide updates and news stories from across the programme. 500 new users have visited the website since 1 July 2020.
- 5.6.3 The second digital newsletter was issued on Thursday 18 August 2020.
- 5.6.4 We continue to provide news and updates via the @TransformingBX Twitter account as well as via Barnet council's social media channels (Twitter, Facebook, Instagram).

We continue to respond to ad hoc resident questions and queries via the programme email address TransformingBX@Barnet.gov.uk

Community Engagement

Plots 53 and 54

- 5.6.5 In partnership with L&Q, we continue to carry out street-wide engagement with residents on Brent Terrace and homes adjacent to the site on Clitterhouse Crescent and Clitterhouse Road.
- 5.6.6 A virtual briefing was hosted by L&Q on Thursday 2 July to discuss construction traffic management plans. An invitation, alongside a fact sheet providing a summary of construction traffic and mitigation around the development was hand delivered to residents. This provided an opportunity to meet both the L&Q team and construction partners Buglers and discuss the draft Construction Management Traffic Plan.
- 5.6.7 This briefing followed an event, hosted in December, where residents were invited to meet with representatives from L&Q, our IPMO and highways team at Claremont Free Church. Representatives from BXS and the BXW Station team were also on hand to speak about forthcoming activities from their respective programmes, providing a holistic view of upcoming works in their area.
- 5.6.8 We continue to discuss the Construction Traffic Management Plans with representatives from the Brent Terrace Residents Association to address their concerns and construction traffic in the area ahead of its submission for consideration by the Local Planning Authority. Once L&Q start on site a community liaison officer will also be on site to provide support and information to residents alongside a construction logistics officer. We have also committed to carrying out further engagement with residents directly opposite the site entrance to provide mitigation measures where necessary.

Brent Cross West Station Programme

5.6.9 A virtual briefing was hosted on Wednesday 29 July to provide residents with details proposals to amend a S73 planning permission regarding the size and position of the Sidings acoustic barrier. The invitation, and information about the proposals was delivered to 300 homes along the railway. The planning submission was made on the 1 September.

Brent Cross South

5.6.10 BXS issued a newsletter to residents on the 16 August outlining details of their forthcoming consultations, and a wider programme update from activities across the development.

5.6.11 The virtual consultation on the redevelopment proposals within the existing site for Claremont Primary School closed on Friday 17 July.

<https://brentcrosssouth.co.uk/wp-content/uploads/2020/07/BXS-school-boards-website.pdf#:~:text=Claremont%20Primary%20School%20is%20a%20happy%20and%20thriving,Cross%20South%20development%2C%20and%20therefore%20a%20larger%20threer->

The virtual consultation on the interim station interchange and plots 15 went live on 20 August and closed on 6 September

<https://brentcrosssouth.us19.list-manage.com/track/click?u=fbeaac7786e12751caea5d2dc&id=7fe497f2d4&e=b5b633c398>

Programme Works Updates

5.6.12 A letter was issued on 31 July to residents within 500 yards of the sidings (approx., 3500 homes) with an updated public programme via Network Rail. This provides an update on day, night and weekend working for residents aligned to current Section 61 permissions for all contractors on BXT until 17th October. An update was sent to residents on the 7 July detailing an amendment to working hours

5.6.13 A letter was sent on 7 July updating residents on Brent Terrace about highways improvements on their road, and upgrades to the pedestrian footpath to Clitterhouse Crescent

5.6.14 At the end of the month, ahead of works beginning on the Cricklewood Lane / A5 Edgware Road / Chichele Road junctions in September, a letter will go to residents and businesses outlining the works programme. Engagement activity will take place with local community groups and via the business association, and we will be working with TfL to ensure road users are aware of the forthcoming works.

Positive news stories

5.6.15 Positive news stories from across the programme have been shared via the new website over the past few months. This has included the completion of works on Cricklewood Lane, the opening of Brent Cross South's Exploratory Park, the announcement of the latest beneficiaries of the Brent Cross South Community Fund.

5.6.16 Press releases have been issued on the appointment of Mace to project manage the station completion, the opening of the Exploratory Park, and the appointment of Bevan Bitten to

support Vattenfall on the sustainable energy contract

6 **BACKGROUND PAPERS**

- 6.1 Housing and Growth Committee, 6 July 2020, Brent Cross Cricklewood Update Report

<https://barnet.moderngov.co.uk/documents/s59211/Brent%20Cross%20Cricklewood%20Report.pdf>

<https://barnet.moderngov.co.uk/documents/s59331/BXC%20update%20Report%20-Addendum.pdf>



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25 August 2020

Dear Ian

Brent Cross West station and West London Orbital

Thank you for investigating the modification of the Brent Cross West station design to facilitate a future connection to additional platforms for West London Orbital (WLO) services.

As you know, we are working closely with the west London boroughs on feasibility work for the WLO. This work is continuing following the publication of TfL's revised budget in July and it is still identified as a scheme that can help support the vital shift away from private car use to ensure London continues to thrive. However, given the current financial climate and while we await longer term certainty on TfL funding, we are not able to contribute the estimated £1.4m that is necessary for the changes to be made to the detailed design ourselves. We recognise that boroughs face the same kind of pressures. Given this background, we have looked at potential alternative funding sources but there are none that would be available within the required timescale.

As you have confirmed, this decision does not preclude the future integration of the WLO at Brent Cross West station. Serving Brent Cross West remains a priority for the WLO project and the design information you have helpfully provided will be a useful basis for the future feasibility work on the WLO. It will help inform the most effective and cost-efficient option for integration when we reach that stage in the project. We will continue to ensure you are kept informed of how this work progresses.

I wish you well for the final design and construction phases of the Brent Cross West project and look forward to the station opening in 2022; I would be grateful if you could continue to keep us informed of your progress. I will be in touch


regarding future interface issues which may arise as we progress with the development of the WLO proposals.

Yours sincerely



Matthew Rheinberg
Major Projects Manager

Copy to Karen Mercer, London Borough of Barnet
 Andrew Barry-Purssell, West London Alliance

	<p>Housing and Growth Committee</p> <p>AGENDA ITEM 9</p> <p>14 September 2020</p>
<p>Title</p>	<p>Fire Safety – progress update</p>
<p>Report of</p>	<p>Chairman of Housing and Growth Committee</p>
<p>Wards</p>	<p>All</p>
<p>Status</p>	<p>Public</p>
<p>Urgent</p>	<p>No</p>
<p>Key</p>	<p>No</p>
<p>Enclosures</p>	<p>Appendix A – Fire Safety Briefing update Appendix B – Action Plan Tracker</p>
<p>Officer Contact Details</p>	<p>Adam Driscoll, Commissioning Lead - Growth. 020 8359 4922 – Adam.Driscoll@barnet.gov.uk</p> <p>Elliot Sweetman, Group Director of Operations and Property, Barnet Homes. 020 8359 5261 – Elliott.Sweetman@barnethomes.org</p> <p>Belinda Livesey, Group Manager, Environmental Health, Re 020 8359 7438 - Belinda.Livesey@barnet.gov.uk</p> <p>Helen Phillips, Affordable Housing Liaison Officer, Re 020 8359 4861 - Helen.Phillips@Barnet.gov.uk</p> <p>Michael Keown, Building Control Manager, Re 020 8359 4879 - Michael.Keown@Barnet.gov.uk</p>

Summary

This report provides an update of progress since January 2019 with the council's response to the Grenfell Tower fire disaster, including the delivery of its own programme to replace at risk cladding, alongside related improvements to fire safety across other council blocks as instructed by this committee. In addition, the council has completed reviews of all other housing stock considered as potentially at risk by the Ministry of Housing, Communities and Local Government (MHCLG) including stock owned by registered social landlords and within the private sector. The council continues to review information and responses from landowners, and to take action where required where it is identified as 'in-scope' for review of fire safety and related cladding materials. Enforcement action will be taken where the response from landowners is inadequate or places undue risk to the safety of residents.

Officers Recommendations

- 1. That the Committee notes the progress to date with high priority fire safety works and the actions of Barnet Homes to ensure the safety of residents.**
- 2. That the Committee notes the progress in relation to properties directly owned by Registered Providers, and also that a few particular sites require ongoing monitoring of negotiations to resolve liability and responsibilities where this has been less clear; the priority remains to ensure the safety of residents.**
- 3. That the Committee notes ongoing work to identify fire risk within the private sector stock and the currently limited response to fire safety information requests from several landowners. It also notes the request from the Minister for Fire Safety to review current enforcement activities and potentially take further action as appropriate.**

1. WHY THIS REPORT IS NEEDED

- 1.1 Housing and Growth Committee has taken responsibility for receiving the Fire Safety updates and requested an update on Fire Safety in Spring 2020, briefings have been provided to Members on an ongoing basis.
- 1.2 Reports have previously been made to Housing Committee setting out the council's approach to ensuring the safety of residents following the Grenfell Tower fire disaster on 14th June 2017. The most recent report to committee in January 2019 noted the next steps as Barnet Homes progressing an expanded programme of works, together with the council liaising with government on dealing with unsafe cladding in the private sector.
- 1.3 This report notes progress against the previously identified actions and provides an update for members on changes to the national context and an update on the local context including work commenced and completed.

