

MEETING

HOUSING AND GROWTH COMMITTEE

DATE AND TIME

TUESDAY 16TH NOVEMBER, 2021

AT 7.00 PM

VENUE

HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ

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 Thursday 11th November at 10AM. Requests must be submitted to governanceservice@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: governanceservice@barnet.gov.uk

Media Relations Contact: Tristan Garrick 020 8359 2454

ASSURANCE GROUP

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Decisions of the Housing and Growth Committee

13 September 2021

Members Present:-

AGENDA ITEM 1

Councillor Richard Cornelius (Chairman)

Councillor Sarah Wardle (Vice-Chairman)

Councillor Peter Zinkin

Councillor Thomas Smith

Councillor Alex Prager

Councillor Ross Houston

Councillor Paul Edwards

Councillor Sara Conway

Councillor Kath McGuirk

Councillor Laithe Jajeh (In place of
Councillor Daniel Thomas)

Apologies for Absence

Councillor Daniel Thomas

1. MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the meeting of the Housing and Growth Committee held on 14th June 2021 be approved as a correct record.

2. ABSENCE OF MEMBERS

Councillor Thomas sent apologies and was substituted by Councillor Jajeh.

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

Councillor Wardle declared an interest in relation to item 16 by virtue of being a representative on the Barnet Group Board.

Councillor Edwards declared an interest in relation to item 16 by virtue of being a representative on the Barnet Group Board.

Councillor Houston declared an interest in item 15 by virtue of having a £1 non-recoverable share in Notting Hill Gensis.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

None.

6. MEMBERS' ITEMS (IF ANY)

None.

7. DETERMINATION AND FEES POLICY FOR CARAVAN SITE LICENSING FIT AND PROPER PERSON TEST

The Chairman introduced the Caravan Licensing fees policy report. The report sought approval for the criteria and proposed fees for the 'Fit and Proper' status of managers of mobile home sites introduced by Mobile Homes (England) Regulations 2020. The proposed criteria were set out in detail in Appendix 1 to the report.

Following consideration of the item, the Chairman moved to vote on the Officer's recommendations as outlined in the report.

The votes were recorded as follows:

For	10
Against	0
Abstain	0

RESOLVED that the Committee:

1) Agreed the determination criteria detailed in Appendix 1 for applications of relevant persons to be accepted onto the fit and proper personal register in respect of mobile home site licensing. This will apply to all applications received from 1 July 2021 and applies to both existing site license holders and any new site licence holders.

2) Noted and agreed the fee for applications by relevant persons to be accepted onto the fit and proper person register in respect of mobile home site licensing, which would be referred to Council for final approval. This will apply to all applications received from 1 July 2021 and applies to both existing site licence holders and any new site licence holders.

8. COVID-19: RECOVERY PLAN - THRIVING

The Chairman introduced the Covid-19 Recovery report which provided an update on the Thriving theme of the Barnet plan. The report updated on progress across a number of recovery workstreams including housing supply, skills and employment, business support, town centres, digital access and homelessness.

Members raised an issue concerning residents living in homes where remedial work needed to take place, not having adequate space to work during this time. Officers agreed to investigate solutions for this.

Following discussion, the Chairman moved to vote on the Officer's recommendations as outlined in the report.

The votes were recorded as follows:

For	10
Against	0
Abstain	0

RESOLVED that the Committee noted the report.

9. TOWN CENTRES CAPITAL PROGRAMME UPDATE

The Chairman introduced the report which set out proposals for taking forward major public realm investment in three of Barnet's main town centres, Finchley Central, Burnt Oak and Golders Green. The report also updated members on work that had been done by officers on developing a long-term pipeline of investment across other centres.

Members stressed the need for ward members to be consulted during the development of the proposal. Officers agreed that this would take place. A Member also asked that the community engagement strategy was used when developing the proposals, to ensure that residents and communities were also involved in the plans. Officers agreed to conduct a further walk around of any areas to identify ways to deal with community safety issues.

Members raised concerns around how the night-time economy aspects would be managed, and officers advised this was on their radar to look into.

Following discussion of the report, the Chairman moved to vote on the recommendations as outlined in the officer's report. Members also unanimously agreed for the reference to 'acting in the best interests of the Council' to be removed from the recommendations, as the Deputy Chief Executive's role was always to work in the best interests of the Council, so members felt this did not need to be made explicit.

The votes were recorded as follows:

For	10
Against	0
Abstain	0

RESOLVED that the Committee:

In relation to proposed public realm investment in Finchley Central.

1) Noted that engagement and consultation has commenced on the final phase of design for the new Finchley Square and would conclude on the 18th September 2021.

2) Delegated authority to the Deputy Chief Executive in consultation with the Chairman to:

- a) Approve the Full Business Case following any further required consultation and completion of the final design.**
- b) Authorise the expenditure of approved Town Centre Capital monies to fund delivery.**
- c) Commence procurement and approve contract award for delivery of the square following a procurement exercise and to authorise any change requests during the lifetime of the contract(s) as required.**
- d) Negotiate, finalise and complete such other documents as may be required to effectively implement, fund, deliver and/or manage the project.**
- e) Make any alterations to the extent of the Site with the above recommendations to apply to the site as altered.**

In relation to proposed public realm investment in Burnt Oak and Golders Green.

1) Delegated approval to the Deputy Chief Executive and in the consultation with the Chairman to:

- a) Approve outline and Full Business Case required to progress the projects;**
- b) Procure a suitably qualified consultant team(s) to undertake survey, feasibility and design work to further develop proposals in consultation with the community, businesses and key stakeholders;**
- c) Authorise expenditure of approved Town Centre Capital monies to fund project delivery, in line with the forecast budgets referenced in paragraphs 1.27 and 1.35 and noting that these will be subject to further refinement;**
- d) Commence procurement and approve the contract award for a suitably qualified contractor, or contractors to deliver the public realm interventions, following a procurement exercise and to authorise any change requests during the lifetime of the contract(s), as required;**
- e) Negotiate, finalise and complete such other documents as may be required to effectively implement fund, deliver and/or manager the projects;**
- f) Make any alterations to the extent of the Sites with the above recommendations to apply to the Sites as altered.**

Noted the work being undertaken by officers (referred to in paragraph 1.10) to develop the future pipeline of Town Centre public realm works, in accordance with the funding approved at Policy and Resources Committee of July 2021

10. NORTH FINCHLEY SITE ASSEMBLY AGREEMENT AND LAND AGREEMENT

The Chairman introduced the report which provided an update on the collaborative work between the council and the developers Regal London and Joseph Partners to revitalise the North Finchley Town Centre. The report outlined the proposal to enter into both the North Finchley Land Agreement and North Finchley Site Assembly Agreement with Regal JP North Finchley Limited and Regal Holdco Ltd.

Officers advised members that full participation with the board would be taking place and for those not sitting on the board, consultations would take place.

An error in the report was noted, in that it stated under one section that the planning application for the development scheme would be September 2021, when in fact the date was 31st December 2022.

Some members raised concerns relating to the fact that the agreement allowed for phase 1 of the development to go ahead and for the developer to then subsequently pull out of the agreement. Some members felt that this might lead to the easy parts of the scheme being completed and the difficult parts being abandoned. Officers advised that plans had been put in place to mitigate the risk by requiring the developer to bring forward a planning application for the entire site, which would make it very unfavourable for them to subsequently walk away as this would come at a considerable cost. Consequently, officers explained that the partnering developer needed to have some security provisions in place to make it feasible for them to take forward.

The Chairman invited Mr Joseph from Joseph Partners to briefly address the concerns of the members. Mr Joseph explained that Joseph Partners had a successful history within the Borough for development schemes and that their new partners Regal, had done

several successful developments within surrounding boroughs, including Brent, Hackney, Tower Hamlets and Westminster. He also said that significant consultation with the community and ward councillors would continue to take place.

Before the vote on the item was taken, four members of the committee referred the decision to Council. The reason for referral was that those Members who voted to refer deemed the decision to be a substantial one about a land disposal in North Finchley, which would benefit from Full Council input. In addition, they felt referring it would allow residents a further say in the decision.

RESOLVED that the item be deferred to Full Council on the 19th October 2021 for decision.

11. CORPORATE ASSET MANAGEMENT PLAN (CAMP)

The Chairman introduced the report which outlined the council's strategic framework for corporate asset management.

Following discussion of the item the Chairman moved to the vote on the officer's recommendations.

The votes were recorded as follows:

For	6
Against	4
Abstain	0

RESOLVED that the Committee noted the CAMP outlined in appendix 1 to the report and approved the next steps as outlined in the report.

12. BRENT CROSS UPDATE REPORT

The Chairman introduced the report which provided an update on the progress across the Brent Cross Programme since the last Housing and Growth Committee meeting on the 14th June 2021.

Members were updated that a shareholder's meeting was taking place in October and the next steps from these meetings would be reported back to the committee. Members enquired as to how Argent-related consult with the public on specific elements. The Chairman stated that Argent-related had been very good at consulting and talking to the community, as well as engaging from the early stages.

Members raised concerns about the potentially for large crowds of people getting off at the railway stations at the same time, which could result in capacity issues and pressure points. Officers advised that part of the conditions on the applications would explicitly include requirements for the developer to liaise with Network Rail and ensure this was managed properly.

Following discussion of the item the Chairman moved to the vote on the officer's recommendations.

For	6
Against	0

RESOLVED that the Committee:

- 1) **Noted progress across the Brent Cross programme as detailed in the report;**
- 2) **Delegated authority to the Deputy Chief Executive acting in the best interests of the Council to approve, finalise and conclude the contract with Station Operator (GTR) to procure the provision of station assets for the Brent Cross West station having obtained written approval with DfT that these assets will be station assets and will be transferred to the Station Operator as set out in paragraph 1.12 of the report and to procure their services to support the Station Handback and Entry into Service workstream (paragraph 1.13) subject to compliance with all statutory requirements;**
- 3) **Delegated authority to the Executive Director Environment in consultation with the Chairman of the Committee and Assistant Director – Estates, Acquisitions and Development all such persons acting in the best interests of the Council to a) review and agree the Estate Management arrangements and finalise the Service Charge Lease, Infrastructure Lease and Overall Headlease for Brent Cross Town (BXT) Estate for approval by the Committee in December.**
- 4) **Delegated authority to The Director of Resources acting in the best interests of the Council to agree and enter into the required lease relating to the Temporary Visitor Centre;**
- 5) **Noted that BXT are actively discussing with the council a proposal to speculatively develop Plot 19 to be the centrepiece of the business ‘eco system’ delivering an exemplar for the future of workspace as part of the first phase. It is anticipated that this will be reported to the Committee in November, seeking its inclusion within the First Phase Proposal alongside the required consequential changes to the Business Plan and legal documentation to effect the change. An update will be provided to the BX Member Working Group in October;**
- 6) **Confirm that council officers no longer promote the re-naming of Brent Cross tube station to Brent Cross East for reasons set out in paragraph 1.19 of the report.**

13. AUTHORISATION TO DECLARE LAND AND PREMISES KNOWN AS 241 AND 233 WEST HENDON BROADWAY, AND LAND ADJOINING 239 WEST HENDON BROADWAY AS A SURPLUS ASSET

The Chairman introduced the report which requested the authority to declare the Council’s freehold in the property known as 241 and 233 West Hendon Broadway and Land adjoining 239 West Hendon Broadway NW9 as a surplus asset and for the Council to commence consideration and exploration of the various options available regarding the site including but not limited to its sale or future development.

Members asked if discussions with governors of the school would take place, if the decision is to make a sale, to ensure that one of the considerations would be to make it available for the school to purchase. Officers agreed that these discussions would be considered.

Following discussion of the item the Chairman moved to the vote on the officer's recommendations.

The votes were recorded as follows:

For	6
Against	0
Abstain	4

RESOLVED that the Committee declared that the freehold interest in the property known as 241 and 233 West Hendon Broadway, and Land adjoining 239 West Hendon Broadway NW9 ("the site") is a surplus Council asset and following the expiration of the occupational lease no longer required for its current use, and to authorise that the Council commences the consideration and exploration of options for the future use of the site including but not limited to a potential sale or development of the same.

14. BUNNS LANE CAR PARK PROPOSED APPROACH TO SITE DISPOSAL

The Chairman introduced the report which set out the proposal for the council to enter into a commercial arrangement in respect of the Bunns Lane Car Park, with a developer/annuity funder that delivers social and environmental improvements to Mill Hill and supports the economic prosperity of Mill Hill and the wider borough.

Some members raised concerns around developers adhering to planning conditions and wanted to flag this up to officers. The Chairman noted the concerns and officers advised that full engagement and consultation with local residents would be held, this would allow the opportunity for any concerns to be raised and mitigations incorporated at the relevant stage.

Following consideration of the item, the Chairman, seconded by Councillor Wardle, moved the motion to amend recommendation 6 to state that '***That subject to planning permission being received for the development, that the approval of the final red book valuation for the site be brought back to a future meeting of the Housing and Growth Committee.***'

Votes on the amendment were recorded as follows

For	6
Against	0
Abstain	4

RESOLVED that recommendation 6 be amended to the wording outlined above.

The Chairman then moved to vote on the recommendations as outlined in the officers report, including the amendment to recommendation 6.

The votes were recorded as follows:

For	6
Against	0
Abstain	4

RESOLVED that the Committee:

- 1) Noted progress to date in respect of the proposals for the development of the Bunns Lane Car Park (“the Site”) delineated at Figure 1 paragraph 1. below.**
- 2) Approved the proposed Sale and Leaseback approach to the development of the Site.**
- 3) Approved Muse Developments Limited as the preferred developer for the delivery and sale and leaseback approach on this Bunns Lane Car Park Site.**
- 4) Delegated authority to the Deputy Chief Executive acting in the best interests of the Council and in consultation with the Chairman of the Housing and Growth Committee to: -**
 - a. agree the final terms for the proposed transaction.**
 - b. negotiate finalise and complete the terms of the required documentation to be entered into with Muse Developments Limited and the annuity funder to give effect to the agreed terms as referred to in this report.**
 - c. to negotiate, approve, finalise, and complete such other documents as may be required to effect implement fund deliver and/or manage the scheme.**
 - d. approve and conclude the exchange of an Agreement for Lease and Leaseback to be entered into with Muse Developments Limited subject to such agreement being compliant with the Council’s statutory obligation to obtain the best price reasonably obtainable as evidenced by an independent valuation.**
- 5) Agreed to the creation of a management company (ManCo) by the Council for the ongoing management of the completed units at the Site and to enter into the proposed sub-underlease with the Council as outlined at paragraph 8.b).xi). Both of these are subject to approval from the Policy and Resources Committee.**
- 6) That subject to planning permission being received for the development, that the approval of the final red book valuation for the site be brought back to a future meeting of the Housing ad Growth Committee.**
- 7) (i) Approved the advertising as required to appropriate to the required use or to appropriate to planning purposes any part of the Site deemed or designated as Public Open Space in accordance with S122(2A) of the Local Government Act 1972 and (ii) Delegated to the Deputy Chief Executive the consideration of any objections received following the conclusion of the above advertising process.**
- 8) Delegated to the Deputy Chief Executive if appropriate following the conclusion of the consideration of any objections to advertise pursuant to S123(2A) of the LGA 1972 or S233 of the Town and Country Planning Act 1990 the disposal of any land referred to at 7 above which is to be comprised as part of the Site.**
- 9) That subject to paragraph 7, the Committee delegated authority to the Deputy Chief Executive to authorise that the whole or any part of the Site as may be required be appropriated for planning purposes pursuant to S122 of the LGA 1972 and to commence negotiations and settle any lawful claims asserted by third parties pursuant to SS 203 and SS 204 of the Housing and Planning Act 2016.**

10) Authorised that the Deputy Chief Executive may instruct as required the appropriate Council officers to make any applications to the Secretary of State for consent to enable the lawful disposal of the Site.

11) Delegated authority to the Deputy Chief Executive in consultation with the Chairman of this Committee to make any alterations to the extent of the Site as appropriate acting in the best interests of the Council provided with the above recommendations to apply to the Site as altered.

12) Delegated authority to the Deputy Chief executive to take all and any such actions as may be required to give effect to the recommendations to secure the sale of the Site including the termination of any extant parking arrangements.

15. GRAHAME PARK PLOTS 10, 11 AND 12 COMPULSORY PURCHASE ORDER (CPO)

The Chairman introduced the report which updated the committee on the confirmation and implementation of three separate CPO's for the acquisition of third party proprietary interests with Stage B (plots 10, 11 and 12) of the Grahame Park development.

Members asked that more information be provided on how unsecured tenants would be addressed.

Following discussion of the item the Chairman moved to the vote on the officer's recommendations.

The votes were recorded as follows:

For	6
Against	0
Abstain	4

RESOLVED that the Committee:

- 1) Agreed to adopt the amended red line boundary attached at Appendix 1.**
- 2) Noted the progress made to date, the previous decisions and the CPO programme going forward.**

16. HOUSING REVENUE ACCOUNT (HRA) BUSINESS PLAN

The Chairman introduced the report which updated the committee on the 30-year HRA business plan since it was last reported to the Housing and Growth Committee in June 2021.

Members enquired as to whether employees affected by the decision to close Apthorp would be offered redeployment opportunities. The Chairman acknowledged that it was difficult to staff care homes, so that opportunity should be noted as a possibility for officers to investigate,

Following discussion on the item, the Chairman moved to vote on the recommendations outlined in the report:

The votes were recorded as follows:

For	6
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Against	0
Abstain	4

RESOLVED that the Committee approved the updated Housing Revenue Account Business Plan as attached in Appendix 1.

17. COMMITTEE FORWARD WORK PROGRAMME

RESOLVED that the Committee noted the work programme.

18. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT

None.

19. EXEMPT BRENT CROSS UPDATE REPORT

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

20. EXEMPT BUNNS LANE CAR PARK PROPOSED APPROACH TO SITE DISPOSAL

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

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

None.

The meeting finished at 20.17



*Housing and Growth Committee

AGENDA ITEM 6

16 November 2021

Title	Member's Items
Report of	Head of Governance
Wards	All
Status	Public
Urgent	No
Key	No
Enclosures	None
Officer Contact Details	Abigail Lewis Abigail.lewis@barnet.gov.uk

Summary

The Committee is requested to consider the item and give instruction to Officers.

Officers Recommendations

1. That the Housing and Growth Committee's instructions in relation to these Member's Items are requested.

1. Why this report is needed

- 1.1 Members of the Committee have requested that the item tabled below are submitted to the Housing and Growth Committee for considering and determination. The Housing and Growth Committee are requested to provide instructions to Officers of the Council as recommended.

Sara Conway	#EndOurCladdingScandal I ask the Committee to discuss the ongoing cladding scandal affecting hundreds of our residents, and agree that the Council review:
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	<p>- What engagement and support there is to challenge rising service charges - residents are worried that even when all of this is resolved, insurance premiums etc., will remain high.</p> <p>- What the Council can do to lobby for financial compensation to residents to recognise injury to mental health and the impact of not being able to sell, and for additional resources to manage and work to resolve the scandal.</p> <p>- What meetings have taken place between the Council and developers / freeholders to hold them to account.</p>
Kath McGuirk	<p>North Finchley Regeneration</p> <p>As plans for the regeneration of North Finchley start coming together, I ask the Committee to discuss delivery of housing, and to agree that Barnet Homes leads on building the new affordable homes, required under the London Plan, on council land in Phase 1.</p>
Ross Houston	<p>Artsdepot</p> <p>The artsdepot is a well-used, well-loved award-winning organisation delivering wonderful art and theatre programmes that also achieve good outcomes for the community. The artsdepot is the only commercial theatre in the Borough. They have three year London Studio Centre degree programmes accredited by Middlesex University that will be threatened by the expiry of their current sub-lease which only has a few years to run. A long-term lease is crucial to the artsDepot's future, and to securing future funding. I ask that the Council urgently negotiates a new lease with the artsDepot.</p>

2. Reasons for recommendations

- 2.1 No recommendations have been made. The Committee are therefore requested to give consideration and provide instruction.

3. Alternative options considered and not recommended

- 3.1 N/A

4. Post decision implementation

- 4.1 Post decision implementation will depend on the decision taken by the Committee.

5. Implications of decision

- 5.1 **Corporate Priorities and Performance**

5.1.1 As and when issues raised through a Member's Item are progressed, they will need to be evaluated against the Corporate Plan and other relevant policies.

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

5.2.1 None in the context of this report.

5.3 **Legal and Constitutional References**

5.3.1 A Member (including Members appointed as substitutes by Council) will be permitted to have one matter only (with no sub-items) on the agenda for a meeting of a committee or Sub-Committee on which s/he serves. The matter must be relevant to the terms of reference of the committee.

5.3.2 The referral of a motion from Full Council to a committee will not count as a Member's Item for the purposes of this rule.

5.4 **Insight**

5.4.1 N/A

5.5 **Social Value**

5.5.1 Social value will depend on the decision taken by the Committee.

5.6 **Risk Management**

5.6.1 None in the context of this report.

5.7 **Equalities and Diversity**

5.7.1 Members' Items allow Members of a Committee to bring a wide range of issues to the attention of a Committee in accordance with the Council's Constitution. All of these issues must be considered for their equalities and diversity implications.

5.8 **Corporate Parenting**

5.8.1 N/A

5.9 **Consultation and Engagement**

5.9.1 None in the context of this report.

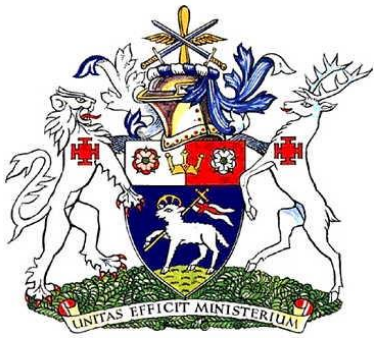
5.10 **Environmental Impact**

5.10.1 Any environmental impact will depend on the decision taken by the committee.

6. **Background papers**

6.1 None.

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Housing and Growth Committee AGENDA ITEM 7

16 November 2021

Title	Thriving update
Report of	Chairman of Housing and Growth Committee
Wards	All
Status	Public
Urgent	No
Key	No
Enclosures	Appendix 1 – Work, Skills and Productivity Action Plan mid-year report
Officer Contact Details	<p>Luke Ward, Assistant Director Development and Economy Luke.ward@barnet.gov.uk</p> <p>Susan Curran, Head of Housing and Regeneration Susan.curran@barnet.gov.uk</p> <p>Jamie Robinson, Head of Economic Development Jamie.robinson@barnet.gov.uk</p>

Summary

Housing and Growth Committee is the lead committee for the Thriving theme of the Barnet Plan, approved by Policy and Resources Committee in February 2021.

This report provides an update to Committee on progress across the thriving workstreams:

Officers Recommendations

1. That the Committee notes the report
2. That the Committee notes the progress made in delivering the Work, Skills and Productivity Action Plan as set out in the update report in Appendix 1, as requested by the Committee when the Action Plan was approved in June 2021.

1. Why this report is needed

Background and context

- 1.1 The Barnet Plan was approved by Policy and Resources Committee on 8 February 2021 and sets out the council's vision and strategy for the next four years. The council and its partners will focus on four priorities to realise the vision:
- Clean, safe and well run: a place where our streets are clean and antisocial behaviour is dealt with so residents feel safe. Providing good quality, customer friendly services in all that we do.
 - Family Friendly: creating a Family Friendly Barnet, enabling opportunities for our children and young people to achieve their best.
 - Healthy: a place with fantastic facilities for all ages, enabling people to live happy and healthy lives.
 - Thriving: a place fit for the future, where all residents, businesses and visitors benefit from improved sustainable infrastructure & economic opportunity.
- 1.2 The priorities of the Thriving theme are:
- To support residents to improve their skills and get good jobs in the post-COVID economy
 - To enable town centres and our regeneration areas to thrive, and create an environment in which businesses can succeed, by implementing our growth strategy
 - To accelerate the borough-wide roll out of high-quality digital connectivity
The report will provide an update on each of the above workstreams.
- 1.3 These priorities will be achieved through delivery of the following workstreams:
- Helping residents - especially young people - into work
 - Implementing our Growth Strategy
 - Building a park town for Barnet at Brent Cross Town
 - Creating an efficient, convenient and reliable transport network
 - Making Barnet a sustainable borough.
- 1.4 This report provides an update to the Committee on the delivery of the above workstreams.

Helping residents - especially young people into – work

- 1.5 The Work, Skills and Productivity Action Plan that was approved by Housing and Growth Committee at its meeting on 14 June 2021 contains a detailed delivery programme and is due to report back on progress twice per year, as requested by the Committee. The first of these reports is attached in appendix 1.

- 1.6 The pandemic has had far reaching impacts on Barnet's residents and employers, and as the furlough scheme and other business support schemes have come to an end, the council's Economic Development team is taking action to promote economic recovery and limit the long-term impacts of the pandemic.
- 1.7 As of September 2021, there were 14,790 Barnet residents (5.8% of the working age population) claiming Job Seekers' Allowance, down from a peak of 19,030 in February 2021, or 7.4% of the working age population. While this shows that unemployment is reducing, the numbers are still higher than those seen prior to the pandemic (e.g., there were 6,455 claimants in February 2020, 2.5% of the working population). This is lower than other London boroughs, but higher than the national average.
- 1.8 Furthermore, the Coronavirus Job Retention Scheme (CJRS) ended in September. At the time of the scheme ending there were 14,300 'furloughed employments' compared to 61,000 up to July 2020. The council is working with partners to ensure that Barnet residents are supported to minimise the risk of long-term unemployment, as set out in section 2 of Appendix 1.
- 1.9 Between April and October 2021, council-funded employment programmes successfully supported 429 residents into work. This includes the BOOST Project (employment, benefit advice, skills and wellbeing project), Barnet Education and Learning Service (BELS) projects (Care Leavers, Routes into Construction, Supported Internships and Risk of NEET (Not in Employment, Education or Training)) and SHAW Trust's delivery of the Work and Health Programme, but does not include other programmes such as those delivered by the DWP.
- 1.10 The council has been successful in securing £250,000 worth of additional funding from the GLA for provision to expand BOOST's services. This will help the council meet the demand following the end of the furlough scheme and delivers directly on the council's commitment to support those furthest from the labour market.
- 1.11 The council is committed to delivering the Department for Work and Pensions' Kickstart programme locally to help young people who are claiming universal credit gain valuable work experience. So far, 32 young people have started roles either in the council or in Barnet businesses that the council has acted as the gateway organisation for.
- 1.12 Employment and skills priorities going into the winter include:
- Planning and delivering the funding won through successful bid applications including the ESOL (English for Speakers of Other Languages) programme and expanding BOOST services
 - Working with partners to develop new approaches to careers in health and social care to deliver on our commitment to secure employment for residents in growing sectors
 - Strengthening partnerships and increasing links between youth providers to deliver better outcomes for Barnet's young residents
 - Maximising training and employment outcomes on development sites, particularly but not only, at Brent Cross Town.