NATIONAL CONTEXT UPDATES

- 1.4 The Building for a Safer Future Review has completed, and Appendix A captures the changes that will be introduced through the Building Safety Bill and the Fire Safety Bill, and their implications for the borough. The new regulatory framework that is being rolled out, in stages, is designed to make building safety issues transparent to all parties and reinforce responsibilities, including a role for residents to keep their buildings safe for themselves and their neighbours. The changes will result in additional responsibilities and costs to the council, but also ensure greater confidence that all buildings over 18m tall will have very clear and up to date management systems that can be monitored.
- 1.5 A new regulator is being formed for fire safety under the responsibility of the Health and Safety Executive (HSE). This relates to 'high risk' / 'in-scope' buildings (e.g. residential blocks over 18m, but to be defined through subsequent statutory instruments). It is anticipated that HSE will look to deliver an inspection regime through a 'competent and registered workforce' such as that provided by Local Authority Building Control (LABC) services, and the council's service is preparing for this accordingly.
- 1.6 In June 2020, Building Regulations 'Approved Document B (ADB): Fire safety, Volumes 1 and 2' were published with these amendments taking effect from 26 November 2020. The changes focus on fire safety provisions in blocks of flats for water-based extinguishing systems (reduced trigger height from 30m to 11m) and wayfinding signage. It parallels some measures the council has chosen to take within existing stock although the changes will only apply to future new developments and relevant situations where an existing building is being refurbished.
- 1.7 On 4th June 2020 the government launched its £1 billion building safety fund to help address one of the barriers to progression of remedial action, and the registration process for applying to this fund ended on 31st July 2020. The Council is awaiting news to confirm which eligible blocks where funding was sought have been successful.
- 1.8 The government is currently seeking views on proposals to strengthen the Fire Safety Order to improve compliance, implement Grenfell Tower Inquiry recommendations to place new requirements on building owners or managers, and to strengthen the regulatory framework for how building control bodies consult with Fire and Rescue Authorities and handover fire safety information. Consultation will close in October 2020.

KEY LOCAL CONTEXT UPDATES

- 1.9 Full details of the local context are set out in Appendix A, with progress against the defined action plan set out in Appendix B.
- 1.10 The programme of remediation works planned by the Council is well underway, with recladding at Granville Road complete and all Category 1 blocks expected to finish this month. Additional and further safety works such as the installation of sprinklers, works to fire doors and fire safety programmes for low and medium rise blocks continue. These have either commenced or been programmed to align with the wider major works programme.

- 1.11 There have been some extensions to deadlines, in part linked to COVID-19, such as the installation of sprinklers in sheltered accommodation. Wherever possible Barnet Homes are seeking to speed up progress whilst ensuring residents are safe in their homes. Where potential issues have been of safety concern, such as relating to piped gas, Barnet Homes have taken additional precautionary measures.
- 1.12 In May 2020 the council's Building Control service completed its review of local cases where buildings were identified as 'in-scope' for the national database; namely buildings over 18m and in residential use. Of the 208 potential buildings identified and assessed across all housing typologies, 128 were found to be 'in scope'. Most of these buildings were then found to have cladding/materials that were of little concern, although in about half of these cases further information was sought from landowner/s in order to complete records for the national dataset; further chasing of this information is ongoing.
- 1.13 Works to remediate Registered Social Landlord (RSL)-owned blocks will complete this month across the two remaining sites. At one further site, held through a lease, this is still awaiting remediation as it is the responsibility of the freeholder; the cladding at this site is expected to be replaced and funding to support this has been sought.
- 1.14 There are three private sector blocks where remedial action is being monitored and following initial investigation the landowners have put in place interim safety measures. Assessment and enforcement in relation to these blocks have been coordinated with the London Fire and Emergency Planning Authority (LFEPA) to ensure they are clear about their responsibilities and the actions required to deliver permanent fire safety measures.
- 1.15 One of these three blocks provides temporary accommodation, the Council has therefore taken steps to ensure that it is not accommodating people within such buildings, and has encouraged other local authorities to do likewise, until the expected permanent fire safety improvements have all been completed.
- 1.16 On 31st July 2020 the Minister for Fire Safety wrote to all Local Authorities to emphasise the need for a speedy resolution of remedial work across the UK and the commencement of remediation works on all affected sites by December 2020 at the very latest; with all works to remove unsafe cladding completed during 2020 and 2021 to ensure permanent mitigation of the fire safety risks to residents presented by such cladding. The Council has been asked to confirm the intended start and completion dates for remediation works at the three identified buildings within the private sector and this will be the focus of ongoing enforcement work.

2. REASONS FOR RECOMMENDATIONS

- 2.1 The council needs to ensure the safety of residents living in Barnet; the former Housing Committee previously agreed to develop a fire safety programme that meets best practice in relation to council housing, including delivery of sprinkler systems and works to medium and low rise properties. The total budget agreed was £51.9m.
- 2.2 Engagement with landowners of housing stock outside of the council's control has been a mixed picture although to reassure the committee, interim safety measures are presently in place in all identified cases. There have been numerous challenges to delivering permanent fire safety improvement works, not least the financial implications

for landowners / leaseholders. These have necessarily limited the pace of remediation by some landowners. But the uncertainty resulting from this has significantly impacted on residents of some housing blocks and the council is anxious to see more rapid action.

- 2.3 It is now considered that almost all grounds for further delay to the implementation of permanent mitigation or replacement works have been addressed; works are therefore expected to soon be underway. This report therefore notes that the use of enforcement powers has already begun and may be further required in the coming months should progress not be demonstrated by the few remaining landowners.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 **Do minimum:** The council could choose to rely on statutory regimes and only meet the minimum standards after regulations come into full force. However, to ensure the safety of residents', it is considered that continuation of the more proactive approach taken to date is the most appropriate course of action.
- 3.2 **Scale-back council housing investment programmes:** The council could decide not to continue with the full package of works that Barnet Homes had agreed with the former Housing Committee, however this would be inconsistent with the commitment to move towards best practice in relation to fire safety in the residential housing stock. It would also be inconsistent with the independent review of Building Regulations and Fire Safety and subsequent related reforms of regulation and guidance that have moved towards an outcome driven focus on fire safety, rather than one of minimum compliance levels.
- 3.3 **Limited focus / action related to enforcement:** The council could hold back from using enforcement powers and focus only on 'gently encouraging' behaviour change. However, as the conditions are in place and almost all barriers to action have been removed, to step back from using available enforcement powers would be a dereliction of the responsibilities placed on local authorities through the granting of such powers.

4. POST DECISION IMPLEMENTATION

- 4.1 The Council will continue with the Fire Safety working group to coordinate and sustain delivery of the agreed action plan in Appendix B.
- 4.2 Barnet Homes will continue to progress the council's programme of works to improve fire safety within its own stock as set out in Appendix A, together with responding as appropriate to changes in the national requirements for the management of housing.
- 4.3 The Council will update the Minister as required. Priority blocks for more thorough tracking will be established from the current monitoring tools in place, and consideration of any further actions will be addressed on a case by case basis. If necessary, with the council proceeding to arrange enforcement action to ensure compliance and remediation.

5. IMPLICATIONS OF DECISION

- 5.1 **Corporate Priorities and Performance**

5.1.1 The Corporate Plan outlines the Council's approach to provide a fair deal for our residents, and a commitment to delivering services that matter most by making decisions which prioritise our limited resources. The Fire Safety Programme supports the three Corporate Plan outcomes by sustaining investments in building standards and compliance to ensure a pleasant, well maintained borough that we protect and invest in, improving the safety for residents, and helping to shape safe and strong communities where people get along well.

5.1.2 On 1st April 2019, Housing Committee adopted the revised 'Housing Strategy' that included the theme of 'Safe and secure homes'; the Fire Safety Programme set out in this report is a key platform for delivering against this theme.

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

5.2.1 The programme of fire safety works continues to be £51.9m, as shown in figure 1, but provision may need to be made for further requirements consequent to the upcoming legislative changes. This will be formalised in the next update to committee.

Figure 1 – Fire Safety expenditure, forecast spend, and grant funding received

	Actual	Actual	Actual	Forecast	Forecast	Forecast	Forecast	
	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Fire Safety expenditure:	4,087	6,009	10,431	14,036	12,039	4,000	1,298	51,900
Grant funding:			5,003					

5.2.2 The Government's announcement that it will fully fund the cost of replacement of ACM cladding on council and housing association properties that failed fire safety tests resulted in confirmation of £5m towards the cost of recladding 3 tower blocks at Granville Road, in practice the government funding has reduced the overall burden upon the HRA.

5.2.3 The HRA Business Plan has been reviewed in association with the changes to the Management Agreement and will continue to accommodate additional expenditure required to be spent on the fire safety programme. The programme will be funded mainly from the Major Repairs Allowance, alongside borrowing where required.

5.2.4 The expected changes to legislation through the Building Safety and Fire Safety Bills will impact on the way the council manages its HRA stock and potentially other parts of the council's wider estate portfolio. There are likely to be both cost and management implications for the council arising from the changes.

5.3 Social Value

5.3.1 Social Value considerations are considered through individual investment decisions and the process of securing contractors for works required.

5.4 Legal and Constitutional References

- 5.4.1 The council's Constitution Article 7.5 Responsibility for Functions, states that the Housing and Growth Committee is responsible for housing matters including housing strategy, homelessness, social housing and housing grants, together with the commissioning of environmental health functions for private sector housing.
- 5.4.2 The council's Constitution Article 7 also enables the Housing Committee to make recommendations to Policy and Resources Committee on issues relation 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.
- 5.4.3 The Housing Act 2004 requires local authorities to keep the housing conditions in their area under review and to inspect the same if it considers a category 1 or 2 hazard (as defined by the Act) exists and gives powers to intervene where they consider housing conditions to be in breach of the same.

5.5 Risk Management

- 5.5.1 Barnet Homes have a robust approach to carrying out fire risk assessments for all council dwellings. There is, however, a risk that if the current proactive approach to fire safety is not taken in the same way then the safety of residents could be compromised.
- 5.5.2 The council will continue to work with the Government and owners of high rise residential and non-residential blocks, to ensure they are aware of their responsibilities in respect of fire safety and deliver upon commitments made to Government.

5.6 Equalities and Diversity

- 5.6.1 Section 149 of the Equality Act 2010 sets out the public sector equality 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 who share a relevant protected characteristic and persons who do not, and
 - Foster good relations between persons who share a relevant characteristic and persons who do not.
- 5.6.2 The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation.
- 5.6.3 The broad purpose of this duty is to integrate considerations of equality and day to day business and keep them under review in decision making, the design of policies and the delivery of services.
- 5.6.4 Investment in fire safety in accordance with this report is expected to impact positively on all tenants and leaseholders. More specific consideration will be given to equality impacts of proposed work, as needed at relevant times.

5.7 Corporate Parenting

- 5.7.1 The changes have either positive or no direct impact on looked after children or care leavers as they relate to the safety of residents within council properties that are over 18m or part of the wider programme of fire safety / major works improvements.
- 5.7.2 The council assigns the highest priority for council housing to care leavers and foster carers (if they require a larger property to foster more children) through its Housing Allocation Scheme. Care leavers are placed into suitable accommodation to allow a successful transition to independent living whilst also developing their skills. Such placements may or may not be within stock affected by the fire safety programme.

5.8 Consultation and Engagement

- 5.8.1 Residents living in high rise residential blocks owned by the council have been written to on various occasions by Barnet Homes to provide reassurance that their homes meet safety standards and requirements. In addition, fire safety information to ensure residents understand safe means of escape, has been provided to all tenants and leaseholders.
- 5.8.2 Residents of council homes will be consulted as part of reviews of fire safety systems in high rise council blocks. When works are being undertaken regular updates on these works are provided and meetings held with residents.
- 5.8.3 Leaseholders are consulted as early as possible within the fire safety review process to inform the options and recommendations considered. They did not have to contribute towards the cost of removing cladding and its replacement at Granville Road, nor towards the costs of category 1 fire safety works within the other 26 high rise blocks.
- 5.8.4 It is noted in Appendix A that the installation of sprinklers at Granville Road has been delayed to Q4 2020 whilst additional leaseholder consultation on the changes takes place, demonstrating the emphasis placed by Barnet Homes on resident engagement.

5.9 Insight

- 5.9.1 Information about the council's housing stock held by Barnet Homes has been used to identify high rise residential blocks owned by the council.
- 5.9.2 Records held in Building Control and Planning services, together with visual surveys were used to identify the blocks in the borough that were over 18m 'in scope' threshold, as well as to unlock and enable contact with their owners.

6. BACKGROUND PAPERS

- 6.1 Housing Committee - 1 April 2019 – Item 8: Housing Strategy.
<https://barnet.moderngov.co.uk/documents/s51891/Housing%20Strategy.pdf>
- 6.2 Housing Committee – 14th January 2019 – Item 10: Fire Safety – progress update
<https://barnet.moderngov.co.uk/documents/s50421/Fire%20Safety%20progress%20update.pdf>
- 6.3 Housing Committee 21st June 2018 – Item 8 – Fire Safety Update
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&MId=9486&Ver=4>
- 6.4 Housing Committee 23rd October 2017 – Item 9 – Fire Safety Update
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&MId=9237&Ver=4>
- 6.5 Housing Committee 26th June 2017 – Item 7 – Response to Grenfell Tower Fire
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&MId=9236&Ver=4>

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Appendix A – September 2020 Housing and Growth Committee
Fire safety and the council's response to the Grenfell Tower tragedy

1 Introduction

This report provides a progress update on Fire Safety issues in Barnet, including progress with the agreed package of fire safety improvement works for council properties managed by Barnet Homes, together with activity in relation to relevant Registered Provider and Private Sector housing stock.

2 Building a Safer Future (Building Safety Bill and Fire Safety Bill)

- 2.1 Building a Safer Future is a government-led initiative in response to the Grenfell Tower tragedy. It is a framework within which the shortcomings identified in the post-Grenfell review of Building Regulation and Fire Safety can be addressed. These shortcomings include the way high-rise residential buildings are built and managed. Building a Safer Future (BSF) is also intended to deal with situations where residents may raise concerns about the safety of their buildings which they may feel are not taken seriously by their landlord.
- 2.2 Two key pieces of legislation support this initiative – the Building Safety Bill and the Fire Safety Bill. Both Bills have been delayed due to COVID-19, are currently out for consultation and are due to be passed in early 2021 with implementation expected around 6 months thereafter.
- 2.3 The Building Safety Bill will set out to create a new regulator for fire safety under the responsibility of the Health and Safety Executive (HSE). It will be responsible for 'high risk' / 'in-scope' buildings (e.g. residential blocks over 18m, but other criteria may be defined through subsequent statutory instruments).
- 2.4 Fire Safety Bill will amend the Fire Safety Order 2005 to clarify that the responsible person or duty-holder for multi-occupied, residential buildings must manage and reduce the risk of fire for:
- the structure and external walls, including cladding, balconies and windows
 - entrance doors to individual flats that open into common parts
- This clarification will empower fire and rescue services to take enforcement action and hold building owners to account if they are not compliant.
- 2.5 This means an expert Building Safety Manager will need to be appointed for each block, a regular inspection regime put in place for fire doors, as well as wider reinforcement of better management and increased accountability, as detailed in the Hackitt report.
- 2.6 The new regulatory framework is designed to make building safety issues transparent to all parties involved and reinforce responsibilities. This includes a role for residents in keeping their buildings safe for themselves and their neighbours. The buildings in scope are currently those 18m or higher.

- 2.7 Following the consultation and the formal introduction of the Bills, it is inevitable that there will be additional requirements for other enhanced aspects of building and fire safety and ongoing management of our buildings and the wider housing stock within the borough. It is therefore likely that additional costs and responsibilities will be identified as this process continues.

3 Council Housing

- 3.1 The fire safety delivery programme for Council housing stock is progressing well following a period of re-programming to incorporate all elements of the investment programme approved by committee:

Item	Cost
Granville Road cladding removal, recladding and associated costs	£5,922,900
Category 1 High Priority works	£9,220,433
Additional fire safety works to high rise buildings (Category 2 and 3a works)	£12,656,667
Installation of sprinklers to High Rise blocks with 2 stairwells	£3,220,000
Installation of sprinklers to sheltered housing blocks	£2,330,000
Installation of sprinklers to hostels	£150,000
Works to low and medium rise blocks (Inc. undertaking of type 3 FRA's and any urgent arising works)	£7,900,000
Replacement of composite fire doors	£10,500,000
Total	£51,900,000

Progress on fire safety measures to date:

- 3.2 **Granville Road Recladding** - complete.
- 3.3 **Category 1 High Priority Works** - Good progress including communal areas of high-rise blocks (Whitefields, Grahame Park and Silk House & Shoelands). However, recent delays caused by COVID-19 impeded access to properties and sourcing of materials, mainly affecting Grahame Park, Silk House & Shoelands where completion dates have moved back to Q2 2020/21.
- 3.4 **Additional fire safety works (category 2 and 3a)** - Works at Longford Court only saw minor disruption due to COVID-19; communal elements continued without the need to access homes. Site setup works at Prospect and Norfolk tower blocks in East Finchley commenced in March 2020.
- 3.5 **Installation of sprinklers to blocks of flats with 10 or more floors and 2 or more stairwells** - These are still scheduled for 2020/21 and 2021/22; including the three tower blocks at Granville Road, where work was due to commence in July 2020. Due to a higher than usual number of queries from leaseholders regarding the scope of the works, a decision was taken to delay the works to

allow additional time for resident consultation including with the estates residents association. Works therefore now expected to commence in Q4 2020.

- 3.6 **Installation of sprinklers to sheltered housing blocks and hostels** - Most works are scheduled for 2022/23 and 2023/24, however consideration is being given to accelerating the installation at certain schemes where other disruptive works are scheduled as part of the wider capital investment programme. This applies to sheltered housing at Vale Court and the hostel at Friern Barnet Road.
- 3.7 There are delays at Vale Court due to Covid-19; with resident safety and shielding against Covid-19 prioritised over implementation of the works, although the design process for these fire safety works are proceeding.
- 3.8 At St John's sheltered housing block, incorporation of fire safety works into the wider project that includes a new heating system and electrical upgrades was due to commence in late April 2020, however prospective tenderers are unable to attend site to review the works; the tender period was extended to July 2020 and works are scheduled to commence in September 2020.
- 3.9 **Works to low and medium rise blocks (incl. Type 3 Fire Risk Assessments and any urgent arising works)** - Expert consultants are undertaking in depth FRAs and any urgent works actioned as a priority, with other observations forming part of a longer term planned programme of improvements. While 315 surveys have been undertaken, the programme halted in March due to limited access to properties; but has since recommenced.
- 3.10 **Replacement of composite fire doors** – There are 5000 “glass reinforced polyester” (GRP) composite fire doors installed in homes managed by Barnet Homes. Updated risk assessments informed the proposed replacement programme and discussions with the contractors who supplied and fitted the doors. Agreement has been reached with the contractor that faulty doors will be replaced at the contractor's expense and liability resolved through independent adjudication when the work is finished. Work on this programme continues.
- 3.11 **Whitefields Estate - tower block cladding system** – The three blocks (Clare, Norden and Whyhcote Point), fitted with High-Pressure Laminate (HPL) are due to be demolished in 2023. After expert advice the cladding and non-combustible insulation backing is deemed safe. A programme of work to improve the front doors to flats and fire alarm warning systems is underway and due for completion in December 2020.
- 3.12 **Willow House Fire** - Works are underway and the project progressed well until issues with the integrity of the block and beam flooring surfaced. Consultants are investigating the issues and will make proposals for rectification. These works are likely to result in increased costs and delay the project by 16 weeks. This has further exacerbated delays caused by COVID-19, although works recommenced onsite in June 2020.