Implementing our Growth Strategy

- 1.13 The council's Growth Strategy was approved by Housing and Growth Committee in January 2020. The aim of the strategy is to make Barnet a great place to live, work, do businesses and visit, whilst also maximising the benefits of growth for Barnet's residents. This is achieved through 5 themes:
- A growing borough – increasing housing supply and supporting our older population to stay independent for longer
 - A connected borough – improving transport connections, promoting walking and cycling and enhancing digital infrastructure in the borough
 - An Entrepreneurial borough – Supporting businesses and the local economy and improving jobs and skills opportunities for local people
 - A borough of thriving town centres – diversifying the offer of our town centres and providing a coordinated 'one council' approach to service deliver
 - A great borough to live in and visit – delivering the social infrastructure needed to support growth, improving parks and green spaces and growing our cultural and visitor offer

Housing and regeneration

- 1.14 Over £1.7m of funding has been secured from the Brownfield Land Release Fund from the Department for Levelling Up, Housing and Communities to support the delivery of 252 affordable homes in the borough.
- 1.15 Extra care schemes: Work is progressing onsite to deliver 51 extra care units at Stag House in Burnt Oak. These homes will help elderly residents to stay more independent for longer. A further 75 extra units are planned as part of the Upper and Lower Fosters regeneration scheme. Vacant possession of Cheshir House was achieved in October in support of this.
- 1.16 Colindale: Work to Colindale Park has partially completed. The play area and outdoor gym opened on Monday 25 October in time for half term. The rest of the park including all tree planting will be complete by 20 November. Landscape architects appointed in October 21 for design works for Heybourne Park Eight festive lights units have been secured for Colindale Avenue.

Homelessness reduction - Rough Sleepers

- 1.17 Barnet Homes has successfully moved 104 single homeless people into the private rented sector since the governments "Everyone In" directive. Homeless Action in Barnet (HAB) is now supporting a new 43-unit block in the borough with 17 residents in occupation and further referrals in the pipeline from the 82 rough sleepers still currently residing in temporary accommodation.
- 1.18 Whilst the easing of lock down measures continues, the pandemic is still considered to be ongoing and the council will continue to provide temporary accommodation to

vulnerable rough sleepers who do not have recourse to public funds via the COVID support grant received from government. Barnet Homes are working closely with Public Health colleagues to ensure that the approach to rough sleepers in the borough is appropriate and fully aligned with the public health situation as it transpires. Phase 3 planning is now focussed on booster vaccinations for vulnerable rough sleepers across the region.

- 1.19 Historically Together in Barnet (TiB) would provide accommodation for no recourse rough sleepers but currently they are unable to provide night shelters due to the restrictions on shared sleeping arrangements. They have however secured funding from the Winter Transformation Fund to pay for 16 hotel rooms which have been available from 18th October.

Homelessness reduction - Tenants in Private Rented Accommodation

- 1.20 It continues to be difficult to gauge the extent to which tenants in the private rented sector in Barnet have accrued rent arrears over the course of the pandemic. Data on court possession claims issued by private sector landlords in Barnet¹ show that 97 claims were issued in quarter 2 2020 compared to 28 claims in quarter 2 2021. Barnet Homes is closely monitoring demand and currently applications are stable with most temporary accommodation admissions coming from single person households.
- 1.21 The recently published Household Resilience Study² shows that in April-May 2021, 7% of private renters were currently in arrears, up from 3% in 2019-20 pre-pandemic, but slightly down from November-December 2020 when 9% were in arrears. A further 9% of private renters said they were very or fairly likely to fall behind with rent payments in the next three months.
- 1.22 Barnet Homes has developed contingency plans to increase homelessness prevention activities as and when required and a contingency budget is being held by the Council for this purpose. The additional resources will support staff to manage the homeless application process focusing on the prevention and relief duties and personalised housing plans. The budget will also provide for an increased homeless prevention fund to help resolve arrears and help families remain in their tenancies or support them into new accommodation that avoids temporary accommodation placements.
- 1.23 Barnet Homes provides a tenancy sustainment service and BOOST who deliver employment and benefit support services to help those households facing difficulties which will aim to reduce homeless demand. BOOST provides free and accessible support for any resident of Barnet across three key themes – Employment, Financials and Wellbeing. The team comprises staff from Barnet Homes, Barnet Council BELs, Discretionary Housing Payments and Future Path and historically has operated from outreach venues in the heart of communities – Burnt Oak, Cricklewood, Friern Barnet as well as job clubs at Probation and sessions with Care Leavers.

Homelessness reduction - Barnet Households in Temporary Accommodation

- 1.24 Households in temporary accommodation are reducing as more single homeless households are settled into the private rented sector and households are moved into longer term accommodation. At the end of September there were 2203 households in

¹ Mortgage and Landlord Possession Statistics: data visualisation tool (mojanalytics.xyz)

² Household Resilience Study, Wave 3 (publishing.service.gov.uk)

TA, which is the lowest number since quarter 1, 2010. According to the governments homeless data³ Barnet is one of only five London boroughs where TA numbers have decreased between June 2010 and March 2021.

Homelessness reduction - Barnet Homes/Council Tenants

- 1.25 We understand eviction should always be a last resort and as such always seek to engage as early as possible with tenants experiencing financial hardship to ensure they are properly supported to address any arrears which may be accruing. There are a variety of support arrangements in place aimed at benefit maximisation, agreeing sustainable payment plans, employment, training and education options, as well as referrals to other agencies for appropriate support.
- 1.26 Even prior to the pandemic Barnet Homes only evict a very small number of tenants each year for non-payment of rent and exhaustive action is always taken to engage with and support residents to sustain their tenancies wherever possible.

Digital infrastructure improvements

- 1.27 The three-year rollout programme with Community Fibre to deliver fibre broadband to almost 14,000 council properties (subject to technical surveys) has proceeded at pace, with over 2,000 properties connected to gigabit speed broadband services since February 2021. We expect to see this rise to 5,000 homes by March 2022.
- 1.28 Engagement with national network operators and new start-up companies in relation to investment in fibre broadband services across the borough the utilisation of 'code rights' that give them permission to install new ducting in the public highway continues. As far as possible, the council will apply the adopted principles to shape their activities to minimise disturbance from any such works.
- 1.29 The West London Alliance based in LB Ealing currently holds an allocation of £1.2million of grant funding from the London Strategic Investment Pot (SIP) and COVID-related Government grant to support next generation full fibre connections to council assets. The council primarily intends to use this to provide fibre connections to community safety assets (CCTV locations) as well as the Borough's Libraries.
- 1.30 Since April 2021 the council has been working with partners in the West London Alliance to map the potential for council-owned assets to align with the demands of industry for 'small cells' investment. 'Small cells' are a new way to deploy cellular connectivity. Whereas traditional network deployments have relied on large radio towers which cover a large area, small cells have a much smaller footprint such that they can be mounted on street furniture such as lamp columns and bus shelters or even inside buildings and on trains. They cover a much smaller range than traditional phone masts and connect fewer users but provide much higher data bandwidth than is possible with current network topology. Deployment of small cells will be of critical importance in enabling next generation 5G services across built up areas such as Colindale, where there are significant challenges such as growth and concentration of users as well as tall buildings resulting in network drop off both at ground level and inside buildings. Small cells will address these challenges. In parallel, work has begun on a collective

³ Live tables on homelessness - GOV.UK (www.gov.uk)

legal framework and valuation process to minimise the barriers for industry to invest in 5G network development.

Digital inclusion

- 1.31 Ongoing activities include: distribution of recycled council laptops to residents without access to their own, delivery of affordable/suitable connections to communities with poor broadband services, a new digital support hub in Grahame Park with another expected to support residents in the east of the borough and further opportunities being explored over the coming months, recruitment of a new network of digital champions to provide support and training alongside ongoing assistance from public libraries to help residents engage with digital services.
- 1.32 The council has launched new Digital Barnet webpages to bring this complex offer together and improve the communication of support for residents and businesses. This included a digital engagement campaign for Get Online Week (18 to 24 October 2021) with new BOOST webpages providing an expanded, digital skills offer for residents.

Business support

- 1.33 The council has paid out over £112m in business support grants since the start of the COVID-19 outbreak. Officers continue to work with business support organisations, through networks and directly with Barnet companies to promote grant opportunities and ensure that as many businesses as possible benefit from the assistance.
- 1.34 Officers have commenced an engagement project focused on Barnet's large employers (250+ employees) to better understand their needs and to promote employment initiatives. This is part of a project to develop Barnet's business engagement approach and offer that will also support the growth of Barnet's micro businesses and help local businesses take advantage of public and commercial contract opportunities generated through the development pipeline. This will be formally launched in the Winter.

Town Centres

- 1.35 In terms of activities to support town centres, the Economic Development team is working closely with colleagues across a range of services to progress town centre recovery plans, as well as engaging directly with businesses, Town Teams and other stakeholders. Key recovery updates in Barnet's main town centres and West Hendon Broadway include:
 - 1.36 Burnt Oak: The tender for the second phase of public realm improvements is being drafted while the tender for bespoke business support was launched on 8 October. A community and business stakeholder group has been established to support long term improvements in Burnt Oak and will meet every six weeks.
 - 1.37 Chipping Barnet: the council has continued to develop the feasibility work to enable us to grow the business cases for the five community projects identified through the community plan development. To support this, this month, we undertook several workshops with community members who signed up to be part of the project working groups to support the ongoing development of these studies.

- 1.38 Edgware: The stakeholder steering group has continued to meet to push forward programme plans for the Town, including a cultural masterplan, and short-term interventions such as a Christmas tree and flower baskets for lamp posts.
- 1.39 Finchley Central: The council, has continued to progress the Finchley Square proposals following the most recent community consultation. Collaboration with the local community and businesses has led to the development of a Finchley Central events programme to activate the future square. This has resulted in several events and workshops being hosted in Albert Place this month, including planting workshops, singing classes, and community safety discussions.
- 1.40 Golders Green: The programme for town centre investments in Golders Green were discussed at the previous meeting of the Committee, with a programme currently being drawn together.
- 1.41 North Finchley: Work to commission a multi-disciplinary design team to develop a Cultural and Graphic Identity strategy and develop the designs for the first stage of Art and Cultural installations to be installed in 2022 is underway. Tender returns have been received and are being evaluated. Seventeen applications for the partnership board appointments have been received and shortlisting is underway.
- 1.42 West Hendon Broadway: Activities underway in this town centre are covered in more detail in agenda item 11.
- 1.43 In addition to the above activities focused on Barnet's seven main town centres and West Hendon Broadway, officers have been leading other interventions across town centres in support of COVID-19 economic recovery.
- 1.44 Town Centre Windows competition: To celebrate the re-opening of Barnet's high streets, the council launched a Shop Window Competition as part of the Discover Barnet campaign. This was intended to encourage independent businesses across town centres to refresh their window displays and provided them with an opportunity to access funding to make further improvements. The competition closed in mid-August and evaluation has now taken place. An official announcement will be made at the beginning of November and successful businesses will have until March 2022 to spend the £3,000 in line with their business plan.
- 1.45 Town Centre Heroes Exhibition: The Town Centre Heroes exhibition will launch at the end of November. 56 heroes have been selected. Work is underway to finalise the website, exhibition and book.

Building a park town for Barnet at Brent Cross Town

- 1.46 Progress on the Brent Cross programme is continuing at a pace and the first permanent outputs have been achieved. On the Brent Cross West station programme, the new Train Operating Compound and replacement rail sidings have been fully commissioned and are in use. This has allowed works to progress on building the new station itself, and great progress is being made on site with construction of the platforms and station bridge well underway. The station is on track to be completed and ready for opening in December 2022. Highways junction works at Cricklewood have also recently been complete, which will reduce waiting times and idling at these heavily used junctions.

- 1.47 The new train station is the gateway to the new Brent Cross Town, where works are also progressing at pace. Basement works on the first residential plots is underway and the formation of the new roads and infrastructure to support the development is clearly visible from the latest site drone footage.
(<https://www.brentcrosstown.co.uk/2021/10/12/september-2021-drone-footage>)
- 1.48 The temporary park (the exploratory) has been a huge success and has seen high utilisation from the local community, turning what was a run down and underutilised playground into a vibrant well used community space. The Pavilion visitor centre is due to open this Autumn and will house a community space and café on the ground floor.
- 1.49 The Brent Cross Town team are also investing in improvements to the Claremont Way parade of shops and have recently commissioned and installed a mural on the side of the building. Other improvements on the walking route from the existing Brent Cross Tube station are also being implemented. Works on the new Claremont Park are also well in advance, and this is due to open in April 2022 supplementing the exploratory. The other major greenspace in the area, Clitterhouse Playing Fields, will also be re-designed, and the consultation for this is currently ongoing.
- 1.50 Housing and Growth Committee receive a quarterly update report on the Brent Cross Cricklewood programme which can be found in agenda item 10.

Creating an efficient, convenient and reliable transport network

- 1.51 The Long-Term Transport Strategy adopted in September 2020 by Environment Committee sets a vision for transport in the borough:
- By 2041, Barnet will have an efficient, convenient and reliable transport network, which enables safe, healthy and inclusive travel, protects the natural environment and supports the borough's growth.*
- 1.52 *The network will have enabled improvements in the way people and goods travel. It will provide strong orbital and radial links which give everyone a choice of transport modes to complete their journey regardless of age, ability or income.* Progress has been made on a number of projects and bids have been submitted for funding to support projects. Some of the main areas of work over the past year include;
- Installed over 150 residential Electric Vehicle charge points, based on resident request, as well as community charging hubs within our town centre car parks. Rapid charging solutions are being explored, with the aim to begin installations in the new year.
 - Commenced a study on the provision of a leisure focused cycle route parallel to the A5, utilising the developing green spaces within the parks to the east of the A5, connecting these and other leisure, commercial and residential destinations. This will form part of the developing Barnet Loop.
 - Step free access was installed at Mill Hill East tube station in 2020 and we are supporting other step free schemes, including working with Network Rail on the proposals for step free access at Mill Hill Broadway Station.

- The adoption of controlled parking zone principles and roll out of the first phase of a controlled parking zone programme, which aims to support the LTTS through addressing demand for parking restrictions, improving traffic flow and safety.
- The council has now approved a dedicated road safety fund to address local demands for safety improvements through Area Committees.
- The council are continuing with investment on our roads through Network Recovery Plan (NRP) and we are currently spending around £6.7m p.a. to improve our carriageways and footways (pavements) to ensure a reliable road network.

Making Barnet a sustainable borough.

- 1.53 The council is in the process of developing a Sustainability Strategy which will bring together the work being undertaken in support of existing strategies and propose new actions and objectives which will enable us to meet the ambitious targets of the government, as well as detailing how we can empower residents, businesses and partners to make similarly make meaningful changes. The Sustainability Strategy will also serve to outline the council's response to existing and emerging legislation, such as the Environment Bill and the Government's Ten Point Plan for a Green Industrial Revolution, while creating a framework which will assist the Council in the development of future strategies, and when reviewing existing strategies.
- 1.54 Ernst & Young have been commissioned to support the creation of a carbon baseline for the organisation and the borough, which will allow the identification of areas in which targeted support is most needed. The results of this carbon baseline, a more detailed summary of the work undertaken to create the strategy, and an initial action plan will be presented to Policy & Resources Committee in December 2021.
- 1.55 A series of sustainability webpages have been published which detail the work the council is already taking to ensure the borough is more sustainable, including: retrofitting social housing and the corporate estate with funding secured through the Green Homes Grant and the Public Sector Decarbonisation Scheme respectively, installing electric vehicle charge points to support the shift to zero emissions vehicles, and replaced our street lights with LED lighting, reducing our energy consumption and our carbon footprint. The website also includes detail on the work being taken to produce the Sustainability Strategy, as well as some tips for residents to become more sustainable in their own life.

2. Reasons for recommendations

- 2.1 All measures and interventions set out above directly support the Thriving theme of the Barnet Plan 2021-2025.
- 2.2 Additionally, all measures outlined in this report align with council strategy and priorities, for example, as set out in the Growth Strategy 2020-30, the Long-Term Transport Strategy, the Housing Strategy 2019-24 and the Homelessness and Rough Sleeping Strategy 2019-24.

3. Alternative options considered and not recommended

3.1 None in the context of this report

4. Post decision implementation

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

5. Implications of decision

5.1 Corporate Priorities and Performance

5.1.1 All measures and interventions set out above directly support the Thriving theme of the Barnet Plan 2021-2025.

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

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

5.2.1 Where there are financial implications or decisions associated with projects outlined in the Growth Strategy annual report and Work, Skills and Productivity Action Plan, these will be addressed on a case-by-case basis .

5.2.2 Any procurement activity will be undertaken in accordance with the Council's Contract Procedure Rules and the Public Contracts Regulations 2015 as applicable. If the Council chooses to use an existing Framework Agreement to appoint a contractor to deliver any services, it must comply with the requirements of the Framework Agreement. In accordance with Rule 5.4 of the Contract Procedure Rules, before entering into a call-off contract under a Framework Agreement due diligence checks must be carried out to demonstrate that the Council can lawfully access the Framework Agreement and that it is fit for purpose and provides value for money.

5.2.3 Post Brexit, the State Aid rules have been replaced by the Subsidy Control Rules 2021. The Procurement of public works and services contracts over the relevant financial thresholds must still observe the requirements of the Public Contracts Regulations 2015, and Subsidy Control Rules 2021 where applicable. There is a new process for advertising the tender in the Contracts Finder. The Public Services (Social Value) Act 2012 requires the Council to consider whether it can achieve an improvement to the economic, social and environmental wellbeing of an area as part of the procurement of these services. If so, the social value objectives identified must be written into the procurement process. All of this must be achieved with regard to value for money and in a way that is compliant with existing public procurement law. "Social value" objectives can include the creation of employment, apprenticeship and training opportunities for local people, trading opportunities for local businesses and the third sector through contract delivery.

5.3 Legal and Constitutional References

- 5.3.1 The council's Constitution, Article 7.5 Committees, Forums, Working Groups and Partnerships, sets out the functions of the Housing and Growth Committee:
- 5.3.2 Responsibility for housing matters including 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 engagement.
- 5.3.3 To receive reports on relevant performance information and risk on the services, under the remit of the Committee.

5.4 Insight

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

5.5 Social Value

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

5.6 Risk Management

- 5.6.1 The council has an established approach to risk management, which is set out in the Risk Management Framework. Strategic and operational risks are being reviewed in light of our response to COVID-19 and priorities for recovery and the Barnet Plan. Managing risk will be an essential part of programme management and will be used to inform key decisions relating to economic recovery and the delivery of the Corporate Plan.
- 5.6.1 There is a risk that there will be resistance from the community with regards to some proposals in town centres. All work identified in this report builds directly on priorities already identified through strategies that have been consulted on and the Council has allowed for ongoing community and stakeholder engagement throughout the delivery of these projects.

5.7 Equalities and Diversity

- 5.7.1 The Equality Act, 2010 outlines the provisions of the Public Sector Equalities Duty which requires Public Bodies to have due regard to the need to:
 - Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act, 2010;

- Advance equality of opportunity between people of different groups; and
- Foster good relations between people from different groups.

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

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

5.7.4 An Equalities Impact Assessment and Health Impact Assessment was undertaken on the Growth Strategy, and the outcomes of these were summarised in the report to Housing and Growth Committee of January 2020 seeking approval of the Strategy.

5.7.5 Where individual decisions are required in relation to the recovery programme or Growth Strategy Delivery Plan, these will be considered on a case-by-case basis to ensure no group is disadvantaged or left behind. As required, officers will undertake Equalities Impact Assessments (EQIA) on a case-by-case basis to fully appraise the impacts associated with any proposed course of action in line with the legislation.

5.8 Corporate Parenting

5.8.1 In line with the Children and Social Work Act 2017, the council has a duty to consider Corporate Parenting Principles in all relevant decision-making. These will be considered as specific plans for recovery are further developed.

5.9 Consultation and Engagement

5.9.1 Officers are clear that the Corporate Plan cannot be delivered in isolation if they are going to be fully responsive and effective in enabling the borough to emerge stronger from the COVID-19 pandemic. Consultation with other levels of government, partners, service users and the wider community is critical to ensuring that our recovery activities are focused on the end user.

5.9.2 Meaningful stakeholder engagement remains a key part of project development. Consultation and engagement plans will be prepared for all new housing, regeneration and development projects where required. Any new schemes brought forward will be subject to consultation where legally required or where the council considers it appropriate.

5.10 Environmental Impact

5.10.1 There are no direct environmental implications from noting the recommendations. The environmental impact of projects supporting the Thriving priority will be assessed on a project-by-project basis.

6. Background papers

6.1 Housing and Growth Committee, 27 January 2020: Growth Strategy
<https://barnet.moderngov.co.uk/documents/s52934/Growth%20Strategy.pdf>

- 6.2 Housing and Growth Committee, 14 September 2020, item 12: COVID-19: Recovery Plan – Thriving,
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=10226&Ver=4>
- 6.3 Housing and Growth Committee, 25 November 2020, item 17: COVID-19: Recovery Plan – Thriving
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=10227&Ver=4>
- 6.4 Housing and Growth Committee, 25 January 2021, item 9: COVID-19 Recovery Plan,
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=10228&Ver=4>
- 6.5 Housing and Growth Committee, 14 June 2021, item 7, COVID-19: Recovery Plan – Thriving, <https://barnet.moderngov.co.uk/documents/s65201/COVID-19%20Recovery%20Plan%20Thriving.pdf>
- 6.6 Housing and Growth Committee, 13 September 2021, Covid-19: Recovery Plan – Thriving, Item 8,
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=10846&Ver=4>

Barnet Council Employment and Skills Midyear Report – April to September 2021

Introduction

Barnet's first Employment and Skills Action Plan was approved by Housing and Growth Committee in June 2021. The Action Plan defines our priorities and directs delivery of programmes and activities that focus on a joined-up, multi-agency approach to boosting employment and productivity in the borough.

There are four key priorities in the Action Plan. Under each of these four priorities, the actions are split into "now" (this year), "soon" (the next 1-2 years) and "later" (2-4 years).



Activities and outcomes delivered against these four priority areas between June and October 2021 are described below.

1.1 Supporting young people and maximise opportunities for care leavers

June saw a tour of the Brent Cross Town site for care leavers, with presentations from developers and contractors on careers in construction for local young people. Of the 7 Barnet attendees 3 have so far secured a graduate or apprenticeship job, including an apprentice groundworker, Trainee Civil Engineer and Site Administration at Brent Cross West. 2 of the 3 roles were taken up by young women from BAME backgrounds.

The Employment and Skills Team are supporting Argent Related at Brent Cross Town to develop and strengthen their contractor requirements to maximise opportunities at all stages of the development.

A Railway Course was launched on Dollis Valley seeing 15 students enrolled with classes booked to start in October. The course provides an entry route to jobs and careers with Network Rail and includes bespoke e-learning, technical assessments, and support to apply for jobs.

Barnet Council have actively supported bids for Mayors Academy Hubs for Health led by LB Islington & Green Skills with West London Alliance and West London College. If successful, the hubs will provide support, skills training and jobs in these sectors, prioritising young people and those furthest from the labour market.

Between April and September 2021 construction developments across the borough provided opportunities for 57 apprenticeships; and the Barnet Education and Learning Service (BELS) Care Leavers programme engaged with 101 care leavers with 20 moving into employment, 2 securing apprenticeships and 20 starting education or training. The Risk of NEETS programme (RON) engaged 253.

The council's Kickstart programme was launched in January 2021.

1.2 Routes into Construction (RIC) developed to better meet the needs of participants and employers

July saw a successful tour and talk hosted at Brent Cross Town by Argent and Galldris. Participants from the Barnet Education and Learning Service (BELS) Routes into Construction (RIC) programme attended, and work experience placements have been offered. Galldris offered a structured site visit experience for students at Whitefields and Finchley Catholic School.

Our delivery partners Cherry Tree began working with the Department of Work and Pensions (DWP) and Barnet Education and Learning Service (BELS) to provide Construction Skills Certification Scheme (CSCS) training for RIC participants in advance of applications for construction jobs.

The BELS team have continued to actively engage with developers.

1.3 Encourage greater collaboration between specialist youth service providers through facilitating joint funding bids to enable smoother transitions for 16 to 24 year olds

BELS (Barnet Education and Learning Service) are working towards establishing a Barnet Youth Board to bring together providers and encourage a more collaborative approach and increase knowledge of specialisms across the borough.

1.4 Review approaches to Section 106-funded and other apprenticeships to ensure they are having maximum positive impact with a strong focus on 18 to 24 year olds

The council are leading discussions between Employment and Skills Funding Agency (ESFA) and Apprenticeship Training Agencies (ATA) towards a new model for shared apprenticeships; and are also working with the West London Alliance (WLA) to explore options for a west London shared apprenticeship programme across WLA boroughs.

The council have initiated liaison with the Cross Industry Construction Apprenticeship Task Force (CCATF).

Apprenticeship Training Agency Joe Brennan Training have been engaged to provide apprenticeships on the Millbrook Park regeneration area as a pilot option for moving apprentices between sites. Joe Brennan Training now have access to Apprenticeship Levy from a range of sources that could be used locally, using the London Progression Collaboration (LPC) model for transferring Apprenticeship Levy to Smaller Businesses. The first 2 Apprenticeships are planned for the Dollis Valley Regeneration Scheme in the coming months.

2. Working with those furthest from the labour market

2.1 Launch a new "one-stop shop" to help those who have never been unemployed before to navigate the system so they can find the opportunities and support they need / Establish at least two local hubs in the heart of

communities where the need for work is highest - Estate Based Hubs offering a range of support services to enhance employability and provide access to jobs launched on at least 2 key estates

The council has worked with Notting Hill Genesis (NHG) and BOOST (Barnet's employment and benefit advice service) on the development of the Grahame Park Hub in the old Library as a model for a One Stop Shop. The facility has been refurbished with space for training and information, advice and guidance (IAG). The Hub is now fully operational with core partners attending weekly including NHG, BOOST, Twinings, DWP and YES Project.

There are plans to duplicate the model with Metropolitan Thames Valley Housing (MTVH) on West Hendon and with L&Q in Dollis Valley and anticipate that both hubs will be open early in 2022.

2.2 Initiate a programme of supported internships with local partner organisations to support those with disabilities to find good work

In June the council completed a mapping exercise of current employment and skills provision in Barnet, which identified the need for increased provision for those with learning and physical disabilities. A needs assessment on learning disabilities with regards to housing and employment has commenced and will inform the design of the programme.

BELS continue to successfully deliver the Supported Internships programme. The programme has seen 61 young people engaged of which so far 19 have been supported into education or training.

2.3 Expand availability of ESOL provision to Barnet residents - Work with BSC and other partners to expand ESOL provision

We supported Barnet and Southgate College to submit a funding bid to Department of Levelling Up, Housing and Communities (DLUHC) to extend the ESOL for Integration project to 2022, and have been successful in securing £255,000. The programme was launched in September with Barnet and Southgate College actively engaging with local stakeholders supporting refugees and asylum seekers.

1 & 2 Expand BOOST employment and wraparound service

1 & 2.2 Secure additional external funding and provide increased outcomes for clients

In June Barnet participated as a funded delivery partner in a bid led by WLA for European Social Fund (ESF) funding for employment support. The bid was successful in providing WLA with £1.8m, and BOOST with £250,000 over 2 years.

The council supported funding bids for 2 Mayors Academy Hubs (Green Skills and Health) and the GLA No Wrong Door initiative.