- 3.13 **Large Panel System buildings** - Surveys for such works are complex and invasive, requiring tenants to be decanted as concrete must be removed to allow visual inspection alongside calculations to assess structural integrity against an internal gas explosion. The gas distributor, Cadent, have sought reassurance from Barnet Homes that its LPS buildings are safe to retain piped gas, a set of precautionary risk mitigation measures for blocks at West Hendon and Dollis Valley is currently being implemented.
- 3.14 As the recommendation for next steps at Silk House recommended the removal of the piped gas supply to the block, the gas supply to all properties was disconnected in June 2019 whilst replacement communal heating is installed. With no gas being supplied, Cadent do not have concerns about the building, but Barnet Homes have taken additional precautionary measures to prevent accidental loading by not permitting portable gas heaters in high rise buildings; with tenancy audits ensuring portable gas appliances are not being used.
- 3.15 Surveys have been completed for Marsh Drive and blocks in Dollis Valley that confirm they do not meet the required standard. It was agreed with Cadent to work towards decant of Marsh Drive, and piped gas decommissioning at relevant Dollis Valley blocks, by October 2020. This agreement is based on Barnet Homes implementing safety measures that include installing gas safety monitoring equipment in each flat, removal of gas appliances and monthly safety checks of the gas boilers. Gas safety monitoring is now installed in all but 6 of the 358 homes, for which a legal process to gain access is in progress.
- 3.16 Cadent have acknowledged Covid-19 impacts and agreed the potential for extension to February 2021 for decanting Marsh Drive; although both parties have agreed to endeavour to achieve the October 2020 timescale. At the Dollis Valley blocks, where decant is phased over five years, a new electric heating system will be installed by October 2020, with work due to commence in July.
- 3.17 Barnet Homes are currently assessing how the new requirements of the Building Safety Bill and Fire Safety Bill will impact on the council housing stock in Barnet. There are currently expected to be 25 'in scope' buildings within the Barnet Homes stock. One area of change for example will be maintaining digital records of building components and evidencing competence of all parties involved in the building and management process. The impact of the measures and changes is likely to increase the cost of the fire safety programme and the committee will be updated when the extent of the impacts are clearer.

4 Registered Providers

- 4.1 Of three Housing Associations with confirmed ACM cladding on blocks, works at one are complete, and both of the others are due to complete in September 2020, in one case this includes the 3-months delay due to Covid-19.
- 4.2 In addition, the further provider with a block held through a lease in Colindale, has an up to date fire risk assessment and the freeholder is responsible for

replacing the cladding. The owner of the building has recently confirmed they plan to replace the cladding with fibre cement panels. The owners have been liaising with the council's building control team and have applied to MHCLG for funding to meet the replacement costs of the cladding.

- 4.3 Impacts of the building a safer future programme are currently unknown, but ongoing engagement and partnership working arrangements with the sector will ensure all RSLs keep the council updated on the measures they are putting into place to address the changing responsibilities.

5 Private Sector buildings (residential and commercial)

- 5.1 There continues to be two privately owned blocks higher than 18 meters with failed ACM cladding that the council's building control team are in touch with; both have confirmed plans to replace the cladding and have advised that they have requested funding from the Government to assist with replacement.
- 5.2 An additional high-rise block identified and inspected in September 2019 was served with an Improvement Notice by the Fire Authority and inspected by Barnet and the LGA's Joint Inspection Team (JIT), who reported back to the building owners and the Fire Authority. Following liaison with the council and the Fire Authority, extensive work has been completed to the block and therefore the Fire Authority have confirmed their initial notice has been complied with. A revised Fire Risk Assessment has been undertaken and follow-up works planned. The Council have obtained extensive legal advice to inform its determination whether to take any action under the Housing Act 2004.
- 5.3 Following wider concerns about the safety of some non-ACM systems, the Government's requested a further exercise to identify external wall covering on all buildings higher than 18 meters in their area. The review by building control officers is complete. The council has written to landowners to seek further information, to identify the type of insulation used for each building and external features such as balconies, where required to update the national dataset. The initial exercise completed in May 2020; although the council still needs information back from about half of the landowners deemed 'in-scope' and is continuing to chase them for information. This work with the Government and LFEPA to ensure the ongoing safety of residents will continue.

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Appendix B - Barnet Council Fire Safety Action Plan – September 2020

The table below captures only those actions that remained ongoing at the time fire safety was last reported to the committee, together with any new actions that have arisen.

Action	Status	Notes
Undertake high priority works identified in surveys	Ongoing	Additional resources agreed by Housing Committee Programme progressing and in year 3 of a 5-year programme.
Finalise package of additional measures	Complete	Proposals were approved by Housing Committee in January 2019.
Work with Government and RPs to ensure actions to address any fire safety concerns are addressed	Ongoing	3 RPs with blocks with ACM panels that failed tests have completed remediation or are close to completing. One further 'leased' building still requires remediation.
Liaison with owners of blocks with failed ACM Cladding	Ongoing	The council is awaiting confirmation of the result of applications for government funding to ensure remediation work can commence.
Identify next steps following government announcements Nov 2018	Complete	The council has completed the review of 'in-scope' properties, liaised with landowners with failed cladding to ensure action is underway, and is responding to the
Actions from fire risk assessments for commercial units beneath residential	Ongoing	All retailers have been contacted to confirm works required. Enforcement action will be taken where appropriate. Several of the buildings where remedial action is required have retail units at the ground floor.
Implement the requirements of the Building Safety and Fire Safety Bills.	New	Review revised requirements of the council and other landowners to ensure measures are in place to deliver full compliance.

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	<h2 style="text-align: center;">Housing and Growth Committee</h2> <h3 style="text-align: center;">14 September 2020</h3>
Title	Enabling Investment in Digital Infrastructure
Report of	Chairman of Housing and Growth Committee
Wards	All
Status	Public
Urgent	No
Key	Yes
Enclosures	None.
Officer Contact Details	<p>Stephen McDonald, Director of Growth. 020 8359 2172 – Stephen.McDonald@barnet.gov.uk</p> <p>Luke Ward, Assistant Director – Development and Economy 020 8359 6445 – Luke.Ward@barnet.gov.uk</p> <p>Adam Driscoll, Commissioning Lead - Growth 020 8359 4922 – Adam.Driscoll@barnet.gov.uk</p>
<h2 style="text-align: center;">Summary</h2>	
<p>This report proposes an approach to working with broadband service providers that will accelerate investment in high speed digital infrastructure across the borough and improve the opportunity to roll out 5G services for residents and businesses. The proposed approach involves the development of a wayleave framework agreement that will replace the numerous and individually negotiated, wayleaves that currently need to be agreed on a case-by-case basis before any installation of new fibre infrastructure can take place. It will directly help to address barriers to digital inclusion, enable jobs creation, boost economic resilience, and improve access to online services.</p>	

Officers Recommendations

- 1. That the Committee notes the ongoing work to remove barriers to investment in improved digital connectivity and to support digital inclusion; and confirms support for the principles set out in paragraph 1.11 that will inform the detailed legal arrangements and implementation of improved broadband infrastructure.**
- 2. That the Committee delegates authority to the Director of Growth to finalise the terms of and enter into overarching commercial agreements for the implementation of improved broadband infrastructure.**
- 3. That the Committee delegates authority to the Director of Growth to finalise the terms of and enter into individual wayleave agreements with operators for the implementation of improved broadband infrastructure.**

1. WHY THIS REPORT IS NEEDED

- 1.1 This report sets out and proposes an approach to working with broadband service providers that will make it easier for them to invest in high speed digital infrastructure across the borough, and enable the faster roll out of associated broadband and 5G internet services for residents and businesses.
- 1.2 The proposed approach involves the development of overarching agreements capturing the principles of cost recovery, process and the quality service standards which the Council requires. It will also append a precedent form of wayleave to reduce the amount of negotiation usually required for wayleaves. This proposal forms a key part of the council's approach to digital infrastructure as set out in the Growth Strategy delivery plan agreed by the committee in January 2020.
- 1.3 Presently if a broadband service provider wishes to install a new fibre connection for any tenant or leaseholder of Barnet Council, the council must sign a legal agreement (a wayleave) specifying the controls, licence rights and responsibilities for accessing the land, exact details of the technical installation and associated health and safety (e.g. fire safety) measures it will take. This can be a time consuming and relatively expensive process for a relatively small investment, and as a result the council has only signed a small number of agreements with Virgin Media where access was sought to a specific housing block.
- 1.4 The signing of an overarching agreement with a precedent wayleave appended however flips the process so that the overarching programme, standards, compliance and commercial terms are resolved up front with each suitable service provider. This leaves just the site specific technical, safety and communication matters to be addressed through a 'signing off' process that completes the wayleave for each relevant block. This report confirms the principles for such an approach, which has a successful track record elsewhere, and will enable faster decision-making for digital infrastructure investment.
- 1.5 In addition, the Covid-19 pandemic has resulted in one of the most significant economic challenges facing the UK in over a century, and has highlighted the crucial importance of high quality and ubiquitous digital access that allow businesses to thrive and residents to access the services they need. The proposals in this report respond directly to this by

catalysing and speeding up new investment in vital digital infrastructure that will help residents and businesses access high speed internet wherever they are, support new ways of working, and drive new job creation.

FRAMEWORK WAYLEAVE PROJECT

- 1.6 This proposal seeks to secure economic benefit from widespread and high-quality digital connectivity across the borough through leveraging the granting of a right of access to the Council's estate. This is done through the negotiation and agreement of an overarching agreement with service providers setting out how they will deliver to high standards and signing up to the legal terms that need to be met in order to access the particular estate and public highways to install new fibre broadband services. This approach would replace the individually negotiated wayleaves that were previously used and which are generally too time consuming to agree and deliver (meaning very few have been agreed to date). The project will enable fibre broadband services to be rolled out across the borough, and the council will especially encourage improvements to be delivered within areas that previously received a poor service.
- 1.7 The wider opportunity from this proposal is the underlying network that each provider will roll out covering the streets between each area of the council's estate, thereby providing a backbone for the delivery of new fibreoptic broadband connections for businesses and households in these areas at much lower cost and where it may have previously been viewed as unviable by providers.
- 1.8 Similar programmes are already in place in several other local authorities. The council has particularly learnt from the experiences of Westminster Council and neighbouring West London Alliance (WLA) boroughs whose experience has informed the proposed approach in Barnet. The experience the City of London and Southwark also fed into and informed early discussions.
- 1.9 Barnet has coordinated the legal advice with other WLA boroughs who share HB Public Law as their provider of legal services. This has reduced costs and allowed the councils to share expertise with the intention of standardising documentation.
- 1.10 The Electronic Communications Code, set out in the Digital Economy Act 2017, sets the framework for the council to engage with broadband service providers and this largely controls the way the council has undertaken discussions with the service providers. The council can use the wayleave process to steer and encourage them to also consider our priorities as part of their investment programme, through ongoing engagement and coordination.
- 1.11 The principles proposed for guiding the roll out of digital infrastructure through the intended process are:
 - To maximise the extent and coverage of fibre broadband availability for residents and businesses in the borough.
 - To deliver the rollout of improved digital infrastructure in a way that minimises the disturbance to residents and businesses in the borough.
 - To ensure delivery of fibre broadband networks at pace (2-3 years ideally).
 - To leverage social, environmental and economic value and secure investment in digital investment that everyone in the borough can benefit from.

1.12 To achieve the above priorities the Council will only enter into the relevant legal agreements with providers who are willing to:

- i. **Work in partnership to ensure more comprehensive area-wide rollout.**
The council hopes all properties within reasonable distance of a proposed provider network will benefit from connection and for an affordable connection fee at most. The council recognises that the installation of fibre broadband is a commercial decision for providers but will seek to prioritise access to blocks where a provider designs a more comprehensive rollout programme to ensure as many residents will be provided with improved connections as possible.
- ii. **Set out a minimum 2-3-year plan for investment and commit to deliver it.**
By defining and organising the approach to delivery over the medium term, it will allow the council to more effectively coordinate the rollout programmes of providers and Barnet Homes works. The ability to coordinate and influence delivery plans (with appropriate confidentiality to protect commercial interest) will minimise disruption, maximise the pace and extent of fibre rollout, whilst helping to secure the maximum potential from related investments (e.g. 5G).
- iii. **Commit to a minimum additional ‘social value’ benefit per dwelling,** either through directly delivered social value outcomes, or the provision of a financial contribution towards a council fund for supporting digital inclusion projects. For more details please see section 5.8 of this report on social value.
- iv. **Be a considerate partner and meet expected standards,** to commit to the required standards and expectations around their approach to planning, engagement with residents, installation, ongoing management and end of life/use removal or replacement of equipment associated with the fibre broadband rollout. Together with associated commitments such as managing associated highways works to minimise disruption and damage where other rights of access are applied.

2. REASONS FOR RECOMMENDATIONS

Stimulation of investment, economic growth and improved digital infrastructure

- 2.1 Guidance from government is for local authorities to support and work with providers to maximise the pace and coverage of rollout, focusing on the wider economic benefits to the UK from fibre broadband rather than seeking to cash in on ‘access rights’. The proposals here are cost neutral.
- 2.2 With the right encouragement and assistance, and by removing barriers to investment, it is realistic to expect that Barnet will be well placed to receive area-wide rollout of fibre broadband and related digital infrastructure technologies in the early years of provider investment programmes. Unlike other areas of the UK, Barnet is likely to benefit from the stronger competition between providers to be the first and win customers to secure the widest coverage and uptake in London. This competition means that providers will be more willing to help the council meet its own priorities, if they can be assisted to have faster and easier access to a large potential market of households and businesses.

- 2.3 The SME business sector in Barnet will particularly benefit from the proposal, as the creation of fibre broadband backbone networks will most likely run along main roads, through town centres, and in close proximity to Barnet's small industrial estates, unlocking the potential for faster business broadband connections. But most significantly it will support residents, and especially residents who run businesses from their homes or those who work or study from home, to receive faster and more reliable broadband. The delivery of fibre in a competitive market will open up opportunities for a more affordable range of connection options to higher specification broadband services.
- 2.4 Wider digital and technological innovation is fundamentally dependent on the availability of a high capacity 'backhaul' service, and therefore by supporting the rollout of the fibre networks across the borough in 2021/22 and 2022/23 in particular, it lays the foundations for a more stable and higher capacity 5G network to be rolled out based on local small cell capabilities, rather than being solely dependent on the capacity of large masts. This shift is argued to be critical to supporting the growing 'internet of things' and commercially will be more beneficial for the Council.

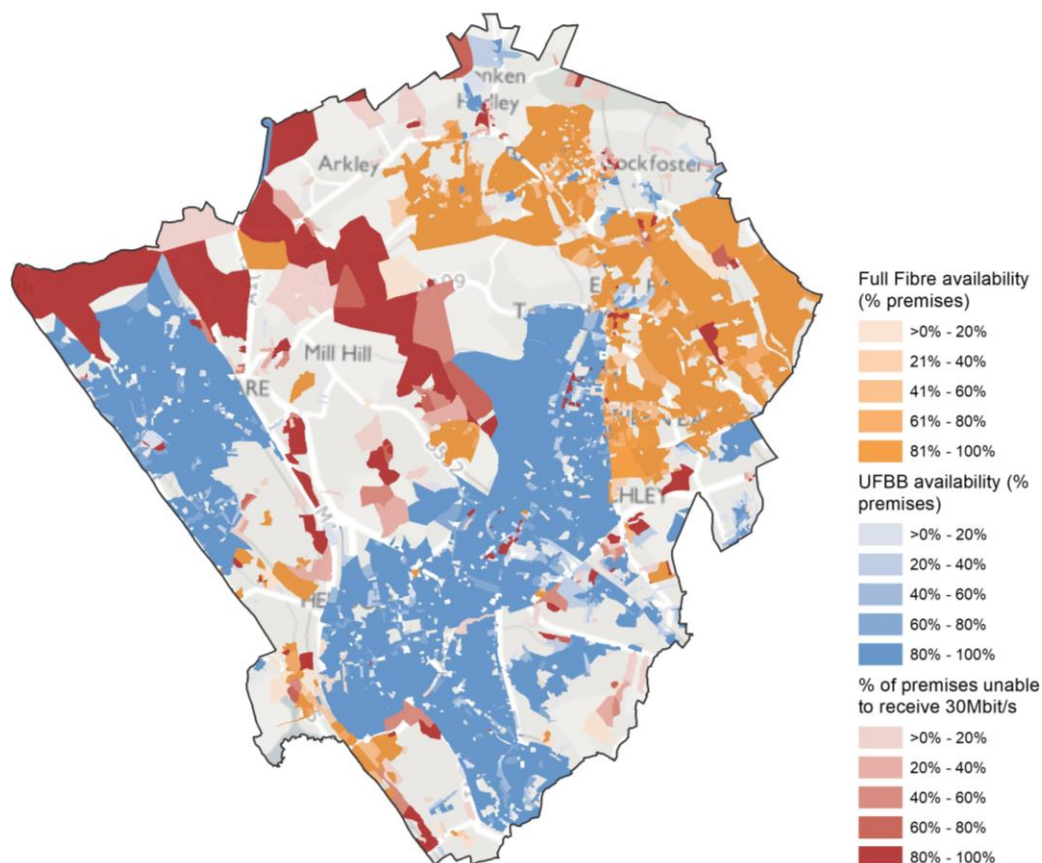
Digital Inclusion

- 2.5 UK digital recognises 4 general barriers to digital inclusion: Access (physical and financial), Skills, Confidence, and Motivation. This proposal primarily addresses barriers to access, but also could help improve skills and confidence online. A 2017 survey indicated that Barnet has a low likelihood of digital exclusion with only 11% of Barnet households having not been online¹, while 79% of adults are recognised to have the 5 basic digital skills (managing information, communicating, transacting, problem solving, creating). The project should therefore use the social value opportunities to support skills development and confidence building through a more targeted approach. In terms of motivation, the restrictions for society as a result of COVID-19 have been challenging but have likely resulted in more people now getting online and an opportunity to engage with residents and businesses to help them improve skills and confidence.
- 2.6 In terms of physical access, the current level of broadband connectivity within the Borough is shown in figure 1. It highlights that although some parts of the borough have access to faster broadband, it is by no means comprehensive. Connectivity in most areas is limited to the existing Openreach infrastructure (telephone lines), with the higher capacity Virgin Media infrastructure generally not available to Barnet Homes tenants and leaseholders, except in a few places where a wayleave was previously agreed. In addition, the map highlights some specific locations that do not even have access to superfast broadband (up to 30Mbps); in most areas on the map this relates to green spaces, but there are 0.7% of premises (about 1,000 properties) who receive inadequate access to broadband services (<5Mbps maximum) that needs to be addressed.
- 2.7 In terms of financial access, although providers tend to be more interested in postcodes where customers are likely to pay for a higher spec. service, the demand and commercial potential for fibre broadband appears to more closely align with areas of higher density housing and areas with generally a greater younger / working age profile. Therefore, fibre broadband is more likely to be made available within the relevant areas, meaning

¹ UK Tech Partnership, 2017. "UK Digital Exclusion Heatmap". <http://heatmap.thetechpartnership.com/?area=Barnet&metric=total>

that the focus of measures to address financial barriers should focus on the household level. A critical shift in recent years is that with many new service providers wanting to compete for customers, most have developed a range of more affordable broadband products, mostly through various ways of sharing Wi-Fi or fibre lines.

Figure 1 – London Connectivity Map for Barnet



Source: Fixed postcode coverage and performance data (September 2019), Connected Nations Report 2019
Crown Copyright and database right (2020), Ordnance Survey 100032216 GLA

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 **Do nothing:** The Housing and Growth Committee could choose to maintain the current reactive process of ageing individual wayleave agreements on a case by case basis. This would result in slower rollout of fibre optic across the Council's Estates and higher levels of digital exclusion. The outbreak of COVID-19 has highlighted the importance of digital connectivity and inclusion for residents and businesses, especially as a means of accessing vital services.
- 3.2 **Utilise public sector owned ducting to engage in a public-private joint delivery of fibre broadband supply:** Barnet Council currently does not own any significant fibre ducting within the Borough, nor has the expertise or mandate to actively roll out fibre broadband services itself within what is a competitive private sector marketplace.
- 3.3 **Single Provider:** The nature of the legislation means that it would be much more complicated and costly to procure a single provider to deliver fibre broadband to Barnet

Homes, tenants and leaseholders due to public procurement and state aid implications, and 'Code Rights' under the Electronic Communications Code, which broadband service providers enjoy, and in the longer term it could end up being more costly for residents if there is not adequate competition.