In August BOOST were supported by the council to develop a programme with the Royal Free towards securing priority access to jobs in health. Processes have been agreed and installed with the first role offered through BOOST for supported applications. The Royal Free were pleased with the quality of candidates and 3 were shortlisted for interview; however, none were successful. A review of lessons learned will take place in advance of the next recruitment round.

A multimedia care recruitment campaign was launched in October offering incentives to join the care sector. This is to support our care providers anticipating the loss of staff who fail to be vaccinated within the November deadline.

1 & 2.3 Support young people into work through the DWP Kickstart programme across the borough, both as an employer and a convenor - Kickstart is a government initiative to support unemployed 16 to 24 year olds to gain paid employment for 25 hours per week for 6 months fully funded by the DWP.

The council Kickstart programme is led by Learning and Development and has gained 'Gateway' status, allowing us to be the conduit to placements for partner employers alongside jobs within the council. By July we had a total of 96 posts approved by DWP, 40 of which are with the council. 32 positions have now been filled.

The government has announced that the Kickstart programme is to be extended to March 2022.

1 & 2.4 Work with DWP and the WLA to ensure Barnet residents are able to fully access the JETS programme – Number of JETS referrals maximised - Job Entry Targeted Support (JETS) is a DWP funded light touch support programme for people who have been unemployed for 13 weeks or more.

Through June Barnet actively promoted the JETS programme including distribution of a new flyer produced by Shaw Trust. The Barnet Skills Provider Meetings have helped providers work together to promote specific programmes such as JETS.

The council are negotiating with Shaw Trust towards gaining performance stats on JETS delivery in Barnet and hope to be able to capture these from the autumn.

1 & 2.5 Work closely with DWP and Jobcentre Plus to continue the successful rollout of the Work & Health programme - Increase outcomes produced by the Work and Health Programme - The Work and Health Programme (WHP) is a DWP funded programme for people who are unemployed with additional barriers to employment, which may include disability, carer responsibilities, homelessness or risk of homelessness, care leavers, refugees, and ex-offenders.

By September the programme had recorded 177 job starts for Barnet residents.

1 & 2.6 Expand existing provision of digital skills for job search and the workplace; including offers of support for digital skills available and accessed by local residents

Argent Related have ringfenced £6,000 towards digital initiatives in the borough.

The council are working with Community Fibre to provide access to skills and jobs, planning to start cohort of training in the autumn. Through their Ambassadors Programme we are seeking to recruit a group of local digital ambassadors who will be trained to train others.

The council have negotiated with DWP for SWAPs for sales opportunities with Community Fibre's London wide recruitment programme. DWP have agreed to pay for personal protective equipment (PPE) and travel for those securing a job.

Volker Fitzpatrick are refurbishing North Road Community Centre (Burnt Oak), where Community Fibre have provided free connection and are paying for Digital Champions and licences.

1 & 2.7 Develop and resource an entrepreneurship programme to enable unemployed residents with business start ups

In June the Rebel Business School provided their latest report on the recent programme in Barnet with statistics. Through the summer Rebel School worked with DWP to secure match funding for any council contribution and engaged with Brent Cross Town to access Community Funds.

3. Prioritising High Growth Sectors - Focus on creating new pathways into work in the highest-growth sectors with the best long-term prospects for progression: health & care, green skills, construction and trades, and the creative industries

3.1 Work with partners to develop new approaches for high-growth sectors focusing on NHS and health and social care, green skills, construction trades and creative industries

Employment and Skills partnership with NHS and Care providers established

In June Barnet joined the North Central London (NCL) Health and Social Care Employment & Skills Forum.

Employment and Skills are working with Signature Care Homes, DWP and Barnet and Southgate College to design a SWAPs programme to fill a large number of roles that are expected to be offered from March 2022.

See 1 & 2.2 – BOOST, Royal Free Pilot and Care Sector Recruitment campaign.

Options for a skills and employment programme linked to Retrofit developed

Employment and Skills are seeking to explore the scale of Barnet and West London retrofit programme and have joined the Retrofit Steering Group with a view to exploring the potential for jobs and apprenticeships.

3.2 Encourage developers to actively create new local job opportunities alongside upskilling their existing workforce

In July the council began conversations with major developers towards drafting Terms of Reference for a Barnet Developer Group to enable us to better understand and manage the pipeline of jobs and apprenticeships in Barnet, encourage collaboration and inform our brokerages to enable better outreach and engagement of local talent. Galldris have actively engaged and supported.

3.3 Develop more joined up partnerships between training providers and businesses so that residents are able to develop the skills employers need in growing sectors

See 3.1 - Signature Care Homes SWAPs programme and Railway Course. (Barnet and Southgate College have completed 3 Care SWAPs so far with 15 per cohort seeing 50% into employment).

Barnet supported two bids for Mayors Academies, one for Health in NCL cluster and one for Green Skills with WLA.

St George are building a new superstore in Silk Park generating 220 retail jobs for 2023. In response, Barnet and Southgate College are gearing up to provide SWAPs courses in Care, Security, Civil Service and Construction.

Volker Fitzpatrick offered a Trainee Buyer position for which 28 Barnet candidates were shortlisted. This is not a role we have recruited to before and hope that if successful we can introduce with other developers.

3.4 Develop new apprenticeship and training programmes to support entry into growth sector employment

BELS have appointed a senior curriculum adviser and will employ a member of staff to source work placements for T Level students. The potential for a 'Barnet Pledge' for employers coming into the borough is being explored which will, offering opportunities for young people.

4. Delivering at Scale and Pace - A focus on delivery at a faster pace and wider scale than has been the case for the last decade, catalysing a faster recovery, and preventing many individuals from falling out of work entirely

4.1 Work with planning to review and update Local Plan Supplementary Planning Document (SPD) 'Delivering Skills, Employment and Training Through S106' to ensure it maximises the resources to deliver our programmes

Economic Development are working with Planning towards a refresh of the 2014 Planning Obligations Supplementary Planning Document (SPD). The team are aiming to have a draft prepared for further consultation by spring 2022.

4.2 Work with the WLA to secure further funding from DWP, GLA and other sources to deliver large scale programmes

Opportunities to bid for funding identified

In June funding bids worth around £500k were submitted. A funding bid led by WLA was submitted to GLA for employment support funding that would provide BOOST with £250k over 2 years. A funding bid to DLUHC was submitted for £255k for ESOL provision. Both have been successful (see above for further detail).

4.5 Develop and improve access to opportunities and information for residents

Jobs and Skills Portal on the Council website continuously improved

In June updates were installed to improve the link to BOOST's site and other provision, plus some layout changes. Links to jobs with Community Fibre and Hyperopic have been added along with an updated link to the BOOST registration page.

BOOST and BELS websites

In July BOOST recruited an officer to lead on digital inclusion and a refresh of their website.

Brent Cross

Delivery Plan Reporting – Argent Related (AR) have produced a high level 3-year Employment and Skills Action Plan detailing KPIs which will be reported against quarterly and shared with the Brent Cross Joint Venture Board.

Statistical Reports – Argent Related now provide a monthly and quarterly statistical report detailing employment and skills outcomes achieved on site from all contractors.

ASB Project – With are working with AR to scope plans for a programme to target local young people engaged in antisocial behaviour towards positive outcomes.



Housing & Growth Committee AGENDA ITEM 8

16 November 2021

Title	Fire Safety Update
Report of	Chairman of Housing & Growth Committee
Wards	All
Status	Public
Urgent	No
Key	No
Enclosures	Appendix A - Fire safety and the council's response to the Grenfell Tower tragedy (November 2021) Appendix B - Barnet Council Fire Safety Action Plan (November 2021)
Officer Contact Details	Alaine Clarke, Head of Programmes, Performance and Risk alaine.clarke@barnet.gov.uk

Summary

This report provides an update on the progress of fire safety works within the borough since the last update to Housing & Growth Committee in June 2021.

Officers Recommendations

1. That the Committee note the fire safety update.

1. Summary

- 1.1 This report provides an update on the progress of fire safety works within the borough since the last update to Housing & Growth Committee in June 2021.

2. National updates

- 2.1 The Building Safety Bill, which takes forward the government's commitment to reform the building safety system set out in Building a Safer Future, has gone through the second reading and committee stage in the House of Commons. It is currently at the report stage, which gives MPs an opportunity, on the floor of the House, to consider further amendments (proposals for change) to the Bill.

3. Key local updates

Council Housing

- 3.1 The programme of remedial works planned by the council have been completed for Category 1 High Priority Works. Additional fire safety works (Category 2 and 3a) have been completed at Longford Court, with Norfolk Close and Prospect Ring due to be fully completed by the end of March 2022.

Registered Providers

- 3.2 Of the three Registered Providers (RPs) with confirmed ACM or non-ACM (but combustible) cladding on blocks:
- One RP has completed all works to the block affected. All the properties were rented, and costs were not rechargeable.
 - A second RP has completed the cladding replacement works with no recharges to leaseholders. This RP has planned further works to remove all combustible material from the balconies and terraces and is still waiting for the outcome of their bid from the Building Safety Fund; the initial bid was rejected and is now going through the appeal process.
 - A third RP, with a block held through a lease, has an up-to-date Fire Risk Assessment (FRA) and the freeholder is responsible for replacing the cladding. They have received funding from the GLA and are in the final stages of mobilisations, with the contractor planning site set up in October 2021.
- 3.3 Another RP has seven blocks in Barnet over 18 metres that require fire safety work. Funding has been approved for one block. They are still waiting for feedback from the Department for Levelling Up, Housing and Communities (DLUHC) on the remaining blocks.

Private Sector buildings

- 3.4 Contact has been made with the owners of eight potentially high-risk ACM clad blocks and information notices served. These have yet to be complied with. Two private sector blocks have plans to replace the cladding and funding has been approved by government to assist with replacement. In both cases, a planning and building control application has been submitted for the proposals with work due to start following approvals. One of these has been inspected with the LGA's Joint Inspection Team (JIT) and the council is in the process

of taking legal action under the Housing Act 2004 to abate Category 1 hazards identified under the Housing Act 2004.

- 3.5 An additional high-rise block, identified and inspected in September 2019, was served with an Improvement Notice by the Fire Authority which has since been complied with. It was also inspected by Barnet and the JIT who reported back to the building owners and the Fire Authority. Following liaison with the council and Fire Authority, extensive work continues to be completed to the block and cladding removal is ongoing. A revised FRA has been undertaken. The council is in the process of taking legal action under the Housing Act 2004 to abate Category 1 hazards identified under the Housing Act 2004.
- 3.6 Full details of the local context are set out in Appendix A, with progress against the defined action plan set out in Appendix B.

2. Reasons for recommendations

- 2.1 The council needs to ensure the safety of residents living in Barnet by delivering either directly or indirectly the fire safety works programme.

3. Alternative options considered and not recommended

- 3.1 None.

4. Post decision implementation

- 4.1 The council will continue to co-ordinate 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.
- 4.3 The council will continue to proceed to arrange enforcement action to ensure compliance and remediation where required.

5. Implications of decision

5.1 Corporate Priorities and Performance

- 5.1.1 The Barnet Plan 2021-2025 sets out the council's vision and strategy for the next four years. To realise the vision, the council and its partners will focus on four priorities: Clean, Safe and Well Run; Family Friendly; Healthy; and Thriving.
- 5.1.2 The Barnet Homes 2021-22 Delivery Plan supports the Barnet Plan and the priority Safe and Secure Homes includes an action to provide additional investment in fire safety measures for council housing.

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

- 5.2.1 There are no changes to resources. The programme of fire safety works continues to be £51.9m.

5.3 Legal and Constitutional References

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

- Responsibility for housing matters including 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 engagement.
- To receive reports on relevant performance information and risk on the services, under the remit of the Committee.

- 5.3.2 The Housing Act 2004 (sections 3 and 4) require 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.

5.4 Insight

5.4.1 There is no insight relevant to this report.

5.5 Social Value

5.5.1 There are no social value considerations as part of this report.

5.6 Risk Management

5.6.1 The council has an established approach to risk management, which is set out in the Risk Management Framework. A comprehensive review of strategic and operational risks has commenced to ensure risks reflect the challenges of the last 18 months; focus on the delivery of objectives and any emerging risks are identified.

5.6.2 There is a risk that limited engagement with the housing sector could lead to their lack of compliance with government legislation/regulations resulting in potentially unsafe housing and harm to residents. There are controls/mitigations in place to manage the risk.

5.7 Equalities and Diversity

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

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

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

5.7.3 There are no implications for Equalities and Diversity in relation to this report.

5.8 Corporate Parenting

5.8.1 In line with Children and Social Work Act 2017, the council has a duty to consider Corporate Parenting Principles in decision-making across the council. There are no implications for Corporate Parenting in relation to this report.

5.9 Consultation and Engagement

5.9.1 There is ongoing engagement with the housing sector to monitor the progress of fire safety works.

5.10 Environmental Impact

5.10.1 There are no direct environmental implications in relation to this report.

6. Background papers

6.1 None.

APPENDIX A: Fire safety and the council's response to the Grenfell Tower tragedy (November 2021)

1. Introduction

- 1.1 This report provides a progress update on fire safety issues in Barnet, including progress on the agreed package of fire safety improvement works for council properties managed by Barnet Homes, as well as activity in relation to relevant Registered Providers (RPs) and Private Sector housing stock.

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

- 2.1 Building a Safer Future (BSF) 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. 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. Two key pieces of legislation support this initiative: the Fire Safety Bill and Building Safety Bill.
- 2.2 The **Fire Safety Bill** received Royal Assent on 29 April 2021 and is now an Act of Parliament. The Act amends the Regulatory Reform (Fire Safety) Order 2005 to require all Responsible Persons (e.g. the relevant duty holder) to assess, manage and reduce the fire risks posed by the structure and external walls of the buildings for which they are responsible (including cladding, balconies and windows) and individual doors opening onto common parts of the building. It applies to all multi-occupied residential buildings and is not dependent on the height of the building. The intention of the Act is to more readily allow the Fire and Rescue Service to enforce against non-compliance with a Fire Safety Order.
- 2.3 The **Building Safety Bill** takes forward the government's commitment to reform the building safety system set out in BSF. A new Building Safety Regulator will be formed under the responsibility of the Health and Safety Executive (HSE), which will oversee the design, construction and occupation of high-risk buildings (e.g. residential blocks over 18 metres). It is anticipated that the 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 is preparing for this accordingly. The Bill is likely to be enacted next year. The Bill has gone through the second reading and committee stage in the House of Commons. It is currently at the report stage, which gives MPs an opportunity, on the floor of the House, to consider further amendments (proposals for change) to the Bill.
- 2.4 The changing legislative framework for fire safety will introduce additional requirements for building safety and the management of our buildings and wider housing stock within the borough. These requirements are being identified through an officer working group and an action plan is being developed.

3. Council Housing

- 3.1 The fire safety delivery programme for council housing stock continues to progress well:

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

- 3.2 **Granville Road Recladding** - completed.
- 3.3 **Category 1 High Priority Works** – The works to flats and communal areas of high-rise blocks (Whitefields, Grahame Park and Silk House & Shoelands) have been completed. This included works to improve the front doors to flats and fire alarm warning systems.
- 3.4 **Additional fire safety works (Category 2 and 3a)** - The works at Longford Court have been completed. Norfolk Close and Prospect Ring will be fully completed by the end of March 2022. The completion has been impacted by difficulties accessing a small number of properties.
- 3.5 **Installation of sprinklers to blocks of flats with 10 or more floors and 2 or more stairwells** – Fire safety works at Granville Road towers commenced in July 2021 following a re-tendering exercise. The works at the Upper Fosters towers have been completed.
- 3.6 **Installation of sprinklers to sheltered housing blocks and hostels** - Most works were scheduled for 2022/23 and 2023/24; however, consideration was given to accelerating the installation at certain schemes where other disruptive works are scheduled as part of the wider capital investment programme. This has been agreed and works are being undertaken at all hostels and sheltered blocks, other than the Potteries and Hanshawe Drive which will follow in Spring 2022.
- 3.7 Fire safety works at St John's Close sheltered housing block have commenced and will be completed in 2022 following significant Covid-19 delays. These are being incorporated into other works that include a new heating system and electrical upgrades.
- 3.8 **Works to low and medium rise blocks (incl. Type 3 Fire Risk Assessments (FRAs) and any urgent arising works)** - Expert consultants have been undertaking in-depth (Type 3 & 4) FRAs and any urgent works actioned as a priority to all blocks, with other observations forming part of a longer-term planned programme of improvements. The survey programme has been largely completed, and an assessment of future investment need is being developed.
- 3.9 **Replacement of composite fire doors** – The programme of fire door replacements has continued with c.2900 door installations now completed. An agreement has been reached with the contractor for faulty doors to be replaced at the contractor's expense and liability resolved through independent adjudication when the work is finished. There remains c.800 doors to replace within that contract and the scheduled completion is December 2021.

There have been some delays to the programme due to residents not wishing to allow access for the work for a variety of reasons. Another 1400 doors are being replaced through separate arrangements, most of which form part of existing fire safety works in programme.

- 3.10 **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 2024, a year later than previously forecast. The cladding systems on the towers were investigated by third party experts in 2017 and re-assessed in 2019. The cladding panels were tested in UKAS accredited laboratories and achieved an acceptable rating of Class B. In addition, a comprehensive package of fire safety improvements has been completed to each block.
- 3.11 However, given the evolving nature of government guidance relating to high-rise building safety, the delay in vacating the blocks and our commitment to the safety of residents, it was considered appropriate to engage a third-party expert fire consultant to undertake a re-assessment of the cladding system and wider fire safety arrangements of the blocks. Following sample intrusive works, the fire consultant determined that the cladding system should be removed to ensure additional safety for residents. Subsequently, consultants and contractors were mobilised quickly with work starting in the week commencing 10 May 2021.
- 3.12 As agreed with the London Fire Brigade, a 24/7 patrol was put in place for the period of the cladding removal to facilitate a change from a stay put policy to an evacuation strategy in the event of a fire incident. This arrangement ended in September 2021. Engagement and communication with residents have been extensive with a number of online resident information and feedback sessions completed.
- 3.13 The cladding systems have been removed now; however due to the limited lifespan of the blocks the cladding systems will not be replaced. It's recognised that without external cladding residents fuel bills will likely increase, so energy assessments have been undertaken to understand the impact of removing the cladding and ensure that additional energy costs are reimbursed to residents whilst the blocks remain occupied.
- 3.14 **Large Panel System (LPS) buildings** - The gas distributor, Cadent, has now removed piped gas from Silk House & Shoelands and relevant blocks on the Dollis Valley estate. With the gas supply decommissioned and other mitigation measures in place, alternative electric heating systems have been installed at the occupied schemes with residents recompensed for additional heating costs.
- 3.15 An expert consultant's report on Holmesdale and Stanhope medium-rise LPS blocks in N11 has determined that risk mitigation measures are necessary here also and these are being progressed accordingly. These works are similar to Silk House and Dollis. The stage 1 works, bollards and L1 fire alarm system are currently being installed and the tender process for stage 2 will be completed in November 2021.
- 3.16 **Responding to changing legislation** - Barnet Homes has completed an initial assessment of how the new requirements of the Building Safety Bill and Fire Safety Act will impact on the council housing stock in Barnet and have confirmed that 21 buildings will be considered 'in-scope' of the Building Safety Bill within the council stock. Associated

resources have been identified and a provision made within the current version of the Housing Revenue Account Business Plan.

4. Registered Providers (RPs)

- 4.1 There were three RPs with confirmed ACM or non-ACM (but combustible) cladding on blocks. One RP has completed all works to the one block affected. All the properties were rented, and costs were not rechargeable.
- 4.2 A second RP has completed the cladding replacement works with no recharges to leaseholders. This RP has planned further works to remove all combustible material from the balconies and terraces and is still waiting for the outcome of their bid from the Building Safety Fund; the initial bid was rejected and is now going through the appeal process. They have reported that some leaseholders have managed to complete on sales without a full EWS1 certificate. They have instructed solicitors to take further action on resolving all outstanding matters on the building, which will include a review to identify the overall risks and to suggest practical remediation options. They have confirmed the block is safe to occupy following measures put in place converting the building to an evacuation rather than a stay put policy.
- 4.3 A third RP, with a block held through a lease, has an up-to-date FRA and the freeholder is responsible for replacing the cladding. The freehold was sold in September 2020 and received initial funding approval in October 2020. A new funding application was submitted and the GLA awarded the funding. The freeholder is in the final stages of mobilisations, with the contractor planning site set up in October 2021. The block is monitored by Building Control and Environment Health.
- 4.4 Another RP has seven blocks in Barnet over 18 metres that require fire safety work. Funding has been approved for one block. They are still waiting for feedback from the Department for Levelling Up, Housing and Communities (DLUHC) on the remaining blocks.
- On one set of blocks, the developer has provided a test certificate to confirm insulation meets the required standards and no longer requires replacement. They continue to work with the developer on cavity barriers.
 - On another set of blocks, negotiations with the developer are progressing well. They have agreed the developer will carry out works and are finalising the scope of this and the costs.
 - On a further set of blocks, the developer has started works on two buildings to remediate the cavity barriers and should complete by March 2022. They have agreed to remediate the two further blocks. For the last block in this set, works are being undertaken to replace the ACM and wooden balconies, with completion due by January 2022.
- 4.5 All large RPs in the borough, including those with buildings over 18 metres, remain in regular communication over the fire safety of their affordable housing.

5. Private Sector buildings (residential and commercial)

- 5.1 Contact has been made with the owners of eight potentially high-risk ACM clad blocks and information notices served. These have yet to be complied with. Two private sector blocks have plans to replace the cladding and funding has been approved by government to assist

with replacement. In both cases, a planning and building control application has been submitted for the proposals with work due to start following approvals. One of these has been inspected with the LGA's Joint Inspection Team (JIT) and the council is in the process of taking legal action under the Housing Act 2004 to abate Category 1 hazards identified under the Housing Act 2004.

- 5.2 An additional high-rise block, identified and inspected in September 2019, was served with an Improvement Notice by the Fire Authority which has since been complied with. It was also inspected by Barnet and the JIT who reported back to the building owners and the Fire Authority. Following liaison with the council and Fire Authority, extensive work continues to be completed to the block and cladding removal is ongoing. A revised FRA has been undertaken. The council is in the process of taking legal action under the Housing Act 2004 to abate Category 1 hazards identified under the Housing Act 2004.
- 5.3 Enforcement action against such blocks is difficult and very time consuming, involving detailed inspection and the obtaining, review and analysis of a significant number of complex documents, in order to ascertain the safety and completeness of systems and structures in place. Often block owners either don't have the relevant paperwork or it isn't sufficient. Service of statutory notices on such blocks can involve issuing hundreds of notices on multiples of different leaseholders, freeholders and relevant parties incurring a significant cost.
- 5.4 A dedicated resource has been temporarily recruited to concentrate on improvement of high-risk blocks. A permanent officer is due to be recruited over the next couple of months.

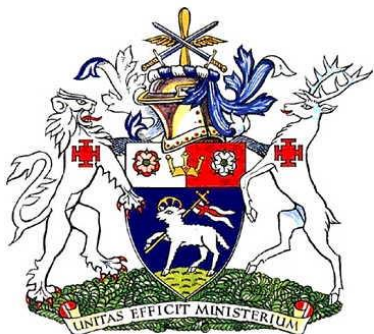
Appendix B: Barnet Council Fire Safety Action Plan (November 2021)

1.1 The table below captures only actions that remain ongoing at the time fire safety was last reported to the Housing & Growth Committee, together with any new actions that have arisen.

Action	Status	Notes
Undertake high priority works identified in surveys	Completed	High priority works have been completed.
Work with government and RPs to ensure actions to address any fire safety concerns are addressed	Ongoing	<p>One RP has completed all works to the one block affected. A second RP has completed the cladding replacement works with no recharges to leaseholders. This RP has planned further works to remove all combustible material from the balconies and terraces and is still waiting for the outcome of their bid from the Building Safety Fund.</p> <p>A third RP, with a block held through a lease, has an up-to-date FRA and the freeholder is responsible for replacing the cladding. Funding has been awarded from the GLA and the freeholder is in the final stages of mobilisations, with the contractor planning site set up in October 2021.</p> <p>A fourth RP has seven blocks over 18 metres that require fire safety work. Funding has been approved for one block. They are still waiting for feedback from DLUHC on the remaining blocks.</p>
Liaison with owners of blocks with failed ACM cladding	Ongoing	<p>Contact has been made with the owners of eight potentially high-risk ACM clad blocks and information notices served. These have yet to be complied with. Two private sector blocks have plans to replace the cladding and funding has been approved by government to assist with replacement. In both cases, a planning and building control application has been submitted for the proposals with work due to start following approvals. One of these has been inspected with the LGA's Joint Inspection Team (JIT) and the council is in the process of taking legal action under the Housing Act 2004 to abate Category 1 hazards identified under the Housing Act 2004.</p> <p>An additional high-rise block, identified and inspected in September 2019, was served with an Improvement Notice by the Fire Authority which has since been complied with. It was also inspected by Barnet and the JIT who reported back to the building owners and the Fire Authority. Following liaison with the council and Fire Authority, extensive work continues to be completed to the block and cladding removal is ongoing. A revised FRA has been undertaken. The council is in the process of taking legal action under the Housing Act 2004 to abate Category 1 hazards identified under the Housing Act 2004.</p>

Action	Status	Notes
Actions from Fire Risk Assessments for commercial units beneath residential	Ongoing	An extensive review of each commercial premises was completed, which confirmed suitable arrangements and inspection regimes are in place. All properties continue to be monitored as part of the Capita non-managed estate (KPI24c) regime to give ongoing assurance. The annual programme of requesting updated information from the commercial units has begun and data returns are expected in November.
Implement the requirements of the Building Safety and Fire Safety Bills	Ongoing	Barnet Homes has completed an initial assessment of how the new requirements of the Building Safety Bill and Fire Safety Act will impact on the council housing stock in Barnet and have confirmed that 21 buildings will be considered 'in-scope' of the Building Safety Bill within the council stock. Associated resources have been identified and a provision made within the current version of the Housing Revenue Account Business Plan.

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Housing and Growth Committee 16th November 2021

Title	Business Planning 2022-26
Report of	Chairman of the Housing and Growth Committee
Wards	All
Status	Public
Urgent	No
Key	Yes
Enclosures	Appendix A – Medium Term Financial Strategy (MTFS) Savings and Pressures Proposals for Committee Appendix B – Fees & Charges April 2021
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Summary

A Business Planning Report was received by Policy and Resources Committee on 30 September 2021 outlining the council's updated Medium-Term Financial Strategy (MTFS) to 2025/26 and the future financial challenges facing the council.

Theme Committees are requested to consider their response to this challenge, by considering savings proposals to secure a balanced council budget (the same process as used in previous years).

Work is ongoing to identify the impacts, both pandemic and non-pandemic related, across the planning period. Given the high level of uncertainty in the MTF period, particularly regarding 2022/23, 3 scenarios have been modelled. The central scenario estimates an overall budget gap of £16.2m, which may be reduced by £13.3m to £2.9m if all proposed savings are agreed.

This report asks the Committee to agree to the revenue savings and pressures proposals attached and to note the service pressures identified; and approve the Fees and Charges.