4. POST DECISION IMPLEMENTATION

4.1 Should the committee approve the proposal, then the council will publish its criteria and expectations and make available the template agreements to providers under the overarching agreements. The council expects to enter into agreements with broadband service providers in October / November. It is expected the implementation will begin in early 2021.

4.2 Once an agreement has been entered into with a service provider, the Council and provider will review the proposed rollout schedule to co-ordinate the timing of plans and proposed activities across the Borough and between providers to minimise disruption to residents and businesses and maximise the coverage. The process will be closely monitored so that any challenges encountered can be effectively resolved.

4.1 As part of the planning phase of the process, surveys and other preparatory activities will also be undertaken by the service provider to inform the approval of planning packages by the Council prior to the commencement of site work, which will include communication to residents and businesses, and inspection processes to ensure completed works meet the quality standards as set out within the wayleave agreement. Highways and Estates Teams will also be closely involved with the planning process.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

5.1.1 The Corporate Plan outlines the Council's approach to provide a fair deal for our residents, and a commitment to delivering services that matter most by making decisions that prioritise our limited resources. The aims of the Digital Infrastructure Programme support the three outcomes presented through the Corporate Plan, particularly investing in the borough, and shaping safer and stronger communities.

5.1.2 The Digital Inclusion Strategy, approved by Policy and Resources Committee in 2016, is supported by the priorities of this project. The strategy sets the framework for the Council's approach to digital inclusion across five key objectives:

- Improving Digital Literacy and Skills;
- Expanding digital accessibility to meet the needs of residents and businesses;
- Ensuring digital inclusion is affordable for residents and the Council;
- Informing stakeholders of the benefits of digital technology; and
- Reassuring residents that using digital infrastructure is safe and reliable.

5.1.3 The Council's Growth Strategy and associated delivery plan, adopted in January 2020, stated the council would 'implement state-of-the-art digital infrastructure by working with public and private sector partners to incorporate this into regeneration schemes, council assets, and in local places employers need, such as in our town centres'.

5.1.4 In addition to the broader connectivity and digital inclusion outcomes, this project has the potential to support the wider Growth Strategy aspiration to make Barnet the best place to be a small business in London. As Barnet is currently home to approximately 23,000 businesses, the majority of which are micro businesses with fewer than nine people, as fibre broadband is installed and connected up between council estates, it is expected that the backhaul network will help increase in the number or at least the viable potential of businesses in the locality, supporting increased employment and productivity.

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

5.2.1 The programme is cost neutral whilst increasing connectivity and supporting digital inclusion for both residents and businesses.

5.2.2 If the proposal is approved by this committee, the council will ensure appropriate resources are secured to manage the signing and monitoring of agreements. A wholly case by case wayleave process is less efficient and less certain for service providers. It also does not enable council officers to encourage higher standards of practice in the implementation and ongoing management. By contrast, the proposal here would unlock the ability to set clear processes and requirements up front, meaning that staff capacity can focus on technical compliance and be available to address a scaled-up programme, however some additional resources will be required and these are expected to be recovered through fees and charges.

5.2.3 Appropriate fees and charges will be developed as part of the commercial basis of the wayleave arrangements. This will be on a 'cost recovery' basis to ensure that the engagement of the council is fully funded through external income and not dependent on scarce general funds. It is expected that there will be both an up-front fee at the time of the signing of the overarching agreement, with a standardised set of fees and charges applying at the wayleave 'planning package' signing-off stage to cover the technical work required to agree the route and the associated project costs for oversight and monitoring.

5.2.4 Council Officers have also consulted with HB Public Law who have confirmed that these proposals do not trigger a requirement to comply with the Public Contracts Regulations 2015 and run a regulated competitive public procurement exercise. The Electronic Communications Code (ECC) set out in the Digital Economy Act 2017 gives statutory rights to (qualifying) telecommunications operators to construct infrastructure and install and maintain equipment on, under and over land to provide communications network. The aim of the ECC is to facilitate the rollout of digital communications infrastructure in support of the Government's national broadband strategy. The rights conferred under the ECC can be granted to a qualifying operator in one of two ways; (1) By written agreement with the relevant landowner/occupier or (2) By an agreement imposed by court order. The Council's clear preference is to enter into voluntary agreements with the qualifying operators.

5.3 **Social Value**

5.3.1 The Public Services (Social Value) Act 2012 requires people who commission public services to think about how they can secure wider social, economic, and environmental benefits from public procurement activities. The agreement of a Wayleave is not a public

procurement process, but the negotiated commercial nature of the wayleave process means that there is still an opportunity to encourage providers to consider the social benefits they could deliver. This complies with council policy to seek to extract social value from all council commissioning, not just in relation to services contracts regulated by public procurement regulations to which the Social Value Act applies. One benefit of the suggested approach is that provided expectations of the council are reasonable and proportionate, it will be possible to encourage all providers, being granted the opportunity to improve the viability of rolling out fibre broadband, to meet a minimum level of additional social value.

5.3.2 A provision will be inserted into the overarching agreement to require service providers to demonstrate how they will meet the minimum level of additional social value to the borough through the rollout process of granting site specific wayleave agreements. Through initial engagement it is clear that most, but not all, providers deliver a level of additional social benefit through at least one if not more than one of the following three methods:

- **Free connections for community facilities** (the measure is usually delivered as one free fibre broadband connection per # residential properties connected).
- **Digital training and upskilling opportunities** (often delivered in partnership with a third sector voluntary organisation or through online courses and webinars to expand the skillset of residents and businesses).
- **Local employment and apprenticeships** (often delivered by recognising a certain % of residents newly employed and a # of apprenticeship places).

5.3.3 The council will seek to ensure that providers who go the extra mile will be recognised for this and enabled to continue delivering their rollout programme provided it delivers a minimum amount of additional social value per property they will be connecting.

5.4 Legal and Constitutional References

5.4.1 Article 7 of the Council's Constitution states that the Housing and Growth Committee's functions include Housing Strategy, homelessness, social housing and housing grants, commissioning of environmental health functions for private sector housing and asset management. The Housing and Growth's functions also includes receiving reports on relevant performance information and risk on the services under the remit of the Committee, as well as regeneration strategy and major regeneration schemes, asset management, employment strategy, business support and engagement.

5.4.2 The Council must ensure compliance with the Electronic Communication Code (ECC). The ECC states that the Council must undertake a standard and fair approach when working with Broadband Service Providers.

5.4.3 An overarching agreement to be granted over the housing stock would provide the structure of the legal agreement and headline rights and terms relating to the future laying of cables/infrastructure across the council's estate, but would not define the routes. A 'wayleave', as matter of law, is an easement and therefore cannot take legal effect without a defined route; therefore, it will only be through the agreement of individual routes and associated technical details, that access rights will come into legal effect.

5.4.4 Unlike arrangements which involve the provision of services, such as agreements for

local area Wi-Fi provision, these agreements only involve the conferring of a right, and not the procurement of services. It would therefore appear to be unnecessary for the council to run a procurement exercise before entering into a wayleave, or other form of property right with a Code operator under the ECC. Under The Public Contracts Regulations 2015 (PCR) public service contracts for the acquisition or rental, by whatever financial means, of land, existing buildings or other immovable property, or which concern interests in or rights over any of them, are exempt from the requirement to run a competitive tender process under the PCR.

- 5.4.5 Similarly, unless there is an intention to offer exclusivity over an entire estate of assets, it would also appear not to be necessary to offer access through a concession agreement, run under tender in compliance with the Concession Contracts Regulations 2016.
- 5.4.6 As with any other term of an agreement to host digital communications infrastructure, financial terms should be agreed, wherever possible, on a consensual basis between the parties. However – as with other terms - it is important to note that these agreements are underpinned by a statutory framework, (the Electronic Communications Code as set out in the Communications Act 2003, amended by the Digital Economy Act 2017).
- 5.4.7 The council has various statutory powers to enter into the overarching agreement and the wayleave agreements with the qualifying operators, including but not limited to under the Digital Economy Act 2017 and the ECC, the general power of competence in section 1 of the Localism Act 2011, and section 111 of the Local Government Act 1972 giving local authorities the power to do anything “which is calculated to facilitate, or is conducive or incidental to, the discharge of any of their functions”.

5.5 Risk Management

- 5.5.1 An initial risk is that service providers decide not to sign up to an overarching agreement should it appear too onerous. This has been mitigated through early engagement and coordination, and as a result three providers have indicated very strong interest, with some others confirming interest too but are not quite as ready to sign-up. Soft market testing of the draft requirements with the most engaged providers will take place prior to them being finalised.
- 5.5.2 The key programme risk will be that a service provider moves quickly but limits their delivery plans to the most profitable locations and rolls this out across the borough quickly during 2021. This would likely be to the blocks/estates with over 25 dwellings and especially those with over 50 dwellings, see figure 2. A highly selective approach such as this would be commercially short-term minded, but would slow down the ability to secure multiple broadband backhaul networks, as well as resulting in fewer smaller housing blocks or individual properties being fibre connected ahead of completion as part of the national ‘universal service obligation’ programme to upgrade telephone lines.

Figure 2 – Grouping of council housing by number of dwellings per estate

Number of dwellings listed within each estate	Count
Greater than or equal to 100	16
Between 100 and 50	17
Between 50 and 25	41
Less than 25	283

5.5.3 The final key risk that will be managed is how the council will address the implications of one provider or even Barnet Homes works programmes changing or being delayed, and how this might have knock-on implications for the programmes of other service providers. This will therefore be mitigated through a combination of clear change controls, once a rollout programme is agreed, together with clear council project leadership through scheduled coordination meetings with service providers to discuss issues and manage the implications of delays and changes to the rollout schedule.

5.6 Equalities and Diversity

5.6.1 The 2010 Equality Act outlines the provision of the public sector equalities duty that 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

5.6.2 The Digital Infrastructure programme is designed to have a positive impact upon Barnet's residents and businesses, and especially in relation to meeting the council's equalities and diversity duty to advance the equality of opportunity. This will be both in spatial terms and due to the nature of the diversity of people living within the council's estate.

5.6.3 In spatial terms the indicative rollout programmes most of the providers have shared in advance appears to prioritise the delivery of fibre broadband across the west of the borough and to council wards where there is a recognised greater diversity of residents; this inherently ties in with the locations across the borough where there is also a greater incidence of council housing within closer proximity. It is particularly notable that most locations where there is a measurable greater level of deprivation are identified as areas where several service providers are seeking to begin the rollout of fibre broadband.

5.7 Corporate Parenting

5.7.1 The changes will have no direct impact on looked after children or care leavers, except where they happen to live within the council estate. Given the digital inclusion benefits noted in this report, it is likely that where digital infrastructure to council housing can be improved, and particularly where low cost or free services can be secured, then this will have a positive impact on those children and care leavers. In addition, the potential for social value benefits to secure opportunities for local jobs and apprenticeships opens up the potential for training and skills development in related engineering and sales fields.

5.8 Consultation and Engagement

- 5.8.1 The objective of 'implementing state-of-the-art digital infrastructure' within the Growth Strategy received strong support from respondents to the Draft Growth Strategy public consultation from 3 July 2019 until 15 September 2019. This informed the development of a programme for digital infrastructure and the proposals set out in this report.
- 5.8.2 In signing-up to the standards expected of those entering into an overarching agreement with the council, a service provider will commit to delivering in accordance with clear procedures for contact and engagement with residents and businesses. This will manage planning, installation, safety and other expectations, including how disturbance will be minimised.

5.9 Insight

- 5.9.1 The Digital Infrastructure Programme has been informed by an evidence base relating to the Council's existing digital infrastructure and assets, research into digital inclusion and connectivity across the borough, an understanding of how broadband services providers operate, and knowledge of broadband use and demands during the lockdown period. Working in collaboration with other WLA boroughs has resulted in greater understanding, access to information, and the sharing of technical expertise and knowledge.

6. BACKGROUND PAPERS

- 3.1 Policy and Resources Committee – 11 December 2018 – Item Eight: Corporate Plan 2019 – 24, Business Planning, Medium Term Financial Strategy 2019/24 and Draft Budget for 2019/20 - <https://barnet.moderngov.co.uk/documents/s50139/Corporate%20Plan%202019-24%20Business%20Planning%20Medium%20Term%20Financial%20Strategy%20201924%20and%20Draft%20Budget%20.pdf>
- 6.1 Policy and Resources Committee – 5 October 2016 – Item 10: Customer Transformation Programme – <https://barnet.moderngov.co.uk/documents/s34906/Appendix%20B%20Digital%20Inclusion%20Strategy.pdf>
- 6.2 Housing and Growth Committee – 27 January 2020 – Item 16: Growth Strategy - <https://barnet.moderngov.co.uk/documents/s57407/Growth%20Strategy.pdf>



Housing and Growth Committee

14th September 2020

Title	Rent Relief Policy
Report of	Chairman of the Housing and Growth Committee
Wards	All
Status	Public with accompanying exempt DPR
Urgent	No
Key	No
Enclosures	Appendix A – Delegated Powers Report – Rent Relief Policy Appendix B – Exempt Delegated Powers Report - Rent Relief Policy Appendix C –Proposed Support to Businesses – Rent Relief Policy
Officer Contact Details	Abigail.Lewis@barnet.gov.uk 020 8359 4369

Summary

In response to the Coronavirus pandemic, the Urgency Committee on the 27th April 2020 provided delegation to Chief Officers (in consultation with the relevant Committee Chairmen) to take decisions on business-critical matters normally reserved to theme committees. The Committee resolved that any and all such decisions taken, shall be reported back to the relevant Committee for post-decision scrutiny.

Officers Recommendations

1. To note the decisions taken by Chief Officers via delegated powers in response to the Coronavirus Pandemic or related matters.

1. WHY THIS REPORT IS NEEDED

- 1.1 The Urgency Committee on the 27th April 2020, provided delegation to Chief Officers (in consultation with relevant Theme Committee Chairman) to take decisions within the remit of that Committee, that needed to be taken in response to the Coronavirus pandemic or other related matters. The Committee resolved that any and all such decisions taken, shall be reported back to the relevant Committee for post-decision scrutiny. This report is pursuant to that requirement.

2. REASONS FOR RECOMMENDATIONS

- 2.1 In response to the recommendations agreed by the Urgency Committee on the 27th April 2020.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 None.

4. POST DECISION IMPLEMENTATION

- 4.1 N/A.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 During the emergency period where the Council have moved to delivering critical services only and undertake additional responsibilities required by Government, the Council will aim to continue to deliver as many elements of the Corporate Plan (Barnet 2024) as possible.

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

- 5.2.1 As outlined in the Delegated Powers Report attached as an appendix.

5.3 Social Value

- 5.3.1 As outlined in the Delegated Powers Report attached as an appendix.

5.4 Legal and Constitutional References

- 5.4.1 The council's Constitution, Article 7 Committees, Forums, Working Groups and Partnerships, sets out the functions of the Housing and Growth Committee which has responsibility for:
- Housing matters including housing strategy, homelessness, social housing and housing grants, commissioning of environmental health functions for private sector

housing.

- regeneration strategy and oversee major regeneration schemes, asset management, employment strategy, business support and

5.4.2 The Urgency Committee on the 27th April 2020 provided delegation to Chief Officers (in consultation with relevant Theme Committee Chairman) to take decisions within the remit of that Committee, that needed to be taken in response to the Coronavirus pandemic or other related matters.

5.4.3 Chief Officers making decisions using the delegations approved via the Urgency Committee report need to record all decisions via a Delegated Powers Report. Decisions should record that consultation has taken place with the relevant Chairman with a copy of the report published to the Council's website and circulated to members of the relevant committee for information.

5.5 Risk Management

5.5.1 Regularising emergency decisions taken and providing a delegation to officers to decide matters normally reserved to committees enables the business of the Council to continue whilst maintain the appropriate level of Member oversight and decision recording.

5.6 Equalities and Diversity

5.6.1 In making these decisions officers have had regard to the public-sector equality duty. Decision makers should have due regard to the public-sector equality duty in making their decisions. The equalities duties are continuing duties they are not duties to secure a particular outcome. The equalities impact will be revisited on each of the proposals as they are developed. Consideration of the duties should precede the decision. It is important that decision makers have regard to the statutory grounds in the light of all available material.

5.7 Corporate Parenting

5.7.1 As outlined in the Delegated Powers Report attached as an appendix.

5.8 Consultation and Engagement

5.8.1 As outlined in the Delegated Powers Report attached as an appendix.

5.9 Insight

5.9.1 N/A

6. BACKGROUND PAPERS

6.1 Urgency Committee 27th April 2020, Approval of Emergency Decisions and Delegation to Chief Officers report:
<https://barnet.moderngov.co.uk/documents/s58641/Urgency%20Committee%20-%20Emergency%20Decisions%20Final.pdf>

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	<h2 style="text-align: center;">CHIEF OFFICER IN CONSULTATION WITH COMMITTEE CHAIRMAN DELEGATED POWERS REPORT</h2>
Title	Rent Relief Policy
Report of	Deputy Chief Executive in consultation with Chairman of Housing and Growth Committee.
Wards	All wards
Status	Public
Enclosures	Appendix 1 –Rent Relief Policy
Officer Contact Details	<ul style="list-style-type: none"> Robert Braham, Head of Property Services and Valuation (CSG). Robert.braham@barnet.gov.uk; Ext 5561 Melanie Chiknagi, Head of Property and Asset Management Melanie.Chiknagi@barnet.gov.uk

Summary

As a result of the Coronavirus Pandemic many of the Council's tenants will face difficulties meeting their liabilities as tenants. These difficulties may be accentuated if the business has had to close, either due to lack of custom, shortage of workforce or due to enforced closure.

The Council has therefore devised a Rent Relief Policy. The Policy recommends a 3-month rental holiday/rent free period to be offered upon request, with a review on 1st June 2020. Each application will need to be treated on its own merits, but conducted in accordance with a standardised and responsive approach.

Decisions

1. That the Councils Hardship Policy/Rent Relief Policy be approved, with a review on 1st June 2020

1. WHY THIS REPORT IS NEEDED

- 1.1 During the Coronavirus pandemic, the Council has taken several decisions to respond to the pandemic. To provide relief for the Council's commercial tenants facing financial hardship as a result of the coronavirus, a Hardship Policy has been devised. CMT agreed the proposed support to businesses via the policy on the 24th March 2020.
- 1.2 The Policy recommends a 3-month rental holiday/rent free period to be offered upon request, with a review on 1st June 2020. Each application will need to be treated on its own merits, but conducted in accordance with a standardised and responsive approach.
- 1.3 Each tenant will sign a standard template document confirming their understanding, that despite the rent holiday, they will remain responsible for the security, repair and maintenance of the property in accordance with the terms of the lease.
- 1.4 The Council will suspend any enforcement action on existing or newly arising rental debt until the situation returns to normal. This is consistent with the latest Government regulations, which places a moratorium on the forfeiture of commercial leases prior to 30th June.