The outcomes of all Theme Committee discussions will go forward as recommendations to Policy and Resources Committee in December 2021.

Officers Recommendations

That the Housing and Growth Committee consider and approve the savings and pressures proposals that relate to the committee as set out in Appendix A after having considered the initial equalities impacts and refer these recommendations on to Policy and Resources Committee.

That the Committee approve the proposed fees and charges for 2022/23 set out in Appendix B that will be included in the budget proposals submitted to Policy and Resources Committee for consideration and recommendation to Full Council.

1. WHY THIS REPORT IS NEEDED

- 1.1 This report is required as part of the council's annual business planning process, to discuss and approve priorities for the Housing and Growth Committee for 2022/23 and 2023/24 to 2025/26.
- 1.2 The Committee's approval is requested for:
 - 1.2.1 Savings and pressures proposals within its authority so they can then be recommended to Policy and Resources (P&R) Committee to support the setting of a balanced budget for 2022/23.
 - 1.2.2 Proposed Fees and Charges which will be included in the budget proposals submitted to Policy and Resources Committee.

2. STRATEGIC CONTEXT

2.1 Background to 2022/23 Business Planning

2.1.1 The council has a statutory duty to set a balanced budget for the coming financial year and uses the Medium-Term Financial Strategy (MTFS) to estimate the budget position for the following three years. Savings proposals for future years are identified and proposed to Committee. Savings proposals for all years are proposed through Theme committees, recommended to P&R Committee, and then on to Full Council in March to be approved.

2.1.2 Between 2010/11 to 2020/21, the council successfully identified savings averaging £17m per year.

2.2 Approach to MTFS 2022-26

2.2.1 In June 2021, P&R Committee were presented with an update on the impacts of Covid and an introduction to the 2022/23 to 2025/26 MTFS process. This set out that current resources were not expected to grow significantly from 2021/22 to 2022/23. Service areas were therefore asked to prepare budgets for 2022/23 within a nominal 'cash limit', set at the level of the budget in 2021/22.

2.2.2 A more detailed update on the MTFS was presented to September P&R committee which highlighted the level of uncertainty being faced in the short term. This uncertainty is being driven by 3 factors – the level of service pressures, and whether they are short term or of longer duration; the level of government grant funding to be received; and whether there will be scope for a social care precept (SCP) in 2022/23.

2.2.3 Considering these variables highlighted that each of them could have considerable impact (a 2% SCP would yield c£4m; service pressures were initially estimated at £15m; and changes to government grant, estimated at a loss of £2m per year, could be a loss or a gain of twice that). Accordingly, 3 scenarios were presented to September P&R committee, illustrating how these variables could lead to quite different outcomes, but also emphasising that the central scenario or base case was regarded as more likely and that it was preferred as a basis of planning. This central scenario is summarised below.

2.2.4 It is anticipated that a combination of government announcements, local political decisions, and the further development of service financial plans will reduce the overall level of uncertainty substantially by March 2022 when the budget is set.

2.3 MTFS September Summary – 'Base case'

2.3.1 As at September, the estimated budget gap between 2022/23 to 2025/26 is £73.386m. Taking this revised budget gap with proposed savings to date, the shortfall across the MTFs period is reduced to £54.897m. Considering 2022/23 in isolation, the estimated funding gap is £16.233m, which reduces to £2.895m if all proposed savings are retained and approved.

2021/22		2022/23	2023/24	2024/25	2025/26
£m	<u>MTFS Summary - Base Scenario</u>	£m	£m	£m	£m
333.101	Expenditure	342.102	369.561	394.431	418.983
(333.101)	Resources	(325.869)	(329.121)	(337.888)	(345.597)
(0.000)	Cumulative (Surplus)/Shortfall to Balanced Budget	16.233	40.441	56.543	73.386
0.000	Funding from Earmarked Reserves (under review)	(0.519)	0.000	0.000	0.000
(0.000)	Net Cumulative (Surplus)/Shortfall to Balanced Budget	15.714	40.441	56.543	73.386
	Savings / Efficiencies Proposed to Date	(12.819)	(14.867)	(18.106)	(18.489)
0.000	Gap to Balanced Budget excl undertain items	2.895	25.574	38.437	54.897

2.4 Committee Context

2.4.1 In January 2020, Housing and Growth Committee approved the council's Growth Strategy which responds to expected economic, social and environmental trends to 2030, including a significantly growing and aging local population, changes in the employment market and how we work, how we use our high streets, as well as environmental concerns. It recognises that more people will be working flexibly, and many will live in town centres with easier access to transport, shops, services, and leisure facilities.

2.4.2 The Growth Strategy sets out to address three key principles:

- Shape changes to places to secure healthy, resilient and cohesive communities; including focusing resources on the people and places identified as most in need of support and investment.
- Ensure sustainable development increases housing supply, invests in our local economy, and delivers infrastructure to address the needs of a changing population; including homes people can afford.
- Capitalise on development to ensure the benefits of growth are maximised for our residents, while helping the council to meet its savings targets.

2.4.3 While aligning with the council's Corporate Plan, the Growth Strategy, the Housing Strategy and the Homelessness Strategy work together to define the priorities in relation to housing, growth, development and regeneration.

2.4.4 On 8th February 2021, Policy and Resources Committee approved the Barnet Plan, which identified the four key priorities for the council over the next four years:

- Clean, safe and well run: a place where our streets are clean and antisocial behaviour is dealt with so residents feel safe. Providing good quality, customer friendly services in all that we do;

- Family Friendly: creating a Family Friendly Barnet, enabling opportunities for our children and young people to achieve their best;
- Healthy: a place with fantastic facilities for all ages, enabling people to live happy and healthy lives.
- Thriving: a place fit for the future, where all residents, businesses and visitors benefit from improved sustainable infrastructure & opportunity.

2.4.5 The Thriving workstream is the key focus for Housing and Growth Committee, which looks at:

- Supporting residents to improve their skills and get good jobs in the post-COVID economy;
- Enabling town centres and our regeneration areas to thrive, and create an environment in which businesses can succeed, by implementing our growth strategy;
- Accelerating the borough-wide roll out of high-quality digital connectivity;
- Supporting homelessness reduction

2.5 In year (2021/22) Management

2.5.1 The financial position for the current year continues to be marked by uncertainty over the outlook for costs and revenues as the impact of Covid-19 continues to evolve. It remains challenging to separate the short-term financial impacts of the pandemic from the longer-term impacts.

2.5.2 It is anticipated that the coming months will provide greater clarity on the financial outlook for this year and future years, in terms of both expected spending patterns and available resources.

2.5.3 Of the savings taken from the 2021/22 (current year) base budgets, the below are unachievable. These will either be mitigated in future years by future growth or cause a one-off undeliverable saving.

Description of saving	Total Saving 2021/22 £'000	Unachievable 2021/22 £'000	Ongoing Pressure	Comment
An additional 300 affordable homes acquired in Greater London through a lease and sale back model funded privately and ownership shall revert back to the council at lease expiry. Properties would be let with rents set at Local Housing Allowance rates. Provision of this affordable supply would result in increased temporary accommodation cost avoidance.	331	331	Y	This proposal did not go ahead due to the risks attached with any sale and leaseback deal and will remain an ongoing budget pressure.
Additional income from the existing commercial portfolio, including new lettings and rent reviews	90	14	N	Savings fully deliverable in 22/23

Income received from renting floor space in Colindale Office	75	20	N	Part Year benefit, fully deliverable in 22/23
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2.6 Theme Committee Savings

2.6.1 Service areas were asked to prepare budgets for 2022/23 within a nominal 'cash limit', set at the level of the budget in 2021/22. Theme Committees have been asked to set out savings proposals to contribute to the council's overall savings requirement and offset suggested pressures. Appendix A shows proposed savings for Housing and Growth Committee for 22/23 to 25/26.

2.6.2 Total Savings Proposed over the MTFs period are £2.878m (£0.720m 22/23, £0.530m 23/24, £1.345m 24/25 and £0.283m 25/26). Further income generation proposed totals £0.496m (£0.241m 22/23, £0.101m 23/24, £0.140m 24/25 and £0.014m 25/26). They can be broadly summarised as follows:

2.6.3 **Growth and income.** Additional income will be generated by renting out space in existing buildings on formal leases and on an ad-hoc room hire basis. This includes the letting of floor space in the Colindale officer and prospective ground-floor Café. Further additional income may be generated through rent reviews. The main risks to deliverability is around changing market conditions, especially considering commercial office space.

2.6.4 **New housing development.** The council's housing delivery targets will substantially grow the Council Tax base if delivery is realised in a timely manner. The delivery of new affordable homes by Barnet Homes and Opendoor Homes will result in increased temporary accommodation cost avoidance and other revenue income from dividend payments as properties reach completion. The main risks to the deliverability of the savings proposals for 2022/23, relate to delays on site due to Covid-19 health and safety requirements in lieu of another winter lockdown, and the potential on-going impact of Brexit on the supply chain.

2.6.5 Appendix A also lists all on-going pressures over the four financial years of the MTFs. The pressures are for noting at this committee. The total on-going pressure over the period totals £0.921m (£0.713m 22/23, £0.081m 23/24, £0.061m 24/25 and £0.066m 25/26).

2.6.6 The one-off pressures are funded by general reserve draw downs, and total £0.547m in 22/23 and £0.292m in 23/24.

2.7 Risks

2.7.1 This report should also highlight that the above savings and pressures are proposed against a back-drop of on-going risks. These include:

- The expectation that Temporary Accommodation and Homelessness demand will increase, now the evictions ban in England and Wales was

lifted on 23rd August 2021. The adverse impact on Local Authority homelessness demand is not yet clear, and this will continue to be reviewed.

- The long-term impact on local businesses across the borough due to the pandemic, is not yet known. This is being monitored regularly across the council to ensure the stability of economic development, and the recovery of our high streets and Town centres.

2.8 Fees & Charges

2.8.1 Fees and charges are reviewed on an annual basis to ensure that the costs of chargeable services are covered, and the council is achieving value for money. Any increases in the fees and charges must be in line with the rate of inflation (generally around 2% per annum).

2.8.2 Revised financial regulations approved in October 2021 require all changes to fees and charges to be included in the budget proposals submitted by theme Committees to the Policy & Resources Committee. The budget recommended by Policy and Resources Committee to Full Council will incorporate the latest projection of income from fees and charges. Full Council will approve all fees and charges as part of the budget report in March 2022.

2.8.3 All fees and charges that fall under the remit of this committee are listed in Appendix B.

HRA leaseholder services

2.8.4 There are changes to fees and charges relating to HRA leaseholder services this year as set out in Appendix B.

Hendon Town Hall / Colindale office

2.8.5 There are no changes to fees and charges in relation to Hendon Town Hall and Colindale office this year.

Land Charges

2.8.6 The Land Charges fees and charges have been increased by 2%.

Strategic Planning and Regeneration

2.8.7 The fees and charges in relation to Strategic Planning and Regeneration have been increased by 2%.

Private Sector Housing

2.8.8 There are changes to fees and charges relating to Private Sector housing this year as set out in Appendix B.

3. REASONS FOR RECOMMENDATIONS

3.1 Local Government continues to face significant reductions in funding and increased demand for services, as set out in the above context. These

challenges require longer term, robust financial and strategic planning and the recommendations in this report support this.

- 3.2 By law, the council is required to set a balanced budget. These proposals are the best way of doing that by meeting financial requirement and delivering outcomes and ambitions for Barnet.

4. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 4.1 The alternative option is not to propose these MTFs savings and changes to fees and charges. This, however, is not considered to be good practice and may expose the council to the risk of not achieving savings targets or being able to set a balanced budget, and under recovery on costs of providing services. There is a statutory requirement to set a balanced budget and submit budget returns to the Ministry of Housing, Communities and Local Government (MHCLG).

5. POST DECISION IMPLEMENTATION

- 5.1 If the Housing & Growth Committee approves the recommendations made by this report, then the savings proposals and Fees and Charges will be referred to Policy and Resources Committee on 9th December 2021 as part of the council's Medium-Term Financial Strategy (MTFS). Public consultation on the MTFS will commence in December.

6. IMPLICATIONS OF DECISION

6.1 Corporate Priorities and Performance

- 6.1.1 This report supports the council's corporate priorities as expressed through the Corporate Plan for 2019-24 which sets out our vision and strategy for the next 5 years. This includes the **outcomes** we want to achieve for the borough, the **priorities** we will focus limited resources on, and our **approach** for how we will deliver this.

- 6.1.2 Our 3 outcomes for the borough focus on place, people and communities:
- a pleasant, well maintained borough that we protect and invest in
 - our residents live happy, healthy, independent lives with the most vulnerable protected
 - safe and strong communities where people get along well

- 6.1.3 The approach for delivering on this is underpinned by four strands; ensuring residents get a fair deal, maximising on opportunities, sharing responsibilities with the community and partners, and working effectively and efficiently.

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

6.2.1 The Housing & Growth Committee savings programme will enable the council to meet its savings target as set out in the MTFS. These budgets will be formally agreed each year, and individual proposals will be subject to appropriate consultation and equality impact assessments where necessary. For this reason, the proposals are subject to change.

6.3 Social Value

6.3.1 None are applicable to this report; however the council must take into account the requirements of the Public Services (Social Value) Act 2012 to try to maximise the social and local economic value it derives from its procurement spend. The Barnet living wage is an example of where the council has considered its social value powers.

6.4 Legal and Constitutional References

6.4.1 Section 151 of the Local Government Act 1972 states that: “without prejudice to section 111, every local authority shall make arrangements for the proper administration of their financial affairs and shall secure that one of their officers has responsibility for the administration of those affairs”. Section 111 of the Local Government Act 1972, relates to the subsidiary powers of local authorities.

6.4.1.1 Local authorities owe a fiduciary duty to council taxpayers, which means it must consider the prudent use of resources, including control of expenditure, financial prudence in the short and long term, the need to strike a fair balance between the interests of council tax payers and ratepayers and the community’s interest in adequate and efficient services and the need to act in good faith in relation to compliance with statutory duties and exercising statutory powers.

6.4.1.2 Local authorities have a variety of powers to charge for specific statutory services set out in statute. The Local Government Act 2003 also provides a power to trade and a power to charge for discretionary services, the latter on a costs recovery basis. Discretionary services are those that a local authority is permitted to provide under statute but is not obliged to do so. The power to charge for discretionary services is not available to local authorities if there is a statutory duty to provide the service or if there is a specific power to charge for it or if there is a prohibition on charging for the service.

6.4.1.3 Additionally the Localism Act 2011 provides local authorities with a general power of competence that confers on them the power to charge for services but again subject to conditions/limitations similar to those noted above.

6.4.1.4 Where authorities have a duty to provide a statutory service free of charge to a certain standard, no charge can be made for delivery to that

standard, however delivery beyond that point may constitute a discretionary service for which a charge could be made.

6.4.1.5 There is a variety of legislation permitting charging for different services, some of which sets prescribed fees and charges (or the range of charges for a given service), and others which allow a discretion to determine the charge based on recovering the costs of providing the service.

6.4.1.6 The savings proposals are to be referred to Policy and Resources Committee. They will then be subject to consultation and a cumulative equality impact assessment before being referred on to Council so that Council may set the Council Tax, being mindful of any equality impacts and consultation responses.

6.4.1.7 The Council's Constitution (Article 7, Article 7 – Committees, Forums, Working Groups and Partnerships) sets out the responsibilities of all council Committees. The responsibilities of the Housing and Growth Committee include:

(1) *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 engagement.*

(2) *To submit to the Policy and Resources Committee proposals relating to the Committee's budget (including fees and charges) for the following year in accordance with the budget timetable.*

(3) *To make recommendations to Policy and Resources Committee on issues relating to the budget for the Committee, including virements or underspends and overspends on the budget. No decisions which result in amendments to the agreed budget may be made by the Committee unless and until the amendment has been agreed by Policy and Resources Committee*

(4) *To receive reports on relevant performance information (excluding The Barnet Group Ltd (Barnet Homes) performance) and risk on the services under the remit of the Committee.*

6.4.2 A link to the council's Financial Regulations can be found at (see section 2.3.6): [4 \(modern.gov.co.uk\)](http://modern.gov.co.uk), in which the following is stated:

6.4.3 - *Changes to fees and charges should be included in the budget proposals submitted by theme Committees or the relevant committee as part of the budget setting process. Theme Committees and other committees refer all fees and charges to the Policy and Resources Committee. The Policy and Resources Committee reviews all fees and charges which then form part of the budget that*

is subject to public consultation. Subject to public consultation outcomes, the Policy and Resources Committee recommends all fees and charges to Full Council for approval as part of the council's overall budget.

- 6.4.4 Some of the proposals, relate to savings resulting from operational decisions being made in a different way and are therefore estimated savings. The saving is therefore an indicative saving and its deliverability will be dependent on a number of factors. As part of the budget setting process, Policy and Resources Committee will consider the need for an appropriate contingency to cover any savings that are indicative and may not be met due to operational decisions. Some of the proposals in the MTFs relate to proposals that are at a very early stage. These proposals will be subject to further business planning and decision making to test whether they can be delivered and what the impact of such a proposal will be. These proposals will be considered in further detail during future business planning reports.
- 6.4.5 All proposals emerging from the business planning process will need to be considered in terms of the council's legal powers and obligations (including, specifically, the public-sector equality duty under the Equality Act 2010).

6.5 Risk Management

- 6.5.1 The Council has taken steps to improve its risk management processes by integrating the management of financial and other risks facing the organisation. The allocation of an amount to contingency is a step to mitigate the pressures that had yet to be quantified during the budget setting process.
- 6.5.2 The allocation of budgets from contingency seeks to mitigate financial risks which have materialised.

6.6 Equalities and Diversity

- 6.6.1 Equality and diversity issues are a mandatory consideration in the decision making of the council.
- 6.6.2 Decision makers should have due regard to the public sector equality duty in making their decisions. The Equality Act 2010 and the Public-Sector Equality Duty require elected Members to satisfy themselves that equality considerations are integrated into day-to-day business and that all proposals emerging from the business planning process have taken into consideration the impact, if any, on any protected group and what mitigating factors can be put in place. The equalities duties are continuing duties they are not duties to secure a particular outcome. The statutory grounds of the public sector equality duty are found at section 149 of the Equality Act 2010 and are as follows:
- 6.6.3 A public authority must, in the exercise of its functions, have due regard to the need to:
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

6.6.4 Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:

- remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
- Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

6.6.5 The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.

6.6.6 Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:

- Tackle prejudice, and
- Promote understanding.

6.6.7 Compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act. The relevant protected characteristics are:

- Age
- Disability
- Gender reassignment
- Pregnancy and maternity
- Race,
- Religion or belief
- Sex
- Sexual orientation
- Marriage and Civil partnership

6.6.8 This is set out in the council's Equalities Policy together with our strategic Equalities Objective - as set out in the Corporate Plan - that citizens will be treated equally with understanding and respect; have equal opportunities and receive quality services provided to best value principles.

6.6.9 Progress against the performance measures we use is published on our website at:

- 6.6.10 Where there are changes to service delivery or changes to staff, these will impact on individuals in different ways. However, at each stage of the process, the council will conduct an equalities impact assessment (EIA) where appropriate to ensure that where persons are impacted, proper measures are considered to mitigate the effect as far as possible. The savings proposed are not anticipated to have an impact on service delivery or customer satisfaction. Where necessary, proposals will not be implemented or agreed until members have fully considered the equality impacts and responses to any consultation.
- 6.6.11 The revenue savings sheet shown in Appendix A shows where an equalities impact assessment has been carried out/considered for the savings proposals.
- 6.6.12 All human resources implications will be managed in accordance with the Council's Managing Organisational Change policy, which supports the Council's Human Resources Strategy and meets statutory equalities duties and current employment legislation.
- 6.6.13 The proposed fees and charges have been reviewed against the protected characteristics and it is considered that there will not be any specific adverse impact on any of the groups.
- 6.6.14 It is considered that HMO licensing and housing enforcement action requiring the improvement of accommodation has an overall positive impact for landlords, tenants, residents and businesses by virtue of the potential improvement to the quality and management of accommodation in the borough.
- 6.6.15 In addition, there are potential benefits arising from the increased choice of high quality, well-managed affordable housing.

6.7 Corporate Parenting

- 6.7.1 In line with Children and Social Work Act 2017, the council has a duty to consider Corporate Parenting Principles in decision-making across the council. The outcomes and priorities in the refreshed Corporate Plan, Barnet 2024, reflect the council's commitment to the Corporate Parenting duty to ensure the most vulnerable are protected and the needs of children are considered in everything that the council does. To this end, great attention has been paid to the needs of children in care and care leavers when approaching business planning, to ensure decisions are made through the lens of what a reasonable parent would do for their own child.
- 6.7.2 The Council, in setting its budget, has considered the Corporate Parenting Principles both in terms of savings and investment proposals. The Council proposals have sought to protect front-line social work and services to children in care and care leavers and in some cases, has invested in them.

6.8 Consultation and Engagement

6.8.1 As a matter of public law, the duty to consult with regards to proposals to vary, reduce or withdraw services will arise in four circumstances:

- where there is a statutory requirement in the relevant legislative framework
- where the practice has been to consult, or, where a policy document states the council will consult, then the council must comply with its own practice or policy
- exceptionally, where the matter is so important that there is a legitimate expectation of consultation

Where consultation is required to complete an equalities impact assessment.

6.8.2 Regardless of whether the council has a duty to consult, if it chooses to consult, such consultation must be carried out fairly. In general, a consultation can only be considered as proper consultation if:

- comments are genuinely invited at the formative stage
- the consultation documents include sufficient reasons for the proposal to allow those being consulted to be properly informed and to give an informed response
- there is adequate time given to the consultees to consider the proposals
- there is a mechanism for feeding back the comments and those comments are considered by the decision-maker / decision-making body when making a final decision
- the degree of specificity with which, in fairness, the public authority should conduct its consultation exercise may be influenced by the identity of those whom it is consulting
- where relevant and appropriate, the consultation is clear on the reasons why and extent to which alternatives and discarded options have been discarded. The more intrusive the decision, the more likely it is to attract a higher level of procedural fairness.

6.8.3 The council will perform a budget consultation during December 2021 through to January 2022. This consultation will cover any proposals to increase council tax together with seeking views on the council's budget overall.

6.8.4 In terms of service specific consultations, the council has a duty to consult with residents and service users in a number of different situations including proposals to significantly vary, reduce or withdraw services. Consultation is also needed in other circumstances, for example to identify the impact of proposals or to assist with complying with the council's equality duties. Service specific consultations will take place where necessary in line with timescales for any changes to be implemented.

6.8.5 If when council sets the budget envelope some service specific consultations have not been completed, then Council will allow a contingency so that decision makers may make alternative decisions should there be undesirable equalities impacts.

6.8.6 Where appropriate, separate service specific consultations have already taken place for the 2022/23 savings and a link to the report presenting findings of the consultation is provided within the MTFS spreadsheet (Appendix A). For savings in relation to specific development schemes, consultation will be brought forward as an integral part of the development programme. Fees and Charges will be referred to Policy and Resources Committee. Policy and Resources Committee reviews all fees and charges which then form part of the budget that is subject to public consultation between December 2021 and January 2022. Subject to public consultation outcomes, the Policy and Resources Committee recommends all fees and charges to Full Council for approval as part of the council's overall budget.

6.9 **Insight**

6.9.1 None in the context of this report

7. **BACKGROUND PAPERS**

7.1 Updates to the Growth Strategy Annual Update - [Appendix 1 Growth Strategy annual update.pdf \(moderngov.co.uk\)](#)

7.2 Barnet Plan Policy and Resources Committee 8th February [Appendix A - Barnet Plan.pdf \(moderngov.co.uk\)](#)

7.3 COVID-19: Recovery Plan – Thriving Update Housing and Growth Committee, September 2021 [A4 Letterhead \(moderngov.co.uk\)](#)

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Proposed Savings 22/23 – 25/26

Line Ref	Outcome	Theme Committee	Description of saving	Consultation (How are we consulting on this proposal)	Impact on Service Delivery	Impact on Customer Satisfaction	Equalities Impact					Total savings £'000
							All published EqIAs are online at: https://www.barnet.gov.uk/your-council/policies-plans-and-performance/equality-and-diversity	2022/23 £'000	2023/24 £'000	2024/25 £'000	2025/26 £'000	
G&C S 22 sav 4	Outcome 1: Thriving	Housing & Growth	500 additional acquisitions of properties for use as affordable temporary accommodation by Open Door Homes supported by Loan from Council, as a cheaper alternative to existing temporary arrangements which utilise the private rented sector.	No service specific consultation required There was an opportunity to comment on our vision and plans for housing and homelessness over the next five years through the Housing and Homelessness Strategy consultations that took place in 2019: https://engage.barnet.gov.uk/Housing_Homeless_and_Rough_Sleeping	This saving is not anticipated to impact on service delivery.	This saving will not have an adverse impact on customer satisfaction.	An Equality Impact Assessment (EqIA) has been completed, which indicated there were no expected negative impacts. This will kept under review as the specific proposals develop. Link: https://www.barnet.gov.uk/your-council/policies-plans-and-performance/equality-and-diversity/equality-impact-assessments	(664)	(435)	(418)	0	(1,517)
G&C 22 sav S10	Outcome 1: Thriving	Housing & Growth	The delivery of 52 homes on Hermitage Lane, of which 15 will be affordable and available for letting to Barnet housing applicants. Provision of this affordable supply will result in increased temporary accommodation cost avoidance.	Service specific consultation has been undertaken on the scheme as it has been developed. Further service specific consultation will be undertaken if required.	This saving is not anticipated to impact on service delivery.	This saving will not have an adverse impact on customer satisfaction.	An Equality Impact Assessment (EqIA) has been completed, which indicated there were no expected negative impacts. This will kept under review as the specific proposals develop. Link: https://www.barnet.gov.uk/your-council/policies-plans-and-performance/equality-and-diversity/equality-impact-assessments	0	0	(48)	0	(48)
G&C S 22 sav 11	Outcome 1: Thriving	Housing & Growth	The delivery of 250 homes across 3 schemes. Units will be funded through Housing Revenue	Service specific consultation will be undertaken if required.	This saving is not anticipated to	This saving will not have an adverse impact on	An Equality Impact Assessment (EqIA) has been completed, which indicated there were no expected negative	0	0	(320)	(160)	(480)

			Account borrowing and delivered in 2023/24 and 2024/25. Provision of this affordable supply will result in increased temporary accommodation cost avoidance and a general fund benefit.		impact on service delivery.	customer satisfaction.	impacts. This will kept under review as the specific proposals develop. Link: https://www.barnet.gov.uk/your-council/policies-plans-and-performance/equality-and-diversity/equality-impact-assessments						
G&C S 22 sav 6	Outcome 1: Thriving	Housing & Growth	Additional 72 homes for affordable rent built by Open Door Homes. Savings Achieved as these homes will provide a cheaper alternative to temporary accommodation and Open Door Homes will pay an premium to the council for each property.	There was an opportunity to comment on our vision and plans for housing and homelessness over the next five years through the Housing and Homelessness Strategy consultations that took place in 2019 https://engage.barnet.gov.uk/Housing_Homeless_and_Rough_Sleeping . Service specific consultation will be undertaken with residents living on affected estates.	This saving is not anticipated to impact on service delivery.	This saving will not have an adverse impact on customer satisfaction.	An equality impact assessment HAS be completed. This will kept under review as the specific proposals develop.	0	0	(209)	(23)	(232)	
G&C 22 sav S7	Outcome 1: Thriving	Housing & Growth	Build 87 new council homes for rent on top of existing council housing blocks. Savings achieved as these homes will provide a cheaper alternative to temporary accommodation.	There was an opportunity to comment on our vision and plans for housing and homelessness over the next five years through the Housing and Homelessness Strategy consultations that took place in 2019 https://engage.barnet.gov.uk/Housing_Homeless_and_Rough_Sleeping . Service specific consultation will be undertaken with residents living on affected estates	This saving is not anticipated to impact on service delivery.	Satisfaction of existing residents living in blocks could be affected, who will be consulted as specific proposals develop.	An equality impact assessment HAS be completed. This will kept under review as the specific proposals develop. Link: https://www.barnet.gov.uk/your-council/policies-plans-and-performance/equality-and-diversity/equality-impact-assessments	0	0	(278)	0	(278)	
GC& S 22 sav 170	Outcome 1: Thriving	Housing & Growth	Buyback of properties through GLA Buyback grant, which the council will use for temporary accommodation.	Service specific consultation has been undertaken on the schemes as part of the planning process.	This saving is not anticipated to impact on	This saving will not have an adverse impact on	An EqIA is not required.	(56)	(95)	(22)	0	(173)	

					service delivery.	customer satisfaction.						
G&C S 22 sav 28	Outcome 1: Thriving	Housing & Growth	Solar panels – To accelerate de-carbonisation and either sell energy back to grid or offset existing council energy bills.	Service specific consultation will be undertaken if required once the proposals have been developed in full.	This saving is not anticipated to impact on service delivery.	This saving will not have an adverse impact on customer satisfaction.	An initial Equalities Impact Assessment (EqIA) will be conducted once the proposals have been developed in full.	0	0	(50)	(100)	(150)
								(720)	(530)	(1,345)	(283)	(2,878)

Proposed Income Generation 22/23 – 25/26

Line Ref	Outcome	Theme Committee	Description of saving	Consultation (How are we consulting on this proposal)	Impact on Service Delivery	Impact on Customer Satisfaction	Equalities Impact All published EqIAs are online at: https://www.barnet.gov.uk/your-council/policies-plans-and-performance/equality-and-diversity	2022/23 £'000	2023/24 £'000	2024/25 £'000	2025/26 £'000	Total savings £'000
G&C S 22 inc 10b 71	Outcome 1: Thriving	Housing & Growth	Income received as dividends on completed affordable homes on Hermitage Lane, of which 15 will be affordable and available for letting to Barnet housing applicants	Service specific consultation has been undertaken on the scheme as it has been developed. Further service specific consultation will be undertaken if required.	This saving is not anticipated to impact on service delivery.	This saving will not have an adverse impact on customer satisfaction.	An Equality Impact Assessment (EqIA) has been completed, which indicated there were no expected negative impacts. This will be kept under review as the specific proposals develop. Link:	0	(30)	0	0	(30)

							https://www.barnet.gov.uk/your-council/policies-plans-and-performance/equality-and-diversity/equality-impact-assessments						
G&C S 22 inc 6b	Outcome 1: Thriving	Housing & Growth	Income received as dividends on completion of the additional 72 homes for affordable rent built by Open Door Homes.	There was an opportunity to comment on our vision and plans for housing and homelessness over the next five years through the Housing and Homelessness Strategy consultations that took place in 2019 https://engage.barnet.gov.uk/Housing_Homeless_and_Rough_Sleeping . Service specific consultation will be undertaken with residents living on affected estates.	This saving is not anticipated to impact on service delivery.	This saving will not have an adverse impact on customer satisfaction.	An equality impact assessment HAS be completed. This will kept under review as the specific proposals develop.	0	0	(130)	(14)	(144)	
G&C S 22 inc 40	Outcome 1: Thriving	Housing & Growth	Income received as dividends on completed affordable homes delivered by Opendoor Homes	Service specific consultation has been undertaken on the schemes as part of the planning process.	This saving is not anticipated to impact on service delivery.	This saving will not have an adverse impact on customer satisfaction.	An EqlA is not required.	(116)	(71)	0	0	(187)	
G&C S 22 inc 38	Outcome 1: Thriving	Housing & Growth	Additional income from the existing commercial portfolio, including new lettings and rent reviews	Service specific consultation will be undertaken as required.	This proposal will generate additional income for the council and is not anticipated to impact on service delivery.	This saving will not have an adverse impact on customer satisfaction.	An EqlA is not required.	(50)	0	(10)		(60)	
G&C S 22 inc 39 72	Outcome 1: Thriving	Housing & Growth	Income received from renting floor space in the Colindale Office, with contracts already in place.	Service specific consultation will be undertaken if required once the proposals have been developed in full.	This saving is not anticipated to	This saving will not have an adverse impact on	An EqlA is not required.	(75)	0	0		(75)	

					impact on service delivery.	customer satisfaction.											
													(241)	(101)	(140)	(14)	(496)

Proposed Pressures for Noting 22/23 – 25/26

Line Ref	Outcome	Theme Committee	Description of saving	2022/23 £'000	2023/24 £'000	2024/25 £'000	2025/26 £'000	Total savings £'000
GCS 22 Press 11	Outcome 1: Thriving	Housing & Growth	Brent Cross - Revenue Pressures and loss of income from property disposals	300	0	0	0	300
GCS 22 Press 31	Outcome 1: Thriving	Housing & Growth	Housing General Fund - Temporary Accommodation (Current change notices and TA support required)	27	124	94	75	320
GCS 22 Press 1	Outcome 1: Thriving	Housing & Growth	Kick start of Feasibility studies, considering bringing forward sites for new regen schemes. Will result in increased Council tax and improved local environment if schemes are brought on earlier. (design/ financial modelling/ survey)	230	(60)	0	0	170
GCS 22 Press 2	Outcome 1: Thriving	Housing & Growth	Housing Pressures - The Barnet Group (including NIC, Pensions, disrepair claims, Wage inflation)	156	17	(33)	(9)	131
				713	81	61	66	921

Proposed One-off Pressures for Noting 22/23 – 25/26

Line Ref	Outcome	Theme Committee	Description of saving	2022/23 £'000	2023/24 £'000	2024/25 £'000	2025/26 £'000	Total savings £'000
GCS 22 one off 1	Outcome 1: Thriving	Housing & Growth	Colindale Place making - Sustainable Transport and Public Realm Delivery Plan for Colindale; Engagement and Feasibility to review options for joining up the community in Colindale including transport links and green spaces	268	(134)	(134)	0	0
GCS 22 one off 2	Outcome 1: Thriving	Housing & Growth	Council contribution to supplement One Public Estate (OPE) grant received, required for viability studies on specific projects such as Osidge Lane.	0	56	(56)	0	0
GCS 22 one off 3	Outcome 1: Thriving	Housing & Growth	New Licensing Scheme (staff and enforcement) for private sector landlords for Houses of Multiple Occupancies (HMOs). Implementing licencing scheme to ensure safety in homes across the borough. Income from licencing offsets staffing costs in future years.	125	(75)	(50)	0	0
GCS 22 one off 4	Outcome 1: Thriving	Housing & Growth	Fire Safety in Private Sector Landlord Properties, to ensure there are appropriate measures in place.	104	(52)	(52)	0	0
GCS 22 one off 5	Outcome 1: Thriving	Housing & Growth	Backlog of reviewing and processing applications of existing private sector rental licencing.	50	(50)	0	0	0
				547	(255)	(292)	0	0

£0.796m one off pressure related to Temporary Accommodation prevention team to tackle Covid-19 backlog of TA's – funded by increased Homelessness grant. To be reviewed again 2022/23.

Fees and Charges 2022/23

Department: **Housing Revenue Account**
 Area: **Leaseholder Service Charges**

Reference/ Area	Fee/Charge Title	Area	Description	Service Lead	Unit of Measure	Charges 2021/22	Charges 2022/23	Change from prior year (actual)	Change from prior year (%)	Statutory Basis for Charging (i.e. the legislation that permits you to charge for this service / product)	Basis of charging (Statutory prescribed, Statutory discretionary, statutory costs recovery or Discretionary)	Comments
Leaseholder Services												
LHS	Pre-assignment - standard fee	Ops - LHS	Service charge related info requested by the sellers solicitor to go to the buyers solicitor.	TBG		£235.00	£290.00	£55.00	23%	N/A	Discretionary charge pursuant to s 93 of Local Government Act 2003	
LHS	Pre-assignment - express fee	Ops - LHS	Service charge related info requested by the sellers solicitor to go to the buyers solicitor.	TBG		£290.00	n/a	n/a	n/a	s 93 of Local Government Act 2003	Discretionary	Express fee option to be removed.
LHS	Enfranchisement statutory and voluntary	Ops - LHS	Charges related to approval of proposed areas/inspection	TBG		£241.50	£241.50	£0.00	0%	s 33 of the Leasehold Reform Housing and Urban Development Act 1993 for statutory claims and s 93 of Local Government Act 2003 for voluntary	Statutory discretionary (s 42) and Discretionary (Voluntary)	
LHS	Deed of Variation	Ops - LHS	Windows and doors	TBG		£108.00	£108.00	£0.00	0%	s 93 of Local Government Act 2003	Discretionary	
LHS	Lease extension- Section 42 -Statutory and Voluntary	Ops - LHS	Lease extension- Section 42 - Statutory and Voluntary	TBG		£241.50	£241.50	£0.00	0%	n/a	n/a	
LHS	Request copy lease	Ops - LHS	Request copy lease	TBG		£15.00	£15.00	£0.00	0%	s 93 of Local Government Act 2003	Discretionary	
LHS	Deed of Postponement	Ops - LHS	Deed of Postponement	TBG		£0.00	£0.00	£0.00	0%	N/A	N/A	

LHS	Alterations request: minimum fee	Ops - LHS	Request for landlord's consent to make alteration to property	TBG		£128.50	£40.00	-£88.50	-69%	s 19 (3) of the Landlord and Tenant Act 1927	Statutory discretionary	Introduce a lower 'mimumum fee' that is fairer for leaseholders, for minor desktop-based exercises where no site visit is required and the admin work is minimal. Used only in exceptional circumstances.
LHS	Alterations request: standard fee	Ops - LHS	Request for landlord's consent to make alteration to property	TBG		£128.50	£175.00	£46.50	36%	s 19 (3) of the Landlord and Tenant Act 1927	Statutory discretionary	Fee includes the cost of any site visits from specialist colleagues.
LHS	Alterations request: enhanced fee	Ops - LHS	Request for landlord's consent to make alteration to property	TBG		£128.50	£300.00	£171.50	133%	s 19 (3) of the Landlord and Tenant Act 1927	Statutory discretionary	For works including multiple alterations requests, works that affect the layout of the property, whole property refurbishments - inclusive of cost of site visits.
LHS	Alterations request: additional cost for detailed survey report	Ops - LHS	Request for landlord's consent to make alteration to property	TBG		£0.00	£50.00	£50.00	0%	s 19 (3) of the Landlord and Tenant Act 1930	Statutory discretionary	
LHS	Alterations request: additional cost for any significant administrative work required to resolve matters arising from a failure by the leaseholder to undertake their responsibilities with regards to the works they carry out.	Ops - LHS	Request for landlord's consent to make alteration to property	TBG	hourly	£0.00	£20.00	£20.00	0%	s 19 (3) of the Landlord and Tenant Act 1931	Statutory discretionary	
LHS	Remortgage administration (not currently)	Ops - LHS	Remortgage administration (not currently)	TBG		£235.00	£235.00	£0.00	0%	s 93 of Local Government Act 2003	Discretionary	
LHS	Service charge data - if LH wants to go back more than 12 months - hourly rate	Ops - LHS	Service charge data - if LH wants to go back more than 12 months - hourly rate	TBG	hourly	hourly	hourly	n/a	n/a	s 93 of Local Government Act 2003	Discretionary	

Fees and Charges 2022/23

Department: **Re**
 Area: **Re (Other)**

Reference/ Area	Fee/Charge Title	Area	Description	Service Lead (person submitting charge)	Unit of Measure	Charges 2021/22	Charges 2022/23	Change from prior year (actual)	Change from prior year (%)	Statutory Basis for Charging (i.e. the legislation that permits you to charge for this service / product)	Basis of charging (Statutory prescribed, Statutory discretionary, statutory costs recovery or Discretionary)	Comments
Strategic Planning & Regen												
Re	SPR 1 Strategic Planning & Regen	Strategic Planning & Regen	Director of Place Assistant Director (Day Rates) Commissioning Director	Paul Pawa/ Sheri Odoffin	0 - 20 Days	£980.64	£1,000.25	£19.61	2.00%	n/a		DRS Contract
Re	SPR 2 Strategic Planning & Regen	Strategic Planning & Regen	Director of Place Assistant Director (Day Rates) Commissioning Director	Paul Pawa/ Sheri Odoffin	Projects 21 - 60 Days	£906.46	£924.59	£18.13	2.00%	n/a		DRS Contract
Re	SPR 3 Strategic Planning & Regen	Strategic Planning & Regen	Director of Place Assistant Director (Day Rates) Commissioning Director	Paul Pawa/ Sheri Odoffin	Projects 60 days +	£858.55	£875.72	£17.17	2.00%	n/a		DRS Contract
Re 77	SPR 4 Strategic Planning & Regen	Strategic Planning & Regen	Director of Place Assistant Director (Hourly Rates) Commissioning Director	Paul Pawa/ Sheri Odoffin	0 - 20 Days	£136.20	£138.92	£2.72	2.00%	n/a		DRS Contract

Re	SPR 5 Strategic Planning & Regen	Strategic Planning & Regen	Director of Place Assistant Director (Hourly Rates) Commissioning Director	Paul Pawa/ Sheri Odoffin	Projects 21 - 60 Days	£125.89	£128.41	£2.52	2.00%	n/a	DRS Contract
Re	SPR 6 Strategic Planning & Regen	Strategic Planning & Regen	Director of Place Assistant Director (Hourly Rates) Commissioning Director	Paul Pawa/ Sheri Odoffin	Projects 60 days +	£119.24	£121.63	£2.38	2.00%	n/a	DRS Contract
Re	SPR 7 Strategic Planning & Regen	Strategic Planning & Regen	Head of Regeneration / Head of Service / Regeneration Transport Manager / Programme Director / Senior Commercial Manager (Day Rates)	Paul Pawa/ Sheri Odoffin	0 - 20 Days	£764.02	£779.30	£15.28	2.00%	n/a	DRS Contract
Re	SPR 8 Strategic Planning & Regen	Strategic Planning & Regen	Head of Regeneration / Head of Service / Regeneration Transport Manager / Programme Director / Senior Commercial Manager (Day Rates)	Paul Pawa/ Sheri Odoffin	Projects 21 - 60 Days	£707.04	£721.18	£14.14	2.00%	n/a	DRS Contract
Re	SPR 9 Strategic Planning & Regen	Strategic Planning & Regen	Head of Regeneration / Head of Service / Regeneration Transport Manager / Programme Director / Senior Commercial Manager (Day Rates)	Paul Pawa/ Sheri Odoffin	Projects 60 days +	£668.19	£681.55	£13.36	2.00%	n/a	DRS Contract
Re	SPR 10 Strategic Planning & Regen	Strategic Planning & Regen	Head of Regeneration / Head of Service / Regeneration Transport Manager / Programme Director / Senior Commercial Manager (Hourly Rates)	Paul Pawa/ Sheri Odoffin	0 - 20 Days	£106.11	£108.24	£2.12	2.00%	n/a	DRS Contract

Re	SPR 11 Strategic Planning & Regen	Strategic Planning & Regen	Head of Regeneration / Head of Service / Regeneration Transport Manager / Programme Director / Senior Commercial Manager (Hourly Rates)	Paul Pawa/ Sheri Odoffin	Projects 21 - 60 Days	£98.20	£100.16	£1.96	2.00%	n/a	DRS Contract
Re	SPR 12 Strategic Planning & Regen	Strategic Planning & Regen	Head of Regeneration / Head of Service / Regeneration Transport Manager / Programme Director / Senior Commercial Manager (Hourly Rates)	Paul Pawa/ Sheri Odoffin	Projects 60 days +	£92.80	£94.66	£1.86	2.00%	n/a	DRS Contract
Re	SPR 13 Strategic Planning & Regen	Strategic Planning & Regen	Housing Development Partnership Manager / Planning Policy Manager / Urban Design and Heritage Manager / Skills and Enterprise Manager / Infrastructure Planning and Delivery Manager / Major Developments Team Manager / Programme Manager / Regeneration Manager / Senior Regeneration Manager / Property Support (Day Rates)	Paul Pawa/ Sheri Odoffin	0 - 20 Days	£634.52	£647.21	£12.69	2.00%	n/a	DRS Contract
Re	SPR 14 Strategic Planning & Regen	Strategic Planning & Regen	Housing Development Partnership Manager / Planning Policy Manager / Urban Design and Heritage Manager / Skills	Paul Pawa/ Sheri Odoffin	Projects 21 - 60 Days	£586.61	£598.34	£11.73	2.00%	n/a	DRS Contract

			and Enterprise Manager / Infrastructure Planning and Delivery Manager / Major Developments Team Manager / Programme Manager / Regeneration Manager / Senior Regeneration Manager / Property Support (Day Rates)								
Re	SPR 15 Strategic Planning & Regen	Strategic Planning & Regen	Housing Development Partnership Manager / Planning Policy Manager / Urban Design and Heritage Manager / Skills and Enterprise Manager / Infrastructure Planning and Delivery Manager / Major Developments Team Manager / Programme Manager / Regeneration Manager / Senior Regeneration Manager / Property Support (Day Rates)	Paul Pawa/ Sheri Odoffin	Projects 60 days +	£555.53	£566.64	£11.11	2.00%	n/a	DRS Contract
Re 08	SPR 16 Strategic Planning & Regen	Strategic Planning & Regen	Housing Development Partnership Manager / Planning Policy Manager / Urban Design and Heritage Manager / Skills and Enterprise Manager / Infrastructure Planning and	Paul Pawa/ Sheri Odoffin	0 - 20 Days	£88.12	£89.88	£1.76	2.00%	n/a	DRS Contract

			Delivery Manager / Major Developments Team Manager / Programme Manager / Regeneration Manager / Senior Regeneration Manager / Property Support (Hourly Rate)								
Re	SPR 17 Strategic Planning & Regen	Strategic Planning & Regen	Housing Development Partnership Manager / Planning Policy Manager / Urban Design and Heritage Manager / Skills and Enterprise Manager / Infrastructure Planning and Delivery Manager / Major Developments Team Manager / Programme Manager / Regeneration Manager / Senior Regeneration Manager / Property Support (Hourly Rate)	Paul Pawa/ Sheri Odoffin	Projects 21 - 60 Days	£81.47	£83.10	£1.63	2.00%	n/a	DRS Contract
Re	SPR 18 Strategic Planning & Regen	Strategic Planning & Regen	Housing Development Partnership Manager / Planning Policy Manager / Urban Design and Heritage Manager / Skills and Enterprise Manager / Infrastructure Planning and Delivery Manager / Major Developments Team Manager /	Paul Pawa/ Sheri Odoffin	Projects 60 days +	£77.16	£78.70	£1.54	2.00%	n/a	DRS Contract

			Programme Manager / Regeneration Manager / Senior Regeneration Manager / Property Support (Hourly Rate)								
Re	SPR 19 Strategic Planning & Regen	Strategic Planning & Regen	Senior Regeneration Officer / Colindale Project Manager / Housing Strategy Manager / Principal Planner (Planning Policy) / Commercial Manager / Principal Planner (MDT) (Day Rates)	Paul Pawa/ Sheri Odoffin	0 - 20 Days	£538.14	£548.90	£10.76	2.00%	n/a	DRS Contract
Re	SPR 20 Strategic Planning & Regen	Strategic Planning & Regen	Senior Regeneration Officer / Colindale Project Manager / Housing Strategy Manager / Principal Planner (Planning Policy) / Commercial Manager / Principal Planner (MDT) (Day Rates)	Paul Pawa/ Sheri Odoffin	Projects 21 - 60 Days	£497.26	£507.21	£9.95	2.00%	n/a	DRS Contract
Re	SPR 21 Strategic Planning & Regen	Strategic Planning & Regen	Senior Regeneration Officer / Colindale Project Manager / Housing Strategy Manager / Principal Planner (Planning Policy) / Commercial Manager /	Paul Pawa/ Sheri Odoffin	Projects 60 days +	£471.35	£480.78	£9.43	2.00%	n/a	DRS Contract

			Principal Planner (MDT) (Day Rates)								
Re	SPR 22 Strategic Planning & Regen	Strategic Planning & Regen	Senior Regeneration Officer / Colindale Project Manager / Housing Strategy Manager / Principal Planner (Planning Policy) / Commercial Manager / Principal Planner (MDT) (Hourly Rates)	Paul Pawa/ Sheri Odoffin	0 - 20 Days	£74.74	£76.23	£1.49	2.00%	n/a	DRS Contract
Re	SPR 23 Strategic Planning & Regen	Strategic Planning & Regen	Senior Regeneration Officer / Colindale Project Manager / Housing Strategy Manager / Principal Planner (Planning Policy) / Commercial Manager / Principal Planner (MDT) (Hourly Rates)	Paul Pawa/ Sheri Odoffin	Projects 21 - 60 Days	£69.06	£70.44	£1.38	2.00%	n/a	DRS Contract
Re	SPR 24 Strategic Planning & Regen	Strategic Planning & Regen	Senior Regeneration Officer / Colindale Project Manager / Housing Strategy Manager / Principal Planner (Planning Policy) / Commercial Manager / Principal Planner (MDT) (Hourly Rates)	Paul Pawa/ Sheri Odoffin	Projects 60 days +	£65.46	£66.77	£1.31	2.00%	n/a	DRS Contract
Re 83	SPR 25 Strategic Planning & Regen	Strategic Planning & Regen	Regeneration Officer / Skills Development Programme	Paul Pawa/ Sheri Odoffin	0 - 20 Days	£441.44	£450.27	£8.83	2.00%	n/a	DRS Contract

			Officer / Senior Planning (Planning Policy) / Senior Planner (MDT) / Senior Planning (Urban Design & Heritage (Day Rates)								
Re	SPR 26 Strategic Planning & Regen	Strategic Planning & Regen	Regeneration Officer / Skills Development Programme Officer / Senior Planning (Planning Policy) / Senior Planner (MDT) / Senior Planning (Urban Design & Heritage (Day Rates)	Paul Pawa/ Sheri Odoffin	Projects 21 - 60 Days	£407.91	£416.07	£8.16	2.00%	n/a	DRS Contract
Re	SPR 27 Strategic Planning & Regen	Strategic Planning & Regen	Regeneration Officer / Skills Development Programme Officer / Senior Planning (Planning Policy) / Senior Planner (MDT) / Senior Planning (Urban Design & Heritage (Day Rates)	Paul Pawa/ Sheri Odoffin	Projects 60 days +	£385.89	£393.61	£7.72	2.00%	n/a	DRS Contract
Re	SPR 28 Strategic Planning & Regen	Strategic Planning & Regen	Regeneration Officer / Skills Development Programme Officer / Senior Planning (Planning Policy) / Senior Planner (MDT) / Senior Planning (Urban Design & Heritage (Hourly Rates)	Paul Pawa/ Sheri Odoffin	0 - 20 Days	£61.31	£62.54	£1.23	2.00%	n/a	DRS Contract
Re	SPR 29 Strategic Planning & Regen	Strategic Planning & Regen	Regeneration Officer / Skills Development Programme Officer / Senior Planning (Planning Policy) / Senior Planner (MDT) / Senior Planning	Paul Pawa/ Sheri Odoffin	Projects 21 - 60 Days	£56.65	£57.78	£1.13	2.00%	n/a	DRS Contract

			(Urban Design & Heritage (Hourly Rates))								
Re	SPR 30 Strategic Planning & Regen	Strategic Planning & Regen	Regeneration Officer / Skills Development Programme Officer / Senior Planning (Planning Policy) / Senior Planner (MDT) / Senior Planning (Urban Design & Heritage (Hourly Rates))	Paul Pawa/ Sheri Odoffin	Projects 60 days +	£53.59	£54.66	£1.07	2.00%	n/a	DRS Contract
Re	SPR 31 Strategic Planning & Regen	Strategic Planning & Regen	Business Liaison Officer / Town Centre Projects Officer / Management Accountant / Planning Officer (Planning Policy) / Planning Obligations Officer / Planning Officer (Urban Design & Heritage) (Day Rates)	Paul Pawa/ Sheri Odoffin	0 - 20 Days	£424.19	£432.67	£8.48	2.00%	n/a	DRS Contract
Re	SPR 32 Strategic Planning & Regen	Strategic Planning & Regen	Business Liaison Officer / Town Centre Projects Officer / Management Accountant / Planning Officer (Planning Policy) / Planning Obligations Officer / Planning Officer (Urban Design & Heritage) (Day Rates)	Paul Pawa/ Sheri Odoffin	Projects 21 - 60 Days	£392.37	£400.22	£7.85	2.00%	n/a	DRS Contract
Re	SPR 33 Strategic Planning & Regen	Strategic Planning & Regen	Business Liaison Officer / Town Centre Projects Officer / Management Accountant / Planning Officer (Planning Policy) / Planning	Paul Pawa/ Sheri Odoffin	Projects 60 days +	£371.64	£379.07	£7.43	2.00%	n/a	DRS Contract

			Obligations Officer / Planning Officer (Urban Design & Heritage) (Day Rates)								
Re	SPR 34 Strategic Planning & Regen	Strategic Planning & Regen	Business Liaison Officer / Town Centre Projects Officer / Management Accountant / Planning Officer (Planning Policy) / Planning Obligations Officer / Planning Officer (Urban Design & Heritage) (Hourly Rates)	Paul Pawa/ Sheri Odoffin	0 - 20 Days	£58.91	£60.09	£1.18	2.00%	n/a	DRS Contract
Re	SPR 35 Strategic Planning & Regen	Strategic Planning & Regen	Business Liaison Officer / Town Centre Projects Officer / Management Accountant / Planning Officer (Planning Policy) / Planning Obligations Officer / Planning Officer (Urban Design & Heritage) (Hourly Rates)	Paul Pawa/ Sheri Odoffin	Projects 21 - 60 Days	£54.49	£55.58	£1.09	2.00%	n/a	DRS Contract
Re	SPR 36 Strategic Planning & Regen	Strategic Planning & Regen	Business Liaison Officer / Town Centre Projects Officer / Management Accountant / Planning Officer (Planning Policy) / Planning Obligations Officer / Planning Officer (Urban Design & Heritage) (Hourly Rates)	Paul Pawa/ Sheri Odoffin	Projects 60 days +	£51.61	£52.64	£1.03	2.00%	n/a	DRS Contract
Re	SPR 37 Strategic Planning & Regen	Strategic Planning & Regen	Support Officer (Day Rates)	Paul Pawa/ Sheri Odoffin	0 - 20 Days	£321.86	£328.30	£6.44	2.00%	n/a	DRS Contract