2. REASONS FOR RECOMMENDATIONS

- 2.1 The coronavirus pandemic has created a hiatus in commercial activity that has affected a wide range of businesses that include retail, leisure and industrial activities. The Council has determined that, to be consistent with Government policy, it would offer a rental holiday for three months to those tenants that are affected by the pandemic such that they are unable to operate their business.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 An alternative approach considered was to offer tenants a facility of deferring their rent and creating a repayment plan so that the rent for the March quarter be collected in instalments following the period of enforced closure of commercial businesses. The Council considered that the immediacy of the current situation warranted a complete relief of rent and other alternatives, such as deferring rent, may need to be considered in the future.
- 3.2 Discounting rent for a period was also considered and, again, was considered a remedy that could be reserved for a future point as the pandemic situation developed.

4. POST DECISION IMPLEMENTATION

- 4.1 The policy can effectively be enacted immediately.
- 4.2 CSG Property Services will set up a log of all tenant applications for rent relief.
- 4.3 A separate Chief Officer Decision will be used in each tenant application case to record the decisions.

5. IMPLICATIONS OF DECISION

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

Exempt subject to paragraph 3 of Schedule 12A to the Local Government Act 1972 (as amended) because it contains information relating to the financial and business affairs of the Council.

5.2 Social Value

- 5.2.1 The implications of significant numbers of small businesses in Barnet being forced to close due to the financial pressures created by the Coronavirus situation would have far reaching social as well as economic effects on the Borough. Many of the Council's non-residential tenants fall into the category of a small business.

5.3 Legal and Constitutional References•

- 5.3.1 Article 7 of the Council's Constitution states the Housing and Growth Committee has responsibility for regeneration strategy, major regeneration schemes, asset management, employment strategy, business support and engagement.
- 5.3.2 At the Urgency Committee on the 27th April 2020 the Committee agreed to delegate authority to the Deputy Chief Executive in consultation with the Chairman of the Housing & Growth Committee any decisions within the remit of that Committee that need to be taken in response to the Coronavirus pandemic or other related matters. Any and all such decisions shall be reported back to Committee for post-decision scrutiny.

5.4 Risk Management

For each application, CSG property Services will prepare for the Council an assessment of the case as follows:

- An analysis will be produced that indicates the financial implications to the Council.
- An assessment will be made of whether the tenant's business is being forced to close by the COVID-19 pandemic or face a reduced turnover
- The current position on rent arrears will be drawn to the Council's attention.
- The existence of any pre-existing subsidies will also be drawn to the Council's attention.

A recommendation will then be made to the Council as to what it may wish to do in this situation.

A separate Chief Officer Decision will be used in each case to record the decisions.

5.5 Equalities and Diversity

- 5.6.1 This proposed policy is consistent with the Council's policies on equality and diversity, not favouring any particular sector of the community.

5.6 Corporate Parenting

- 5.1 N/A

5.2 Consultation and Engagement

- 5.2.1 All the Council's tenants have been made aware of the Council's policy in this regard.

5.9 BACKGROUND PAPERS

- 5.3 Hardship Policy, approved by the Council's CMT

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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PROPOSED SUPPORT TO BUSINESSES – RENT RELIEF POLICY

1. Issue.

As a result of the current situation caused by the COVID-19 pandemic, many of the Council's tenants will have difficulty meeting their liabilities as tenants. Difficulties will include:

- affording rental payments;
- affording Business Rates;
- affording to meet repair and maintenance requirements;
- affording to meet service, staffing and supplier costs

Depending on the sector in which the tenant's business operates, the difficulties may be accentuated if the business has had to close, either due to lack of custom, shortage of workforce or due to enforced closure.

2. Recommendation.

It is recommended that a 3 month rental holiday / rent free period be offered, upon request (on the assumption that the current conditions are expected to last for 12 weeks) with a review on 1st June.

Each application for relief will need to be treated on its own merits, but should be done in accordance with a standardised and responsive approach that enables tenants to understand how their case will be dealt with.

Each tenant is to sign a standard template document confirming their understanding that, despite the rent holiday offered to them, they will remain responsible for the security, repair, and maintenance of the property in accordance with the terms of their lease

The Council will suspend any enforcement action on existing or newly arising rental debt until the situation returns to normal. This is consistent with the latest Government regulations which places a moratorium on the forfeiture of commercial leases prior to 30th June.

3. Timings.

The policy can effectively be enacted immediately, with a further 3 working days required to create standard responses and templates.

4. Funding.

Worst case financial implications (loss of income) to LBB over three months are estimated to be:

- a) From tenants likely to be closed or suffer reduced turnover
 - Retail £137,886
 - Community (i.e. D1 users such as a nursery) £38,670

- Sports and leisure £199,106
- Other private organisations £74,850
- Charities – not assessed

Sub-total: £450,512

b) From all other tenants, not likely affected: £724,368

Total quarterly income (a & b combined) £1,174,880

Implementation.

CSG Property Services will set up a log of all tenant applications for rent relief, with the following information to be recorded:

- Property Address
- Name of tenant
- Tenant contact details
- Amount of annual rent
- Brief tenancy details – such as when the lease term expires
- Tenant's repair and maintenance responsibilities
- Whether there are any arrears on the system

Applicants will receive a standardised response advising them that the Council is considering all cases of hardship created by the current pandemic situation and will look at how it can alleviate the pressure on tenants through waiving, rent and other property commitments, dependant on individual circumstances.

For each application, CSG property Services will prepare for the Council an assessment of the case as follows:

- An analysis will be produced that indicates the financial implications to the Council.
- An assessment will be made of whether the tenant's business is being forced to close by the COVID-19 pandemic or face a reduced turnover
- The current position on rent arrears will be drawn to the Council's attention.
- The existence of any pre-existing subsidies will also be drawn to the Council's attention.

A recommendation will then be made to the Council as to what it may wish to do in this situation.

A separate Chief Officer Decision will be used in each case to record the decisions.

5. Background.

Council services that are either fully funded or subsidised and do not obtain their funds through trading in the market have not been included in this assessment.

Other options for relief that were considered but are not currently recommended are:

- **Deferred rental payments.** Rent for the three months March-June 2020 could be 'rolled up' and a paid following the end of the pandemic arrangements. Payment could then be either in a lump sum or via a payment plan over an agreed period of time. This option has been discounted because of the significant financial impact that it will have on businesses, post epidemic.
- **Rent reduction.** Where tenants are not forced to close but are nevertheless suffering reduced turnover as a result of the pandemic situation, the Council may be willing to offer a temporary reduction in rent, either to be repaid or as an ex-gratia gesture. This option has been discounted because of the difficulty that would arise maintaining a consistent and fair approach to all tenants that seek assistance.

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**London Borough of Barnet
Housing & Growth Committee
Forward Work Programme
2020/21**

Contact: Abigail.Lewis@barnet.gov.uk 020 8359 4369

Title of Report	Overview of decision	Report Of (officer)	Issue Type (Non key/Key/Urgent)
24 November 2020			
Colindale Underground Station development. Rights issues	The utilisation of the Council's S203 powers to assist with restrictive covenant and rights of light issues in the Colindale station re-development programme	Head of Regeneration	Key
Brent Cross Cricklewood Update	To receive an update on the Brent Cross Cricklewood Programme and take such decisions as are required.	Director of Growth	Key
Assets. Land and Property Transactions for Approval	Approval of Assets, Land and Property Transactions	Director of Finance	Key
Fire Safety Update	To receive progress updates in the Fire Safety Programme as agreed at Housing Committee on 23/10/17.	Group Manager, Private Sector Housing	Non-Key
CPO of Empty Properties	To approve the compulsory purchaser of empty properties.	Group Manager, Private Sector Housing	Non-Key
Recovery Planning		Deputy Chief Executive	Key
Business Planning	To approve the draft Business Plan for 2021/22	Head of Programmes, Performance and Risk	Key

Title of Report	Overview of decision	Report Of (officer)	Issue Type (Non key/Key/Urgent)
Fees & Charges (Private Sector Housing fee increases above inflation for 2021/22)	This report seeks to obtain approval for proposed Private Sector Housing Team related fee increases for 2020/21 and delivery of the front-line service within the Private Sector Housing Team in Re.	Group Manager, Private Sector Housing	Key
Annual Performance Review of Registered Providers (RPs)	For review		Non-Key
Upper and Lower Fosters	Land transfer and CPO update		Key
Hermitage Lane		Susanna Morales	
25 January 2021			
Brent Cross Cricklewood Update	To receive an update on the Brent Cross Cricklewood Programme and take such decisions as are required.	Director of Growth	Key
Assets. Land and Property Transactions for Approval	Approval of Assets, Land and Property Transactions	Director of Finance	Key
Fire Safety Update	To receive progress updates in the Fire Safety Programme as agreed at Housing Committee on 23/10/17.	Head of Housing Strategy	Key

Title of Report	Overview of decision	Report Of (officer)	Issue Type (Non key/Key/Urgent)
CPO of Empty Properties	To approve the compulsory purchaser of empty properties.	Group Manger, Private Sector Housing	Key
Annual Rents and Service Charges Report 2021/22	To receive the report and make a determination in respect of the recommendations.	Director of Operations and Property	Key
HRA Business Plan	To receive the report and make a determination in respect of the recommendations.	Head of Housing Strategy	Key
22 March 2021			
Brent Cross Cricklewood Update	To receive an update on the Brent Cross Cricklewood Programme and take such decisions as are required.	Director of Growth	Key
Assets. Land and Property Transactions for Approval	Approval of Assets, Land and Property Transactions	Director of Finance	Key
Fire Safety Update	To receive progress updates in the Fire Safety Programme as agreed at Housing Committee on 23/10/17.	Housing Lead	Key
CPO of Empty Properties	To approve the compulsory purchaser of empty properties.	Head of Housing Strategy	Key

Title of Report	Overview of decision	Report Of (<i>officer</i>)	Issue Type (Non key/Key/Urgent)
Q3 2020/21 Performance report	To receive a quarterly performance report	Head of Programmes, Performance and Risk	Non-Key
Barnet Homes Annual Service Delivery Plan 2021/2022		Director of Operations and Property	Key

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