Re	SPR 38 Strategic Planning & Regen	Strategic Planning & Regen	Support Officer (Day Rates)	Paul Pawa/Sheri Odoffin	Projects 21 - 60 Days	£297.84	£303.80	£5.96	2.00%	n/a	DRS Contract
Re	SPR 39 Strategic Planning & Regen	Strategic Planning & Regen	Support Officer (Day Rates)	Paul Pawa/Sheri Odoffin	Projects 60 days +	£281.00	£286.62	£5.62	2.00%	n/a	DRS Contract
Re	SPR 40 Strategic Planning & Regen	Strategic Planning & Regen	Support Officer (Hourly Rates)	Paul Pawa/Sheri Odoffin	0 - 20 Days	£44.70	£45.59	£0.89	2.00%	n/a	DRS Contract
Re	SPR 41 Strategic Planning & Regen	Strategic Planning & Regen	Support Officer (Hourly Rates)	Paul Pawa/Sheri Odoffin	Projects 21 - 60 Days	£41.36	£42.19	£0.83	2.00%	n/a	DRS Contract
Re	SPR 42 Strategic Planning & Regen	Strategic Planning & Regen	Support Officer (Hourly Rates)	Paul Pawa/Sheri Odoffin	Projects 60 days +	£39.03	£39.81	£0.78	2.00%	n/a	DRS Contract
Re	SPR 43 Strategic Planning & Regen	Strategic Planning & Regen	Support (Day Rates)	Paul Pawa/Sheri Odoffin	0 - 20 Days	£226.88	£231.42	£4.54	2.00%	n/a	DRS Contract
Re	SPR 44 Strategic Planning & Regen	Strategic Planning & Regen	Support (Day Rates)	Paul Pawa/Sheri Odoffin	Projects 21 - 60 Days	£209.78	£213.98	£4.20	2.00%	n/a	DRS Contract
Re	SPR 45 Strategic Planning & Regen	Strategic Planning & Regen	Support (Day Rates)	Paul Pawa/Sheri Odoffin	Projects 60 days +	£198.13	£202.09	£3.96	2.00%	n/a	DRS Contract
Re	SPR 46 Strategic Planning & Regen	Strategic Planning & Regen	Support (Hourly Rates)	Paul Pawa/Sheri Odoffin	0 - 20 Days	£31.51	£32.14	£0.63	2.00%	n/a	DRS Contract
Re	SPR 47 Strategic Planning & Regen	Strategic Planning & Regen	Support (Hourly Rates)	Paul Pawa/Sheri Odoffin	Projects 21 - 60 Days	£29.13	£29.71	£0.58	2.00%	n/a	DRS Contract
Re	SPR 48 Strategic Planning & Regen	Strategic Planning & Regen	Support (Hourly Rates)	Paul Pawa/Sheri Odoffin	Projects 60 days +	£27.51	£28.06	£0.55	2.00%	n/a	DRS Contract
Street Naming and Numbering											
Re	SNN 1 Street Naming and Numbering	Street Naming and Numbering	Application for numbering a property - new development or conversion	Jessica Ferrie	Per property	£105.95	£108.07	£2.12	2.00%	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local Government Act 2003
Re	SNN 2 Street Naming and Numbering	Street Naming and Numbering	Application for naming a new street (Authority choice of name)	Jessica Ferrie	Per Street	£277.35	£282.90	£5.55	2.00%	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local Government Act 2003
Re	SNN 3 Street Naming and Numbering	Street Naming and Numbering	Application for naming a new street (Applicants choice of name)	Jessica Ferrie	Per Street	£332.06	£338.70	£6.64	2.00%	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local

			adhering to SNN Policy)								Government Act 2003
Re	SNN 4 Street Naming and Numbering	Street Naming and Numbering	Renaming existing street	Jessica Ferrie	Base fee per street	£405.20	£413.30	£8.10	2.00%	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local Government Act 2003
Re	SNN 5 Street Naming and Numbering	Street Naming and Numbering		Jessica Ferrie	Per property for street name change	£30.39	£31.00	£0.61	2.00%	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local Government Act 2003
Re	SNN 6 Street Naming and Numbering	Street Naming and Numbering	Naming or renaming of buildings (Authority choice of name)	Jessica Ferrie	Per block/house	£183.55	£187.22	£3.67	2.00%	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local Government Act 2003
Re	SNN 7 Street Naming and Numbering	Street Naming and Numbering	Naming or renaming of buildings (Applicants choice of name, adhering to SNN Policy)	Jessica Ferrie	Per block/house	£220.26	£224.67	£4.41	2.00%	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local Government Act 2003
Re	SNN 8 Street Naming and Numbering	Street Naming and Numbering	Naming or renaming of Parks and Open Spaces	Jessica Ferrie	Per name	£183.55	£187.22	£3.67	2.00%	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local Government Act 2003
Re	SNN 11 Street Naming and Numbering	Street Naming and Numbering	Retrospective application for street naming / building naming / building numbering	Jessica Ferrie	per unit/street	As per schedule plus 30%		N/A	N/A	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local Government Act 2003
Re	SNN 12 Street Naming and Numbering	Street Naming and Numbering	Officer hourly rate	Jessica Ferrie	per hour	£51.00	£52.02	£1.02	2.00%	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local Government Act 2003
Re 88	SNN 13 Street Naming and Numbering	Street Naming and Numbering	Confirmation of Address	Jessica Ferrie	per unit	£102.00	£104.04	£2.04	2.00%	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local Government Act 2003

Re	SNN 14 Street Naming and Numbering	Street Naming and Numbering	Numbering new developments Fixed price plus reduced price per unit	Jessica Ferrie	5 to 19 units - base fee	£515.10	£525.40	£10.30	2.00%	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local Government Act 2003
Re	SNN 15 Street Naming and Numbering	Street Naming and Numbering		Jessica Ferrie	per unit	£40.63	£41.44	£0.81	2.00%	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local Government Act 2003
Re	SNN 16 Street Naming and Numbering	Street Naming and Numbering	Numbering new developments Fixed price plus reduced price per unit	Jessica Ferrie	20 to 49 units - base fee	£1,131.20	£1,153.82	£22.62	2.00%	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local Government Act 2003
Re	SNN 17 Street Naming and Numbering	Street Naming and Numbering		Jessica Ferrie	per unit	£29.08	£29.66	£0.58	2.00%	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local Government Act 2003
Re	SNN 18 Street Naming and Numbering	Street Naming and Numbering	Numbering new developments Fixed price plus reduced price per unit	Jessica Ferrie	50 to 100 units - base fee	£1,947.40	£1,986.35	£38.95	2.00%	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local Government Act 2003
Re	SNN 19 Street Naming and Numbering	Street Naming and Numbering		Jessica Ferrie	per unit	£21.23	£21.65	£0.42	2.00%	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local Government Act 2003
Re	SNN 20 Street Naming and Numbering	Street Naming and Numbering	Numbering new developments Fixed price plus reduced price per unit	Jessica Ferrie	100 plus units - base fee	£2,184.10	£2,227.78	£43.68	2.00%	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local Government Act 2003
Re	SNN 21 Street Naming and Numbering	Street Naming and Numbering		Jessica Ferrie	per additional unit	£14.15	£14.43	£0.28	2.00%	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local Government Act 2003

Re	SNN 22 Street Naming and Numbering	Street Naming and Numbering	Application for Renumbering existing property	Jessica Ferrie	Per Unit	£127.10	£129.64	£2.54	2.00%	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local Government Act 2003
Re	SNN 23 Street Naming and Numbering	Street Naming and Numbering	Numbering new developments Fixed price plus reduced price per unit	Jessica Ferrie	Above 50	£515.10	£525.40	£10.30	2.00%	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local Government Act 2003
Re	SNN 24 Street Naming and Numbering	Street Naming and Numbering	Written (letter or email) confirmation of official address or additional copies of official notification letter	Jessica Ferrie	Per application reference	£31.90	£32.54	£0.64	2.00%	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local Government Act 2003
Re	SNN 25 Street Naming and Numbering	Street Naming and Numbering	Amendment to officially agreed addresses due to change in plot numbers, plot positions, building number - only available within 6 months of decision	Jessica Ferrie		£60.50 plus £6 per unit	£61 plus £6 per unit	£0.50	0.83%	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local Government Act 2003
Re	SNN 26 Street Naming and Numbering	Street Naming and Numbering	Site visit	Jessica Ferrie	per visit	£153.00	£156.06	£3.06	2.00%	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local Government Act 2003
Re	SNN 27 Street Naming and Numbering	Street Naming and Numbering	Direct action	Jessica Ferrie	Cost of any direct action to be recovered including	Cost of any direct action to be recovered including officers time, site visits conducted and any contractor costs incurred	Cost of any direct action to be recovered including officers time, site visits conducted and any contractor costs incurred	N/A	N/A	Discretionary	London Buildings Acts (Amendment) Act 1939 and s93 Local Government Act 2003

Fees and Charges 2022/23

Department:	Re
Area:	Land Charges

Reference/ Area	Fee/Charge Title	Area	Description	Service Lead (person submitting charge)	Unit of Measure	Charges 2021/22	Charges 2022/23	Change from prior year (actual)	Change from prior year (%)	Basis of charging (Statutory prescribed, Statutory discretionary, statutory costs recovery or Discretionary)	Statutory Basis for Charging (i.e. the legislation that permits you to charge for this service / product)	Comments
Re	LC 1 Land Charges	Land Charges	Full Search	Christopher James	Each	£232.99	£237.65	£4.66	2.00%	1. Local Authorities (England)(Charges for Property Searches) Regulations 2008 2. Local Land Charges Rules 1977/985 3. s13A (1) Local Land Charges Act 1975	Statutory Discretionary and Prescribed	
Re	LC 2 Land Charges	Land Charges	Expedited 24 hr Full Search	Christopher James	Each	£279.59	£285.18	£5.59	2.00%	1. Local Authorities (England)(Charges for Property Searches) Regulations 2008 2. Local Land Charges Rules 1977/985 3. s13A (1) Local Land Charges Act 1975	Statutory Discretionary and Prescribed	
Re	LC 3 Land Charges	Land Charges	Certificate of Search (LLC1)	Christopher James	Each	£75.47	£76.98	£1.51	2.00%	Rule 14 and Schedule 3 item 6(b)(ii) Local Land Charges Rules 1977/985	Statutory Discretionary	
Re	LC 4 Land Charges	Land Charges	Additional Enquiries (each)	Christopher James	Each	£51.41	£52.44	£1.03	2.00%	s.5-8 Local Authorities (England)(Charges for Property Searches) Regulations 2008	Statutory Discretionary	
Re	LC 5 Land Charges	Land Charges	Extra Parcels of Land (each)	Christopher James	Each	£51.41	£52.44	£1.03	2.00%	Rule 14 and Schedule 3 item 6(b)(ii) Local Land Charges Rules 1977/985	Statutory Discretionary	
Re	LC 6 Land Charges	Land Charges	CON29 ONLY	Christopher James	Each	£157.02	£160.16	£3.14	2.00%	s.5-8 Local Authorities (England)(Charges for Property Searches) Regulations 2008	Statutory Discretionary	
Re	LC 7 Land Charges	Land Charges	Search refresh - within 93 days of original search	Christopher James	Each	£98.77	£100.75	£1.98	2.00%	1. Local Authorities (England)(Charges for Property Searches) Regulations 2008 2. Local Land Charges Rules 1977/985	Statutory Discretionary and Prescribed	

Personal Searches

One Parcel of Land (view only)

Re	LC 12 Land Charges	Land Charges	One Parcel of Land (copy of documentation provided)	Christopher James		£28.87	£29.45	£0.58	2.00%	s.8 Environmental Information Regulations 2004	Statutory Discretionary	
Re	LC 13 Land Charges	Land Charges	Extra Parcels of Land (each)	Christopher James	Each	£1.57	£1.60	£0.03	2.00%	s.8 Environmental Information Regulations 2004	Statutory Discretionary	
Copy of Official Documentation												
Re	LC 14 Land Charges	Land Charges	Copies of Planning Decisions	Christopher James	Each	£32.16	£32.81	£0.64	2.00%	s.5-8 Local Authorities (England)(Charges for Property Searches) Regulations 2008 / s93 of the Local Government Act 2003 - cost recovery	Discretionary	
Re	LC 15 Land Charges	Land Charges	Copies of Enforcement Notices	Christopher James	Each	£32.16	£32.81	£0.64	2.00%	s.5-8 Local Authorities (England)(Charges for Property Searches) Regulations 2008 / s93 of the Local Government Act 2003 - cost recovery	Discretionary	
Re	LC 16 Land Charges	Land Charges	Tree Preservation Order Full Document	Christopher James	Each	£32.16	£32.81	£0.64	2.00%	s.5-8 Local Authorities (England)(Charges for Property Searches) Regulations 2008 / s93 of the Local Government Act 2003 - cost recovery	Discretionary	
Re	LC 17 Land Charges	Land Charges	Listed Buildings	Christopher James	Each	£46.60	£47.53	£0.93	2.00%	s.5-8 Local Authorities (England)(Charges for Property Searches) Regulations 2008 / s93 of the Local Government Act 2003 - cost recovery	Discretionary	
Re	LC 18 Land Charges	Land Charges	Light Obstruction Notices	Christopher James	Each	£43.05	£43.91	£0.86	2.00%	Local Land Charges Rules 1977/985, Rule 10 and Schedule 3 items 1-4	Statutory Discretionary	
Re	LC 19 Land Charges	Land Charges	Repair Notices	Christopher James	Each	£41.28	£42.11	£0.83	2.00%	Rule 14 and Schedule 3 item 8 Local Land Charges Rules 1977/985	Statutory Discretionary	
Re	LC 20 Land Charges	Land Charges	Improvement Grants	Christopher James	Each	£41.03	£41.85	£0.82	2.00%	Rule 14 and Schedule 3 item 8 Local Land Charges Rules 1977/986	Statutory Discretionary	
Re	LC 21 Land Charges	Land Charges	Covenants	Christopher James	Each	£41.03	£41.85	£0.82	2.00%	Rule 14 and Schedule 3 item 8 Local Land Charges Rules 1977/987	Statutory Discretionary	

Re	LC 22 Land Charges	Land Charge s	Agreements	Christoph er James	Each	£55.72	£56.83	£1.11	2.00%	Rule 14 and Schedule 3 item 8 Local Land Charges Rules 1977/988	Statutory Discretionary				
Re	LC 23 Land Charges	Land Charge s	Article 4 Directions	Christoph er James	Each	£35.46	£36.16	£0.71	2.00%	Rule 14 and Schedule 3 item 8 Local Land Charges Rules 1977/989	Statutory Discretionary				
Re	LC 24 Land Charges	Land Charge s	Duplicate Searches	Christoph er James	Each	£53.18	£54.24	£1.06	2.00%	s93 of the Local Government Act 2003	Discretionary				
CON29R Enquires of local authority (2007)															
Planning and Building Regulations															
1.1. Planning and building decisions and pending applications															
Which of the following relating to the property have been granted, issued or refused or (were applicable) are the subject of pending applications?															
Re	LC 25 Land Charges	Land Charge s	(a) a planning permission *	Christoph er James		£18.74	£19.11	£0.37	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary				
Re	LC 26 Land Charges	Land Charge s	(b) a listed building consent *	Christoph er James											
Re	LC 27 Land Charges	Land Charge s	c) a conservation area consent *	Christoph er James											
Re	LC 28 Land Charges	Land Charge s	(d) a certificate of lawfulness of existing use or development *	Christoph er James											
Re	LC 29 Land Charges	Land Charge s	(e) a certificate of lawfulness of proposed use or development *	Christoph er James											
Re	LC 30 Land Charges	Land Charge s	(f) building regulations approval	Christoph er James		£18.74	£19.11	£0.37	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary				
Re	LC 31 Land Charges	Land Charge s	(g) a building regulation completion certification	Christoph er James											
Re	LC 32 Land Charges	Land Charge s	(h) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme	Christoph er James											
1.2. Planning designations and proposals															
Re	LC 33 Land Charges	Land Charge s	What designations of land use for the property or the area, and what specific proposals of the property, are contained in any existing or proposed development plan?	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary				
Roads															
2.1 Roadways, footways and footpaths															
Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:															
Re	LC 34 Land Charges	Land Charge s	(a) highways maintainable at public expense *	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary				
Re	LC 35 Land Charges	Land Charge s	(b) subject to adoption and, supported by a bond and bond waver	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1976	Discretionary				

Re	LC 36 Land Charges	Land Charge s	c) to be made up by a local authority who will reclaim the cost from the frontages	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1977	Discretionary	
Re	LC 37 Land Charges	Land Charge s	(d) to be adopted by a local authority without reclaiming the cost from the frontages	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 38 Land Charges	Land Charge s	2.2 Is any public right of way which abuts on, or crosses the property, shown in a definitive map or revised definitive map?	Christoph er James		£18.99	£19.37	£0.38	2.00%	S13A (1) Local Land Charges Act 1976	Discretionary	
Re	LC 39 Land Charges	Land Charge s	2.3 Are there any pending applications to record a public right of way which abuts or crosses the property, on the register?	Christoph er James		£18.99	£19.37	£0.38	2.00%	S13A (1) Local Land Charges Act 1977	Discretionary	
Re	LC 40 Land Charges	Land Charge s	2.4 Are there any legal orders to stop up, or divert, alter or create a public right of way which abuts on, or crosses the property, not yet implemented or shown on a revised definitive map?	Christoph er James		£18.99	£19.37	£0.38	2.00%	S13A (1) Local Land Charges Act 1978	Discretionary	
Re	LC 41 Land Charges	Land Charge s	2.5 If so, please attach a plan showing the approximate route.	Christoph er James		£18.99	£19.37	£0.38	2.00%	S13A (1) Local Land Charges Act 1979	Discretionary	

Other Matters

3.1 Land required for public purposes

Re	LC 42 Land Charges	Land Charge s	Is the property included in the land required for public purposes?	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1979	Discretionary	
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3.2 Land to be acquired for road works

Re	LC 43 Land Charges	Land Charge s	Is the property included in land to be acquired for road works?	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1979	Discretionary	
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3.3 Drainage agreements and consents

Do either of the following exist in relation to the property?

- (a) an agreement to drain buildings in combination into an existing sewer by means of a private sewer **
- (b) an agreement or consent for (i) a building, or (ii) extension to a building on the property, to be built over, or in the vicinity of a drain, sewer or disposal main? **

3.4 Nearby road schemes

Is the property (or will it be) within 200 metres of any of the following?

Re	LC 44 Land Charges	Land Charge s	(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme	Christoph er James		£19.25	£19.63	£0.38	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 45 Land Charges	Land Charge s	(b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass flyover, footbridge, elevated road or dual carriageway	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1976	Discretionary	
Re	LC 46 Land Charges	Land Charge s	c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving (i) construction of a roundabout (other than a mini roundabout) or (ii) widening by construction of one additional traffic lanes	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1977	Discretionary	
Re	LC 47 Land Charges	Land Charge s	(d) the outer limits of (i) construction of a new road to be built by a local authority (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway (iii) construction of a roundabout (other than a	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1978	Discretionary	

			mini roundabout) or widening by construction or one or more additional traffic lanes.									
Re	LC 48 Land Charges	Land Charges	(e) the centre line of the line proposed route of the new road under proposals published for public consultation	Christopher James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1979	Statutory - discretionary fee	
Re	LC 49 Land Charges	Land Charges	(f) the outer limits of (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway (ii) construction of a roundabout (other than a mini roundabout) (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation	Christopher James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	

3.5. Nearby railway schemes

Re	LC 50 Land Charges	Land Charges	Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tram, light railway or monorail?	Christopher James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1976	Discretionary	
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3.6. Traffic schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths (named in box B) which abut the boundaries of the property?

Re	LC 51 Land Charges	Land Charges	(a) permanent stopping up or diversion	Christopher James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1976	Statutory - discretionary fee	
Re	LC 52 Land Charges	Land Charges	(b) waiting or loading restrictions	Christopher James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1977	Discretionary	
Re	LC 53 Land Charges	Land Charges	c) one way driving	Christopher James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1978	Discretionary	
Re	LC 54 Land Charges	Land Charges	(d) prohibition of driving	Christopher James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1979	Discretionary	
Re	LC 55 Land Charges	Land Charges	(e) pedestrianisation	Christopher James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1980	Discretionary	
Re	LC 56 Land Charges	Land Charges	(f) vehicle width or weight restriction	Christopher James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1981	Discretionary	
Re	LC 57 Land Charges	Land Charges	(g) traffic calming works including road humps	Christopher James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1982	Discretionary	
Re	LC 58 Land Charges	Land Charges	(h) residents parking controls	Christopher James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1983	Discretionary	
Re	LC 59 Land Charges	Land Charges	(i) minor road widening of improvement	Christopher James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1984	Discretionary	
Re	LC 60 Land Charges	Land Charges	(j) pedestrian crossings	Christopher James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1985	Discretionary	
Re	LC 61 Land Charges	Land Charges	(k) cycle tracks	Christopher James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1986	Discretionary	

Re	LC 62 Land Charges	Land Charge s	(l) bridge building	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1987	Discretionary	
3.7. Outstanding notices												
Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this form?												
Re	LC 63 Land Charges	Land Charge s	(a) building works	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 64 Land Charges	Land Charge s	(b) environment	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 65 Land Charges	Land Charge s	c) health and safety	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 66 Land Charges	Land Charge s	(d) housing	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 67 Land Charges	Land Charge s	(e) highways	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 68 Land Charges	Land Charge s	(f) public health	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
3.8. Contravention of building regulations												
Re	LC 69 Land Charges	Land Charge s	Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1976	Discretionary	
3.9 Notices, orders, directions and proceedings under Planning Acts												
Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following?												
Re	LC 70 Land Charges	Land Charge s	(a) an enforcement notice	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 71 Land Charges	Land Charge s	(b) a stop notice	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 72 Land Charges	Land Charge s	c) a listed building enforcement notice	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 73 Land Charges	Land Charge s	(d) a breach of condition notice	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 74 Land Charges	Land Charge s	(e) a planning contravention notice	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 75 Land Charges	Land Charge s	(f) another notice relation to a breach of planning control	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 76 Land Charges	Land Charge s	(g) a listed building repairs notice	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 77 Land Charges	Land Charge s	(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	

Re	LC 78 Land Charges	Land Charge s	(i) a building preservation notice	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 79 Land Charges	Land Charge s	(j) a direction restricting permitted development	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 80 Land Charges	Land Charge s	(k) an order revoking or modifying planning permission	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 81 Land Charges	Land Charge s	(l) an order requiring discontinuance of use or alteration or removal of building works	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 82 Land Charges	Land Charge s	(m) a tree preservation order	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 83 Land Charges	Land Charge s	(n) proceedings to enforce a planning agreement or planning contribution	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
3.10 Community Infrastructure Levy												
Re	LC 84 Land Charges	Land Charge s	(a) Is there a CIL charging schedule?	Christoph er James		£18.23	£18.60	£0.36	2.00%	s93 of the Local Government Act 2003	Discretionary	
Re	LC 85 Land Charges	Land Charge s	Yes - There are two charging schedules (i) Mayor of London CIL Charging Schedule (ii) London Borough of Barnet CIL Charging Schedule	Christoph er James								
Re	LC 86 Land Charges	Land Charge s	(b) If, yes, do any of the following subsist in relation to the property, or has a Local Authority decided to issue, serve, make or commence any of the following?:	Christoph er James		£18.23	£18.60	£0.36	2.00%	s93 of the Local Government Act 2003	Discretionary	
Re	LC 87 Land Charges	Land Charge s	(i) a liability notice?	Christoph er James								
Re	LC 88 Land Charges	Land Charge s	(ii) a notice of chargeable development?	Christoph er James								
Re	LC 89 Land Charges	Land Charge s	(iii) a demand notice?	Christoph er James								
Re	LC 90 Land Charges	Land Charge s	(iv) a default liability notice?	Christoph er James								
Re	LC 91 Land Charges	Land Charge s	(v) an assumption of liability notice?	Christoph er James								
Re	LC 92 Land Charges	Land Charge s	(vi) a commencement notice?	Christoph er James								
Re	LC 93 Land Charges	Land Charge s	(c) Has any demand notice been suspended?	Christoph er James								
Re	LC 94 Land Charges	Land Charge s	(d) Has the Local Authority received full or partial payment of any CIL liability?	Christoph er James								
Re ⁹⁷	LC 95 Land Charges	Land Charge s	(e) Has the Local Authority received any appeal against any of the above?	Christoph er James								

Re	LC 96 Land Charges	Land Charge s	(f) Has a decision been taken to apply for a liability order?	Christoph er James								
Re	LC 97 Land Charges	Land Charge s	(g) Has a liability order been granted?	Christoph er James								
Re	LC 98 Land Charges	Land Charge s	(h) Have any other enforcement measures been taken?	Christoph er James								

3.11 Conservation area

Do the following apply in relation to the property?

Re	LC 99 Land Charges	Land Charge s	(a) the making of the area a conservation area before 31 August 1974	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 100 Land Charges	Land Charge s	(b) an unimplemented resolution to designate the area a conservation area	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	

3.12 Compulsory purchase

Re	LC 101 Land Charges	Land Charge s	Has any enforceable order or decision been made to compulsorily purchase or acquire the property?	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1976	Discretionary	
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3.13 Contaminated land

Do any of the following apply (including any relating land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property)?

Re	LC 102 Land Charges	Land Charge s	(a) a contaminated land notice	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1976	Discretionary	
Re	LC 103 Land Charges	Land Charge s	(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1976	Discretionary	
Re	LC 104 Land Charges	Land Charge s	(i) a decision to make an entry	Christoph er James							Discretionary	
Re	LC 105 Land Charges	Land Charge s	(ii) an entry	Christoph er James							Discretionary	
Re	LC 106 Land Charges	Land Charge s	c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice	Christoph er James		£12.66	£12.92	£0.25	2.00%	S13A (1) Local Land Charges Act 1976	Discretionary	

3.14 Radon gas

Do records indicate that the property is in a 'Radon Affected Area' as identified by the Health Protection Agency?

* Information available free of charge online

3.15 Assets of Community Value

Re	LC 107 Land Charges	Land Charge s	(a) Has the property been nominated as an asset of community value?	Christoph er James		£11.90	£12.14	£0.24	2.00%	s93 of the Local Government Act 2003	Discretionary	
Re	LC 108 Land Charges	Land Charge s	(i) Is it listed as an asset of community value?	Christoph er James								
Re	LC 109 Land Charges	Land Charge s	(ii) Was it excluded and placed on the "nominated but not listed" list?	Christoph er James								

Re	LC 110 Land Charges	Land Charge s	(iii) Has the listing expired?	Christoph er James								
Re	LC 111 Land Charges	Land Charge s	(iv) Is the Local Authority reviewing or proposing to review the listing?	Christoph er James								
Re	LC 112 Land Charges	Land Charge s	(v) Are there any subsisting appeals against the listing?	Christoph er James								
Re	LC 113 Land Charges	Land Charge s	(b) If the property is listed	Christoph er James		£11.90	£12.14	£0.24	2.00%	s93 of the Local Government Act 2003	Discretionary	
Re	LC 114 Land Charges	Land Charge s	(i) Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?	Christoph er James								
Re	LC 115 Land Charges	Land Charge s	(ii) Has the Local Authority received a notice of disposal?	Christoph er James								
Re	LC 116 Land Charges	Land Charge s	(iii) Has an community interest group requested to be treated as a bidder?	Christoph er James								
CON 290 Optional enquiries of the Local Authority (2007)												
Re	LC 117 Land Charges	Land Charge s	4. Road proposals by private bodies	Christoph er James		£25.58	£26.09	£0.51	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 118 Land Charges	Land Charge s	5. Advertisements	Christoph er James		£25.58	£26.09	£0.51	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 119 Land Charges	Land Charge s	6. Completion notices	Christoph er James		£25.58	£26.09	£0.51	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 120 Land Charges	Land Charge s	7 Parks and Countryside	Christoph er James		£25.58	£26.09	£0.51	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 121 Land Charges	Land Charge s	8. Pipelines	Christoph er James		£25.58	£26.09	£0.51	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 122 Land Charges	Land Charge s	9. Houses in multiple occupation	Christoph er James		£25.58	£26.09	£0.51	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 123 Land Charges	Land Charge s	10. Noise abatement	Christoph er James		£25.58	£26.09	£0.51	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 124 Land Charges	Land Charge s	11. Urban development areas	Christoph er James		£25.58	£26.09	£0.51	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 125 Land Charges	Land Charge s	12. Enterprise zones, Local Development Orders & BIDS	Christoph er James		£25.58	£26.09	£0.51	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 126 Land Charges	Land Charge s	13. Inner urban improvement areas	Christoph er James		£25.58	£26.09	£0.51	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 127 Land Charges	Land Charge s	14. Simplified planning zones	Christoph er James		£25.58	£26.09	£0.51	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	

Re	LC 128 Land Charges	Land Charge s	15. Land maintenance notices	Christoph er James		£25.58	£26.09	£0.51	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 129 Land Charges	Land Charge s	16. Mineral Consultation and Safeguarding Areas	Christoph er James		£25.58	£26.09	£0.51	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 130 Land Charges	Land Charge s	17. Hazardous substance consents	Christoph er James		£25.58	£26.09	£0.51	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 131 Land Charges	Land Charge s	18. Environmental and pollution notices	Christoph er James		£25.58	£26.09	£0.51	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 132 Land Charges	Land Charge s	19. Food safety notices	Christoph er James		£25.58	£26.09	£0.51	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 133 Land Charges	Land Charge s	20. Hedgerow notices	Christoph er James		£25.58	£26.09	£0.51	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 134 Land Charges	Land Charge s	21. Flood Defence and Land Drainage Consents	Christoph er James		£25.58	£26.09	£0.51	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	
Re	LC 135 Land Charges	Land Charge s	22. Common land and town or village greens	Christoph er James		£25.58	£26.09	£0.51	2.00%	S13A (1) Local Land Charges Act 1975	Discretionary	

Fees and Charges 2022/23

Department: **Estates**
Area: **Colindale Offices**

Reference/ Area	Fee/Charge Title	Area	Description	Service Lead	Unit of Measure	Charges 2021/22	Charges 2022/23	Change from prior year (actual)	Change from prior year (%)	Statutory Basis for Charging (i.e. the legislation that permits you to charge for this service / product)	Basis of charging (Statutory prescribed, Statutory discretionary, statutory costs recovery or Discretionary)
Whole Conference Room	Proposed rates (Full day - 13 hours)	Colindale Offices	Full day	Estates Lead (Chris Smith)	13hrs (8am to 9pm)	£1,100.00	£1,100.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Large Section of Conference Room	Proposed rates (Full day - 13 hours)	Colindale Offices	Full day	Estates Lead (Chris Smith)	13hrs (8am to 9pm)	£800.00	£800.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Small Section of Conference Room	Proposed rates (Full day - 13 hours)	Colindale Offices	Full day	Estates Lead (Chris Smith)	13hrs (8am to 9pm)	£350.00	£350.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Meeting Room 1	Proposed rates (Full day - 13 hours)	Colindale Offices	Full day	Estates Lead (Chris Smith)	13hrs (8am to 9pm)	£165.00	£165.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Meeting Room 2	Proposed rates (Full day - 13 hours)	Colindale Offices	Full day	Estates Lead	13hrs (8am to 9pm)	£100.00	£100.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary

				(Chris Smith)							
Meeting Room 3	Proposed rates (Full day - 13 hours)	Colindale Offices	Full day	Estates Lead (Chris Smith)	13hrs (8am to 9pm)	£135.00	£135.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Entire Facility	Proposed rates (Full day - 13 hours)	Colindale Offices	Full day	Estates Lead (Chris Smith)	13hrs (8am to 9pm)	£2,000.00	£2,000.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Whole Conference Room	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£550.00	£550.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Large Section of Conference Room	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£400.00	£400.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Small Section of Conference Room	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£175.00	£175.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Meeting Room 1	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£85.00	£85.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Meeting Room 2	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£50.00	£50.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Meeting Room 3	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£70.00	£70.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Entire Facility	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£1,000.00	£1,000.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Whole Conference Room	Proposed rates (Full day - 13 hours)	Colindale Offices	Full Day Registered Charity	Estates Lead (Chris Smith)	13hrs (8am to 9pm)	£220.00	£220.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Large Section of Conference Room	Proposed rates (Full day - 13 hours)	Colindale Offices	Full Day Registered Charity	Estates Lead (Chris Smith)	13hrs (8am to 9pm)	£160.00	£160.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Small Section of Conference Room	Proposed rates (Full day - 13 hours)	Colindale Offices	Full Day Registered Charity	Estates Lead (Chris Smith)	13hrs (8am to 9pm)	£70.00	£70.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Meeting Room 1	Proposed rates (Full day - 13 hours)	Colindale Offices	Full Day Registered Charity	Estates Lead (Chris Smith)	13hrs (8am to 9pm)	£33.00	£33.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Meeting Room 2	Proposed rates (Full day - 13 hours)	Colindale Offices	Full Day Registered Charity	Estates Lead	13hrs (8am to 9pm)	£20.00	£20.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary

				(Chris Smith)							
Meeting Room 3	Proposed rates (Full day - 13 hours)	Colindale Offices	Full Day Registered Charity	Estates Lead (Chris Smith)	13hrs (8am to 9pm)	£27.00	£27.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Entire Facility	Proposed rates (Full day - 13 hours)	Colindale Offices	Full Day Registered Charity	Estates Lead (Chris Smith)	13hrs (8am to 9pm)	£400.00	£400.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Whole Conference Room	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day Registered Charity	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£110.00	£110.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Large Section of Conference Room	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day Registered Charity	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£80.00	£80.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Small Section of Conference Room	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day Registered Charity	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£35.00	£35.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Meeting Room 1	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day Registered Charity	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£17.00	£17.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Meeting Room 2	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day Registered Charity	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£10.00	£10.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Meeting Room 3	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day Registered Charity	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£14.00	£14.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Entire Facility	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Colindale Offices	Half Day Registered Charity	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£200.00	£200.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary

Fees and Charges 2022/23

Department:	Estates
Area:	Hendon Town Hall Parties, Fairs and Events

Reference/ Area	Fee/Charge Title	Area	Description	Service Lead	Unit of Measure	Charges 2021/22	Charges 2022/23	Change from prior year (actual)	Change from prior year (%)	Statutory Basis for Charging (i.e. the legislation that permits you to charge for this service / product)	Basis of charging (Statutory prescribed, Statutory discretionary, statutory costs recovery or Discretionary)
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Council Chamber	Proposed rates (Full day - 13 hours)	Hendon Town Hall	Mon-Fri full day	Estates Lead (Chris Smith)	13hrs (8am to 9pm)	£845.00	£845.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Council Chamber	Proposed rates (Full day - 13 hours)	Hendon Town Hall	Saturday full day	Estates Lead (Chris Smith)	13hrs (8am to 9pm)	£845.00	£845.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Council Chamber	Proposed rates (Full day - 13 hours)	Hendon Town Hall	Sunday full day	Estates Lead (Chris Smith)	13hrs (8am to 9pm)	£900.00	£900.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Committee rooms	Proposed rates (Full day - 13 hours)	Hendon Town Hall	Mon-Fri full day	Estates Lead (Chris Smith)	13hrs (8am to 9pm)	£450.00	£450.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Committee rooms	Proposed rates (Full day - 13 hours)	Hendon Town Hall	Saturday full day	Estates Lead (Chris Smith)	13hrs (8am to 9pm)	£690.00	£690.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Committee rooms	Proposed rates (Full day - 13 hours)	Hendon Town Hall	Sunday full day	Estates Lead (Chris Smith)	13hrs (8am to 9pm)	£860.00	£860.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Heritage rooms	Proposed rates (Full day - 13 hours)	Hendon Town Hall	Mon-Fri full day	Estates Lead (Chris Smith)	13hrs (8am to 9pm)	£450.00	£450.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Heritage rooms	Proposed rates (Full day - 13 hours)	Hendon Town Hall	Saturday full day	Estates Lead (Chris Smith)	13hrs (8am to 9pm)	£600.00	£600.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Heritage rooms	Proposed rates (Full day - 13 hours)	Hendon Town Hall	Sunday full day	Estates Lead (Chris Smith)	13hrs (8am to 9pm)	£750.00	£750.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Plus Kitchen hire	Proposed rates (Full day - 13 hours)	Hendon Town Hall	Mon-Fri full day	Estates Lead (Chris Smith)	13hrs (8am to 9pm)	£250.00	£250.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Plus Kitchen hire	Proposed rates (Full day - 13 hours)	Hendon Town Hall	Saturday full day	Estates Lead (Chris Smith)	13hrs (8am to 9pm)	£300.00	£300.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Plus Kitchen hire	Proposed rates (Full day - 13 hours)	Hendon Town Hall	Sunday full day	Estates Lead (Chris Smith)	13hrs (8am to 9pm)	£350.00	£350.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Council Chamber	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Hendon Town Hall	Mon-Fri half day	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£360.00	£360.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Council Chamber	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Hendon Town Hall	Saturday half day	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£420.00	£420.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary

Council Chamber	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Hendon Town Hall	Sunday half day	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£450.00	£450.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Committee rooms	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Hendon Town Hall	Mon-Fri half day	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£375.00	£375.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Committee rooms	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Hendon Town Hall	Saturday half day	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£430.00	£430.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Committee rooms	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Hendon Town Hall	Sunday half day	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£500.00	£500.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Heritage rooms	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Hendon Town Hall	Mon-Fri half day	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£225.00	£225.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Heritage rooms	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Hendon Town Hall	Saturday half day	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£300.00	£300.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Heritage rooms	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Hendon Town Hall	Sunday half day	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£375.00	£375.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Plus Kitchen hire	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Hendon Town Hall	Mon-Fri half day	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£125.00	£125.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Plus Kitchen hire	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Hendon Town Hall	Saturday half day	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£150.00	£150.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary
Plus Kitchen hire	Proposed rates (Half day - 6.5 hours between 8am and 9pm)	Hendon Town Hall	Sunday half day	Estates Lead (Chris Smith)	6.5 hrs (8am to 9pm)	£185.00	£185.00	£0.00	0.00%	s93 Local Government Act 2003/Localism Act	Discretionary

Fees and Charges 2022/23

Department:	Regulatory Services
Area:	Private Sector Housing

Reference/ Area	Fee/Charge Title	Area	Description	Unit of Measure	Charges 2021/22	Charges 2022/23	Change from prior year (actual)	Change from prior year (%)	Comments	Statutory Basis for Charging (i.e. the legislation that permits you to charge for this service / product)	Basis of charging (Statutory prescribed, Statutory discretionary, statutory costs recovery or Discretionary)	Additional detail for new charges / above inflation
Environmental Health												
Private Sector Housing	EH 1 Completion of Works	Private Sector Housing	To carry out work(s) in default of a notice recipient	Per case	All costs to be recorded on an hourly rate up to £91.33 from non- compliance visit and charged accordingly plus reasonable cost of works	All costs to be recorded on an hourly rate up to £93 from non- compliance visit and charged accordingly plus reasonable cost of works	£1.67	1.83%	rounding fee around inflation	Local Government (Miscellaneous Provisions) Act 1982	Statutory cost recovery	
Private Sector Housing	EH 2 Completion of Works	Private Sector Housing	Empty Property Agency Service	Per case	Up to 15% of the cost of the building works, or up to 12.5% of the cost of the building works if the cost of the work is above £75k and up to 10% if the cost of the work is over £100k. Minimum fee £177.28	Up to 15% of the cost of the building works, or up to 12.5% of the cost of the building works if the cost of the work is above £75k and up to 10% if the cost of the work is over £100k. Minimum fee £180	£2.72	1.53%	rounding fee around inflation	Local Government Act 2003 Localism Act 2011	Discretionary	
Private Sector Housing	EH 3 Completion of Works	Private Sector Housing	Voluntary Works In Default Service	Per case	Up to 15% of the cost of the building works, or up to 12.5% of the cost of the building works if the cost of the work is above £75k and up to 10% if the cost of the work is over £100k. Minimum fee £177.28	Up to 15% of the cost of the building works, or up to 12.5% of the cost of the building works if the cost of the work is above £75k and up to 10% if the cost of the work is over £100k. Minimum fee £180	£2.72	1.53%	rounding fee around inflation	Local Government Act 2003 Localism Act 2011	Discretionary	

Private Sector Housing	EH 4 Home Improvement Agency Environmental Health	Private Sector Housing	Enquiry including historical data multiple addresses	Each	On enquiry	On enquiry	£0.00	0.00%	No change	Regulation 8, Environmental Information Regulations 2004	Statutory Discretionary	
Private Sector Housing	EH 5 Housing Reports	Private Sector Housing	Inspection of house in multiple occupation and provision of inspection report e.g. HHSRS inspection to meet visa requirements or on a consultancy basis	Each	£321.12 plus hourly rate of up to £91.33 for revisits and/or additional advice	£328 plus hourly rate of up to £93 for revisits and/or additional advice	£6.88 £1.67	2.14% 1.82%	rounding fee around inflation	Local Government Act 2003 Localism Act 2011	Discretionary	
Private Sector Housing	EH 6 Housing Reports	Private Sector Housing	Housing Consultation fee	Each	£104.34(additional fees charged over two hours at up to £91.33/hour)	£106 (additional fees charged over two hours at up to £93/hour)	£1.66 £1.67	1.59% 1.82%	rounding fee around inflation	Local Government Act 2003 Localism Act 2011	Discretionary	
Private Sector Housing	EH 7 Housing Reports	Private Sector Housing	Rent Repayment Order Support Service	Each	£104.34(additional fees charged over two hours at up to £91.33/hour)	£106 (additional fees charged over two hours at up to £93/hour)	£1.66 £1.67	1.59% 1.82%	rounding fee around inflation	Local Government Act 2003 Localism Act 2011	Discretionary	
Private Sector Housing	EH 8 Housing Reports	Private Sector Housing	Inspection of single occupied dwelling and provision of inspection report e.g. HHSRS inspection to meet visa requirements or on a consultancy basis	Each	£256.29 plus hourly rate of up to £91.33 for revisits and/or additional advice	£261 plus hourly rate of up to £93 for revisits and/or additional advice	£4.71 £1.67	1.84% 1.82%	rounding fee around inflation	Local Government Act 2003 Localism Act 2011	Discretionary	
Private Sector Housing	EH 9 Housing Reports	Private Sector Housing	HMO Set Up Advice Service	Each	£469.02 plus hourly rate of up to £91.33 for revisits and/or additional advice	£478 plus hourly rate of up to £93 for revisits and/or additional advice	£8.98 £1.67	1.91% 1.82%	rounding fee around inflation	Local Government Act 2003 Localism Act 2011	Discretionary	
Private Sector Housing	EH 10 Housing Reports	Private Sector Housing	Fire risk assessment for standard HMO	Each	£625.02 for a standard HMO plus hourly rate of up to £91.33 for revisits and/or additional advice	£638 for a standard HMO plus hourly rate of up to £93 for revisits and/or additional advice	£12.98 £1.67	2.08% 1.82%	rounding fee around inflation	Local Government Act 2003 Localism Act 2011	Discretionary	
Private Sector Housing	EH 11 Housing Act	Private Sector Housing	Waiver of fee for notices i.e. Improvement Notice , Suspended Improvement Order, Prohibition Order, Emergency Prohibition Order, Suspended Prohibition Order, Emergency Remedial	Each	Fee waived if accreditation secured with the London Landlord Accreditation Scheme within 3 months of notice/order service and membership	Fee waived if accreditation secured with the London Landlord Accreditation Scheme within 3 months of notice/order service and	NA	NA	No change	section 49 Housing Act 2004	Statutory Discretionary	

			Action excluding the cost of all /any works completed/certificates obtained.		number forwarded to LBB.	membership number forwarded to LBB.						
Private Sector Housing	EH 12 Housing Act	Private Sector Housing	Service of an Improvement Notice	Each	£517.64 £91.33	£528 for standard construction plus additional costs per hour incurred in relation to tower blocks. Hourly rate up to £93/hour.	£10.36 £1.67	2% 1.82%	Additional fee to be made on review by the Group Manager. Discretion may be used in relation to the charge depending on the number of units where a fee is incurred	section 49 Housing Act 2004	Statutory Discretionary	
Private Sector Housing	EH 13 Housing Act	Private Sector Housing	Service of a Suspended Improvement Notice	Each	£517.64 £91.33	£528 for standard construction plus additional costs per hour incurred in relation to tower blocks. Hourly rate up to £93/hour.	£10.36 £1.67	2% 1.82%	Additional fee to be made on review by the Group Manager. Discretion may be used in relation to the charge depending on the number of units where a fee is incurred	section 49 Housing Act 2004	Statutory Discretionary	
Private Sector Housing	EH 14 Housing Act	Private Sector Housing	Service of a Prohibition Order	Each	£449.77 £91.33	£459 for standard construction plus additional costs per hour incurred in relation to tower blocks. Hourly rate up to £93/hour.	£9.23 £1.67	2.05% 1.82%	Additional fee to be made on review by the Group Manager. Discretion may be used in relation to the charge depending on the number of units where a fee is incurred	section 49 Housing Act 2004	Statutory Discretionary	
Private Sector Housing	EH 15 Housing Act	Private Sector Housing	Service of a Suspended Prohibition Order	Each	£449.77 £91.33	£459 for standard construction	£9.23 £1.67	2.05% 1.82%	Additional fee to be made on	section 49 Housing Act 2004	Statutory Discretionary	

						plus additional costs per hour incurred in relation to tower blocks. Hourly rate up to £93/hour.			review by the Group Manager. Discretion may be used in relation to the charge depending on the number of units where a fee is incurred			
Private Sector Housing	EH 16 Housing Act	Private Sector Housing	Service of an Emergency Prohibition Order	Each	£449.77 £91.33	£459 for standard construction plus additional costs per hour incurred in relation to tower blocks. Hourly rate up to £93/hour.	£9.23 £1.67	2.05% 1.82%	Additional fee to be made on review by the Group Manager. Discretion may be used in relation to the charge depending on the number of units where a fee is incurred	section 49 Housing Act 2004	Statutory Discretionary	
Private Sector Housing	EH 17 Housing Act	Private Sector Housing	Service of a Demolition Order	Each	Cost of administration up to hourly rate of £91.33 plus reasonable cost of works	Cost of administration up to hourly rate of £93 plus reasonable cost of works	£1.67	1.82%	rounding fee around inflation	section 49 Housing Act 2004	Statutory Discretionary	
Private Sector Housing	EH 18 Housing Act	Private Sector Housing	Taking Emergency Remedial Action	Each	£451.8 plus the reasonable cost of work	£461 plus the reasonable cost of work	£9.20	2.04%	Additional fee to be made on review by the Group Manager. Discretion may be used in relation to the charge depending on the number of units where a fee is incurred	section 49 Housing Act 2004	Statutory Discretionary	
Private Sector Housing	EH 19 Housing Act	Private Sector Housing	Add on fee to notice/order cost if	Each	Actual cost plus administration	Actual fee plus administration	£1.23	2.33%	rounding fee around inflation	section 49 Housing Act 2004	Statutory Discretionary	

			electrical certificate is obtained		costs up to £52.77/hour.	costs of up to £54/hour						
Private Sector Housing	EH 20 Housing Act	Private Sector Housing	Add on fee to notice/order cost if a gas certificate is obtained	Each	Actual cost plus administration costs up to £52.77/hour.	Actual fee plus administration costs of up to £54/hour	£1.23	2.33%	rounding fee around inflation	section 49 Housing Act 2004	Statutory Discretionary	
Private Sector Housing	EH 21 Housing Act	Private Sector Housing	Add on fee to notice/order cost if legal advice is obtained e.g. to interpret leasehold/freehold responsibilities	Each	Actual cost plus administration costs up to £52.77/hour.	Actual fee plus administration costs of up to £54/hour	£1.23	2.33%	rounding fee around inflation	section 49 Housing Act 2004	Statutory Discretionary	
Private Sector Housing	EH 22 Housing Act	Private Sector Housing	Add on fee to notice/order cost if a structural engineers report is obtained	Each	Actual cost plus administration costs up to £52.77/hour.	Actual fee plus administration costs of up to £54/hour	£1.23	2.33%	rounding fee around inflation	section 49 Housing Act 2004	Statutory Discretionary	
Private Sector Housing	EH 22b Housing Act	Private Sector Housing	Add on fee to notice/order cost if a fire engineers report or similar is required in relation to enforcement	Each	New fee	Actual fee plus administration costs of up to £54/hour	NEW	NEW	New fee, fire experts report occasionally required for enforcement	section 49 Housing Act 2004	Statutory Discretionary	
Private Sector Housing	EH 23 Housing Act	Private Sector Housing	Copying grant files and postage	Each	10.13 pence per sheet plus postage costs.	£10.13	£0.00	0.00%	No change	section 49 Housing Act 2004	Statutory Discretionary	
Private Sector Housing	EH 24 Housing Act	Private Sector Housing	Review of Suspended Prohibition Order	Each	£334.29	£341	£6.69	2.00%	rounding fee around inflation	section 49 Housing Act 2004	Statutory Discretionary	
Private Sector Housing	EH 25 Housing Act	Private Sector Housing	Review of Suspended Improvement Notice	Each	£329.23	£336	£6.58	2.00%	rounding fee around inflation	section 49 Housing Act 2004	Statutory Discretionary	
Private Sector Housing	EH 26 Housing Act	Private Sector Housing	Hazard Awareness Notice	Each	£303.90	£310	£6.08	2.00%	rounding fee around inflation	section 49 Housing Act 2004	Statutory Discretionary	
Private Sector Housing	EH 27 Housing Act	Private Sector Housing	Copying enforcement files and postage	Each	10.13 pence per sheet plus postage costs.	11 pence per sheet plus postage costs.	£0.01	0.09%	Rounding only - very low volumes.	section 49 Housing Act 2004	Statutory Discretionary	
Private Sector Housing	EH 28 HMO Licensing	Private Sector Housing	New Licence fee up to 5 units of accommodation (paper application) for 5 years	Per HMO (F1+F2)	£1,404.02	£1,404.02	£0.00	0.00%	no increase as this rate forms part of the public consultation for additional licensing and as such cannot be increased for 12 months	section 63 Housing Act 2004	Statutory Discretionary	
Private Sector Housing		Private Sector Housing		Fee 1	£648.32	£648.32	£0.00	0.00%	No change			

Private Sector Housing		Private Sector Housing		Fee 2	£755.70	£755.70	£0.00	0.00%	No change			
Private Sector Housing	EH 29 HMO Licensing	Private Sector Housing	Assisted New Licence fee up to 5 units of accommodation (paper application) for 5 years	Per HMO (F1+F2)	£1,496.20	£1,496.20	£0.00	0.00%	no increase as this rate forms part of the public consultation for additional licensing and as such cannot be increased for 12 months	section 63 Housing Act 2004	Statutory Discretionary	
Private Sector Housing		Private Sector Housing		Fee 1	£756.71	£756.71	£0.00	0.00%	No change			
Private Sector Housing		Private Sector Housing		Fee 2	£739.49	£739.49	£0.00	0.00%	No change			
Private Sector Housing	EH 30 HMO Licensing	Private Sector Housing	New Licence fee up to 5 units of accommodation (on-line application - when available) for 5 years	Per HMO (F1+F2)	£1,263.21	£1,263.21	£0.00	0.00%	no increase as this rate forms part of the public consultation for additional licensing and as such cannot be increased for 12 months	section 63 Housing Act 2004	Statutory Discretionary	
Private Sector Housing		Private Sector Housing		Fee 1	£583.49	£583.49	£0.00	0.00%	No change			
Private Sector Housing		Private Sector Housing		Fee 2	£679.72	£679.72	£0.00	0.00%	No change			
Private Sector Housing	EH 31 HMO Licensing	Private Sector Housing	Assisted New Licence fee up to 5 units of accommodation (online application-when available) for 5 years	Per HMO (F1+F2)	£1,347.29	£1,347.29	£0.00	0.00%	no increase as this rate forms part of the public consultation for additional licensing and as such cannot be increased for 12 months	section 63 Housing Act 2004	Statutory Discretionary	
Private Sector Housing		Private Sector Housing		Fee 1	£683.78	£683.78	£0.00	0.00%	No change			
Private Sector Housing		Private Sector Housing		Fee 2	£663.52	£663.52	£0.00	0.00%	No change			

Private Sector Housing	EH 32 HMO Licensing	Private Sector Housing	New HMO Licensing Fee for a 1 year licence (paper application)	Per HMO (F1+F2)	£844.84	£844.84	£0.00	0.00%	no increase as this rate forms part of the public consultation for additional licensing and as such cannot be increased for 12 months	section 63 Housing Act 2004	Statutory Discretionary	
Private Sector Housing		Private Sector Housing		Fee 1	£633.13	£633.13	£0.00	0.00%	No change			
Private Sector Housing		Private Sector Housing		Fee 2	£211.72	£211.72	£0.00	0.00%	No change			
Private Sector Housing	EH 33 HMO Licensing	Private Sector Housing	New HMO Licensing Assisted fee for a 1 year licence (paper application)	Per HMO (F1+F2)	£981.60	£981.60	£0.00	0.00%	no increase as this rate forms part of the public consultation for additional licensing and as such cannot be increased for 12 months	section 63 Housing Act 2004	Statutory Discretionary	
Private Sector Housing		Private Sector Housing		Fee 1	£769.88	£769.88	£0.00	0.00%	No change			
Private Sector Housing		Private Sector Housing		Fee 2	£211.72	£211.72	£0.00	0.00%	No change			
Private Sector Housing	EH 34 HMO Licensing	Private Sector Housing	New HMO Licensing Fee for a 1 year licence (on line application)	Per HMO (F1+F2)	£782.04	£782.04	£0.00	0.00%	no increase as this rate forms part of the public consultation for additional licensing and as such cannot be increased for 12 months	section 63 Housing Act 2004	Statutory Discretionary	
Private Sector Housing		Private Sector Housing		Fee 1	£570.32	£570.32	£0.00	0.00%	No change			
Private Sector Housing		Private Sector Housing		Fee 2	£211.72	£211.72	£0.00	0.00%	No change			
Private Sector Housing	EH 35 HMO Licensing	Private Sector Housing	New HMO Licensing Assisted fee for a 1 year licence (on line application)	Per HMO (F1+F2)	£901.57	£901.57	£0.00	0.00%	no increase as this rate forms part of the public	section 63 Housing Act 2004	Statutory Discretionary	

									consultation for additional licensing and as such cannot be increased for 12 months			
Private Sector Housing		Private Sector Housing		Fee 1	£689.85	£689.85	£0.00	0.00%	No change			
Private Sector Housing		Private Sector Housing		Fee 2	£211.72	£211.72	£0.00	0.00%	No change			
Private Sector Housing	EH 36 HMO Licensing	Private Sector Housing	Discount for accredited landlords	Per HMO	10% off fee 1	10% off fee 1	£0.00	0.00%	No change	section 63 Housing Act 2004	Statutory Discretionary	
Private Sector Housing	EH 37 HMO Licensing	Private Sector Housing	Discount for registered charities	Per HMO	10% off fee 1	10% off fee 1	£0.00	0.00%	No change	section 63 Housing Act 2004	Statutory Discretionary	
Private Sector Housing	EH 38 HMO Licensing	Private Sector Housing	Renewal fee up to 5 units of accommodation (paper application) for 5 years	Per HMO (F1+F2)	£1,235.86	£1,235.86	£0.00	0.00%	no increase as this rate forms part of the public consultation for additional licensing and as such cannot be increased for 12 months	section 63 Housing Act 2004	Statutory Discretionary	
Private Sector Housing		Private Sector Housing		Fee 1	£480.16	£480.16	£0.00	0.00%	No change			
Private Sector Housing		Private Sector Housing		Fee 2	£755.70	£755.70	£0.00	0.00%	No change			
Private Sector Housing	EH 39 HMO Licensing	Private Sector Housing	Assisted Renewal fee up to 5 units of accommodation (paper application) for 5 years	Per HMO (F1+F2)	£1,282.46	£1,282.46	£0.00	0.00%	no increase as this rate forms part of the public consultation for additional licensing and as such cannot be increased for 12 months	section 63 Housing Act 2004	Statutory Discretionary	
Private Sector Housing		Private Sector Housing		Fee 1	£526.76	£526.76	£0.00	0.00%	No change			
Private Sector Housing		Private Sector Housing		Fee 2	£755.70	£755.70	£0.00	0.00%	No change			
Private Sector Housing	EH 40 HMO Licensing	Private Sector Housing	Renewal fee up to 5 units of accommodation (on-	Per HMO (F1+F2)	£1,112.27	£1,112.27	£0.00	0.00%	no increase as this rate forms part of	section 63 Housing Act 2004	Statutory Discretionary	

			line application, when introduced) for 5 years						the public consultation for additional licensing and as such cannot be increased for 12 months			
Private Sector Housing		Private Sector Housing		Fee 1	£432.55	£432.55	£0.00	0.00%	No change			
Private Sector Housing		Private Sector Housing		Fee 2	£679.72	£679.72	£0.00	0.00%	No change			
Private Sector Housing	EH 41 HMO Licensing	Private Sector Housing	Assisted Renewal fee up to 5 units of accommodation (on-line application, when introduced)for 5 years	Per HMO (F1+F2)	£1,154.82	£1,154.82	£0.00	0.00%	no increase as this rate forms part of the public consultation for additional licensing and as such cannot be increased for 12 months	section 63 Housing Act 2004	Statutory Discretionary	
Private Sector Housing		Private Sector Housing		Fee 1	£473.07	£473.07	£0.00	0.00%	No change			
Private Sector Housing		Private Sector Housing		Fee 2	£681.75	£681.75	£0.00	0.00%	No change			
Private Sector Housing	EH 42 HMO Licensing	Private Sector Housing	Renewal fee up to 5 units of accommodation (paper application) for 1 year	Per HMO (F1+F2)	£812.43	£812.43	£0.00	0.00%	no increase as this rate forms part of the public consultation for additional licensing amd as such cannot be increased for 12 months	section 63 Housing Act 2004	Statutory Discretionary	
Private Sector Housing		Private Sector Housing		Fee 1	£481.18	£481.18	£0.00	0.00%	No change			
Private Sector Housing		Private Sector Housing		Fee 2	£331.25	£331.25	£0.00	0.00%	No change			
Private Sector Housing	EH 43 HMO Licensing	Private Sector Housing	Assisted Renewal fee up to 5 units of accommodation (paper application)for 1 year	Per HMO (F1+F2)	£861.05	£861.05	£0.00	0.00%	no increase as this rate forms part of the public consultation for additional licensing and	section 63 Housing Act 2004	Statutory Discretionary	

									as such cannot be increased for 12 months			
Private Sector Housing		Private Sector Housing		Fee 1	£526.76	£526.76	£0.00	0.00%	No change			
Private Sector Housing		Private Sector Housing		Fee 2	£334.29	£334.29	£0.00	0.00%	No change			
Private Sector Housing	EH 44 HMO Licensing	Private Sector Housing	HMO Licensing Renewal fee for a 1 year licence (on line application, when introduced)	Per HMO (F1+F2)	£645.28	£645.28	£0.00	0.00%	no increase as this rate forms part of the public consultation for additional licensing and as such cannot be increased for 12 months	section 63 Housing Act 2004	Statutory Discretionary	
Private Sector Housing		Private Sector Housing		Fee 1	£433.56	£433.56	£0.00	0.00%	No change			
Private Sector Housing		Private Sector Housing		Fee 2	£211.72	£211.72	£0.00	0.00%	No change			
Private Sector Housing	EH 45 HMO Licensing	Private Sector Housing	HMO Licensing Assisted Renewal fee for a 1 year licence (on line application, when introduced)	Per HMO (F1+F2)	£684.79	£684.79	£0.00	0.00%	no increase as this rate forms part of the public consultation for additional licensing and as such cannot be increased for 12 months	section 63 Housing Act 2004	Statutory Discretionary	
Private Sector Housing		Private Sector Housing		Fee 1	£473.07	£473.07	£0.00	0.00%	No change			
Private Sector Housing		Private Sector Housing		Fee 2	£211.72	£211.72	£0.00	0.00%	No change			
Private Sector Housing	EH 46 HMO Licensing	Private Sector Housing	Fee associated with an abortive visit	Per HMO	£78.51	£80.08	£1.57	2.00%	rounding fee around inflation	section 63 Housing Act 2004	Statutory Discretionary	
Private Sector Housing	EH 47 HMO Licensing	Private Sector Housing	Each extra unit of accommodation over 5 units (assuming a standard fee is for up to a 5 room HMO)	Per unit	£26.84	£26.84	£0.00	0.00%	no increase as this rate forms part of the public consultation for additional licensing and as such	section 63 Housing Act 2004	Statutory Discretionary	

									cannot be increased for 12 months			
Private Sector Housing	EH 48 HMO Licensing	Private Sector Housing	Licence holder changing nominated manager	Per request	£0.00	£0.00	£0.00	0.00%	No change	section 63 Housing Act 2004	Statutory Discretionary	
Private Sector Housing	EH 49 HMO Licensing	Private Sector Housing	Change in Licence holder	Per request		new application fee as per EH28 - EH35, above	NEW	NEW	New application fee applies where a change of licence holder is required.	section 63 Housing Act 2004	Statutory Discretionary	It is not permitted to change the name of the licence holder on an existing licence. A new application must be submitted by the new applicant.
Private Sector Housing	EH 51 HMO Licensing	Private Sector Housing	HMO Licensing pre inspection refund (to cover preliminary administration costs)	Each licence	Fee 2 will not be charged and a refund will be considered if a property has not been inspected. £59.77 will be retained of Fee 1 to cover the Council's administrative costs.	Fee 2 will not be charged and a refund will be considered if a property has not been inspected. £59.77 will be retained of Fee 1 to cover the Council's administrative costs.	£0.00	0.00%	no increase as this rate forms part of the public consultation for additional licensing and as such cannot be increased for 12 months	section 63 Housing Act 2004	Statutory Discretionary	
Private Sector Housing	EH 52 HMO Licensing	Private Sector Housing	HMO Licensing post inspection, where no paperwork is drafted refund (to cover preliminary administration costs and inspecting officer costs)	Each licence	Fee 2 will not be charged. £285.67 will be retained of Fee 1 to cover the Council's administrative costs.	Fee 2 will not be charged. £285.67 will be retained of Fee 1 to cover the Council's administrative costs.	£0.00	0.00%	no increase as this rate forms part of the public consultation for additional licensing and as such cannot be increased for 12 months	section 63 Housing Act 2004	Statutory Discretionary	
Private Sector Housing	EH 53 HMO Licensing	Private Sector Housing	HMO Licensing post inspection refund when the property is found not to be licensable (to cover preliminary administration costs and inspection)	Each licence	Fee 2 will not be charged. £172.21 will be retained of Fee 1 to cover the Council's administrative costs.	Fee 2 will not be charged. £172.21 will be retained of Fee 1 to cover the Council's administrative costs.	£0.00	0.00%	no increase as this rate forms part of the public consultation for additional licensing and as such cannot be	section 63 Housing Act 2004	Statutory Discretionary	

									increased for 12 months			
Private Sector Housing	EH 54 HMO Licensing	Private Sector Housing	Refund clarification for revocations	Each licence	Where an HMO licence is revoked there is no refund	Where an HMO licence is revoked there is no refund	£0.00	0.00%	No change	section 63 Housing Act 2004	Statutory Discretionary	
Private Sector Housing	EH 55 HMO Licensing	Private Sector Housing	HMO Licensing additional fee for failure to pay 2nd HMO licensing fee within 48 hours of request	Each licence	£15.70 on top of Fee 2	£15.70 on top of Fee 2	£0.00	0.00%	no increase as this rate forms part of the public consultation for additional licensing and as such cannot be increased for 12 months	section 63 Housing Act 2004	Statutory Discretionary	

Terminology key

Statutory prescribed – legislation provides that the local authority charge for providing a service and either (a) the charge is prescribed (i.e. set eg. £100) or (b) the range is prescribed.

Statutory discretionary (or statutory costs recovery) - legislation provides that you may charge for providing a service but the amount of the charge is discretionary, within the remit of the legislation – the charge may be limited to cost recovery, reasonable cost or based on consideration of prescribed matters eg. consideration of rental value of land for allotments.

Discretionary – here the authority is not obliged to provide the service but if it does so then the charges must be based on costs recovery, based on the statutory power to charge in Local Government Act 2003/Localism Act 2011



Housing and Growth Committee

16 November 2021

Title	Brent Cross Update Report
Report of	Chairman of Housing and Growth Committee
Wards	Childs Hill, Golders Green and West Hendon
Status	Public with Exempt report (Not for publication by virtue of paragraphs 3 and 5 of Schedule 12A of the Local Government Act 1972 as amended as this relates to information of a financial nature and information in respect of which a claim to legal professional privilege could be maintained in legal proceedings).
Urgent	No
Key	Yes
Enclosures	Appendix 1, BXW Site Progress Photographs Appendix 2 Section 19(2) Consent
	Karen Mercer, Programme Director Karen.Mercer@barnet.gov.uk

Summary

This report updates on progress across the programme since the last Committee meeting on 13 September 2021. In particular it provides updates on progress on the Brent Cross Town (BXT) programme and seeks authority to update the First Phase Proposal and Land Transfer arrangements, taking into account economic conditions and the delivery programme.

Officers Recommendations

That the Committee:

- 1) Note progress across the Brent Cross programme as detailed in the report;**

- 2) Note progress across the Brent Cross Town (BXT) programme and delegate authority to the Chief Executive in consultation with the Chairman of the Housing and Growth Committee to:
 - a) approve the inclusion of Plot 19 within the BXT First Phase Proposal to bring forward a speculative office building subject to receipt of a satisfactory varied First Phase Proposal from Brent Cross South Joint Venture Limited Partnership in accordance with the terms of the Project Agreement and to CBRE confirming that there is no negative impact to the Council's First Phase financial returns from the BXT development;**
 - b) review the land transfer arrangements at the Phase Unconditional Date in respect of the first plots and make any necessary revisions ahead of the Phase Unconditional Date;**
 - c) amend the Phase Unconditional Longstop Date in accordance with the Project Agreement and the JV documents;**
 - d) enter into documentation to make any consequential changes to the BXS Business Plan, Project Agreement and other legal documentation as required resulting from the above.****
- 3) Delegate authority to the Chief Executive in consultation with the Chairman of the Housing and Growth Committee and the Director of Resources to confirm to Brent Cross South Joint Venture Limited Partnership how the Council wishes to receive its CLC (Council Land Contribution) from Plot 25 in line with the Project Agreement.**
- 4) Delegate authority to the Chief Executive in consultation with the Chairman of the Housing and Growth Committee and the Director of Resources to agree the detailed Heads of Terms for inclusion of the Retail Park within the Project Agreement and make any consequential changes to the BXS Business Plan, Project Agreement and enter into other legal documentation as required.**
- 5) Note that following completion of the OJEU compliant procurement process that has been undertaken (OJEU Notice 2020/S 170-412510) the council will imminently enter into a two stage NEC3 ECC Design & Build contract with McLaughlin & Harvey to design, build, commission and handover into operational use the new replacement Waste Transfer Station.**
- 6) Note that the Brent Cross West (BXW) and associated critical infrastructure final cost review is now concluding and will be reported to the Finance Performance and Contracts Committee on 23 November 2021.**
- 7) Approve that the improvements to the public realm around the western station entrance and required infrastructure modelling and design work to unlock further development in the area is funded from the surplus within the Brent Cross land budget.**

8) Note that the Council has received confirmation from the Secretary of State following submission of its application pursuant to s 19(2) of the Housing Act 1985 to appropriate the required housing land to planning purposes to facilitate the Brent Cross Town Development.

1. WHY THIS REPORT IS NEEDED

- 1.1. This report provides the quarterly update on progress since the last Committee meeting on 13 September 2021.
<https://barnet.moderngov.co.uk/documents/s66501/Brent%20Cross%20Update%20Report.pdf>
- 1.2. Good progress continues to be made across the programme and can be viewed on the council website [Transforming Brent Cross Cricklewood | Home \(transformingbx.co.uk\)](https://transformingbx.co.uk). The key updates are as follows:
- Construction works for the replacement homes for the Whitefield Estate Part 1 residents on Plots 53 and 54 on Brent Terrace has now commenced.
 - Reserved Matters Planning Approval is now in place for the Student Accommodation units on Plot 25 (planning ref - 21/4063/RMA), and for the Transport Interchange on the eastern side of the Brent Cross West Station (planning ref - 21/2289/RMA).
 - The award of contract to McLaughlin & Harvey as contractor for a two-stage NEC3 ECC Design & Build contract to design, build, commission and handover into operational use a new replacement Waste Transfer Station. the contract is due to be executed imminently.
 - The Brent Cross West (BXW) and associated critical infrastructure final cost review is being concluded and will be reported to the Finance Performance and Contracts Committee on 23 November 2021.



Brent Cross West Station

- 1.3. Construction works on the station project continue to progress well as shown by the photographs attached at appendix 1. The close out of the Network Rail Railway Systems and Sidings project is also progressing following the de-commissioning of the Network Rail / Amey site accommodation on 7 October 2021. A smaller site welfare set up has been retained for completion of the residual drainage and snagging works.
- 1.4. However, as previously reported to this Committee, there are risks that are now starting to have an impact on the on the programme, particularly relating to material cost inflation and supply chain issues as a result of Covid and the current economic climate. This is placing pressure on the Anticipated Final Cost (AFC). The Brent Cross West Station and associated critical infrastructure AFC review is now concluding. The emerging review indicates that should identified risks materialise there could be a small cost overrun to the project. This has been reported to the Government Assurance Board who have agreed to form a working group to focus on mitigating these risks. The findings of the AFC review alongside the risk mitigation and funding plan will be reported the Finance Performance and Contracts Committee (FPCC) on 23 November 2021.
- 1.5. The Committee should be aware that on 16 September 2021 a health and safety incident occurred on site whereby a contractor was injured by a dumper truck and required surgery. The contractor is expected to make a full recovery. Health and Safety protocols were followed and works were stood down until the initial investigation took place and improvement actions implemented by all parties. A final investigation report has been prepared and is currently being reviewed by the Mace delivery team. The report will be made available once finalised. The council has written to Volker Fitzpatrick (VF) on this matter and is arranging an executive level meeting to discuss further including a safety site walkout given the importance of health and safety. A workshop to make improvements is scheduled for 17 November and will be attended by VF, Mace and the council.

- 1.6. Council officers and the Mace teams are continuing to work with key stakeholders to agree the detailed programme for handback of the station and the station opening milestone. The detailed programme was shared with the Railway Operations Assurance Board (ROAB) on 12 October 2021, with follow up sessions, led by the Station Close Out Manager, taking place with each stakeholder to obtain formal approval by all parties.
- 1.7. On 22 October the reserved matters approval for the Interim Transport Interchange was approved. This is being delivered by the BXT and will deliver a combination of public transport improvements comprising a double bus stand, a double bus stop in each direction, a temporary bus turning facility, a taxi rank, 4no. accessible blue badge parking spaces and a total of 56no. cycle parking spaces. The Interim Transport Interchange is required to be completed before the Brent Cross West station is opened next year.
- 1.8. As part of the design development of the public realm scheme around the western entrance, Council officers will be undertaking a public consultation late November to gain valuable feedback on the current design and any areas for improvement. Further information about this will be made available on Engage Barnet and TransformingBX webpages. As the Committee is aware, Allies and Morrison and Arups have been appointed to undertake masterplanning exploratory work to the west of the Brent Cross West Station and identify improvements to the public realm around the western entrance alongside required infrastructure modelling and design work to unlock further development in the area. This is scheduled to be funded from the surplus within the Brent Cross land budget, subject to approval by this Committee.

Brent Cross Town

- 1.9. The Brent Cross Town works have continued with demolition and ground remediation works proceeding to plan. [August 2021 Drone Footage - Brent Cross Town](#)

Visitor Pavilion, Welcome Hub and Claremont Way Shops

- 1.10. The Visitor Pavilion on Claremont Way (next to the Exploratory) is due to open to the public in November with a series of launch events taking place into December. In parallel, a Welcome Hub will open next to Brent Cross tube station to generate awareness and interest for the scheme.
- 1.11. The Visitor Pavilion will be a key hub for residents and the general public to find out further information about Brent Cross Town. It houses the marketing suite and the ground floor will be open to the whole community and available for community events.
- 1.12. BXT are also currently working with A F G Food & Wine to enhance their store within the Claremont Way Parade of Shops who will continue to serve the local community from their current location. The store will soon be joined by other complementary businesses in this parade of shops, bringing new amenities and services to the local area.
- 1.13. Roles for both units are currently being advertised for a general manager, two welcome hosts at the Visitor Pavilion, and a third welcome host for the Welcome Hub adjacent to Brent Cross underground station.



1.14. Additionally, a new mural now brightens the wall of Claremont Way, as shown below:



Claremont Park

1.15. Works on Claremont Park are ongoing. The park remains on schedule to open in Spring 2022. The council's Green Spaces team have been working with BXT to put in place the necessary maintenance arrangements. It is envisaged that the detailed arrangements will be agreed by Christmas, ahead of the park opening.

Clitterhouse Playing Fields

1.16. Archaeological excavations have commenced on Clitterhouse Playing Fields. Meanwhile the consultation on the future design of the park commenced on the 4 October and closed on the 31 October. Feedback will help shape the design for the playing fields with initial feedback on the consultation due in January 2022. The consultation information can be accessed at the following link <https://engage.barnet.gov.uk/clitterhouse-playing-fields>

Plot 25 – Student Accommodation

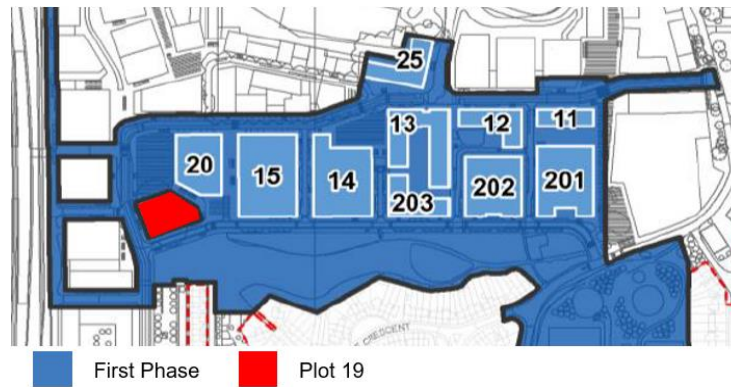
- 1.17. The reserved matters planning application for the student accommodation was approved at the Strategic Planning Committee on 21 October. As the Committee is aware, Plot 25 is a key building in Brent Cross Town. Glenn Howells Architects has designed the scheme, which will sit on the corner of the new High Street. The plans are for a single building, made up of three blocks of varying height. As well as upwards of 660 student bedrooms, provided as either self-contained studios or within shared student apartments, there will be communal spaces for students including dining rooms, a gym and study rooms. The ground floor will have commercial space for restaurants and cafes.
- 1.18. Enabling works are currently being undertaken by BXT ahead of main works commencing in March 2022.

Phase Unconditional and Drawdown of Plots

- 1.19. As reported to the Committee in September (paragraph 1.31) BXT and the council are working together towards the First Phase Unconditional Date and to ensure that all the necessary drawdown conditions to commence the First Phase are satisfied. At this point, the council will be formally committing to disposal of its land.
- 1.20. The Committee will recall that following the approval of the Brent Cross South Business Plan in March 2020, the council and its advisors subsequently reviewed the revised First Phase Proposal and confirmed to BXT on 22 April 2020 that this was in accordance with the Project Agreement.
- 1.21. The Best Consideration requirement was determined as being met in June 2020 following completion of the Phase Project Valuer (PPV) review and on receipt of the formal letter on Best Consideration from the PPV Valuer (CBRE) at a minimum of £10.5m; and confirmation that the tests set out in paragraph 1.31 of the report to this Committee on 26 November 2019 had been met. This Committee also re-confirmed that the Council Land Value be re-invested in BXS to secure a revenue stream and authorise Officers to explore options for securing this investment for approval by the Committee. The link to the report is here: <https://barnet.moderngov.co.uk/documents/g9930/Public%20reports%20pack%2026thNov-2019%2019.00%20Housing%20and%20Growth%20Committee.pdf?T=1>
- 1.22. Once a Phase Proposal¹ has been approved, the Phase Definition Date is said to have occurred. BXT must then take steps to satisfy the conditions below in relation to that Phase before it becomes unconditional - (on the "Phase Unconditional Date"). These conditions are set out in the report to this Committee in March 2016. But in summary these provide the necessary reassurance to the council and BXT that there is a viable scheme ready to be delivered in order for BXT to formally commit to delivering the phase and the council formally committing the land. Therefore, these phase wide conditions relate to delivery and include:
- Land assembly / CPO;
 - Planning and highway approvals being in place;

¹ The BXS Project Agreement is explained in the report to the Housing and Growth Committee, March 2016. Link here: [Brent Cross Cricklewood.pdf \(moderngov.co.uk\)](#)

- Viability test demonstrating that the amount by which the Phase Serviced Land Value plus any Surplus exceeds the Phase Servicing Costs is at least equal to or greater than the equivalent amount calculated at the point the approved Phase Proposal was submitted; and
 - The satisfaction of the Infrastructure 2 First Phase Condition.
- 1.23. The current Phase Unconditional Longstop Date is 31 December 2021.
- 1.24. Thereafter, BXT is to assemble the land required for a Phase and drawdown Plots of land for infrastructure and for development in accordance with the programme (agreed at the Phase Unconditional Date) once the Development Plot Conditions or the Infrastructure Plot Conditions are satisfied. These include:
- a Developer condition (in this regard the council is entitled to approve a third-party developer that must meet certain tests demonstrating its track record and ability to deliver (if that developer is not Argent Related)); and
 - a Warranty condition to ensure the necessary construction contracts are in place (note that this may be subject to review in light of comments made in paragraph 1.26 below);
 - funding is available for the relevant plot; and
 - Viability tests demonstrating that the Phase/Plot Serviced Land Value plus any Surplus exceeds the Phase/Plot Servicing Costs – there is no minimum threshold land value however
- 1.25. BXT and the council are working together to ensure that all the drawdown conditions are satisfied, and good progress is being made. BXT has updated the financial model to reflect the latest construction costs and market information. The model confirms that the proposed financial returns to the council are above those agreed in the approved First Phase Proposal in June 2020. The financial model has been made available to the council and is currently being reviewed by the council's advisors ahead of the Phase Unconditional Date in line with the Project Agreement.
- 1.26. The council and BXT are also reviewing the land transfer arrangements at the Phase Unconditional Date. These were agreed in 2016 and may need to be amended in light of current economic conditions and the delivery programme. Consequently, Committee approval is sought for the Chief Executive in consultation with Chairman of this Committee and the Director of Resources to review the proposed land transfer arrangements in respect of the first plots and make any necessary revisions having regard to the current economic climate and the development delivery programme ahead of the Phase Unconditional Date
- 1.27. As set out in the report to the last Committee in September, BXT wishes to update the First Phase Proposal to include Plot 19 so that JVLP can speculatively develop the plot to be the centrepiece of the business 'eco-system' delivering an exemplar for the future of workspace, as part of the BXS office leasing to create a new commercial hub in North London. The proposal is to provide circa 119,000 sqft of B1 commercial space, plus c.9,000 sqft of multi-functional retail/cultural use at ground floor, supporting the public realm around Station Square and Claremont Park. The intention is to continue the RIBA stage 2 design work and submit a reserved matter planning application in Spring 2022 and commence works in Spring 2023.



- 1.28. This is a change from the approved First Phase Proposal which sees Plot 19 developed as a leisure use and being brought forward outside of the First Phase. The Financial Model has been updated to include Plot 19 as part of the First Phase based on market and cost data provided their professional property and cost advisors. This indicates that there is a marginal benefit to the council’s First Phase financial returns from the inclusion of Plot 19.
- 1.29. The proposal will require an amendment to the First Phase Proposal and for the Brent Cross South Business Plan to be updated. This requires BXS JV Board and council approval under the Project Agreement as well as a notification to Homes England. Subject to BXS JV Board approval, the Committee is asked to delegate to the Chief Executive in consultation with the Chairman of the Housing and Growth Committee to approve the inclusion of Plot 19 within the BXT First Phase Proposal and to make any consequential changes to the BXS Business Plan, Project Agreement and enter into other legal documentation as required. This is subject to receipt of a satisfactory varied First Phase Proposal from BXT in accordance with the Project Agreement and to CBRE confirming that there is no negative impact to the Council's financial returns.
- 1.30. The Committee is also asked to authorise that the Phase Unconditional Longstop Date in accordance with the Project Agreement be revised from 31 December 2021 to allow both parties more time to review the Financial Model and satisfy the drawdown conditions in addition to incorporating Plot 19 within the First Phase, if approved. Consequently, the Committee is asked to delegate authority to the Chief Executive in consultation with the Chairman of the Housing and Growth Committee to amend the Phase Unconditional Longstop Date in accordance with the Project Agreement and the JV documents. All parties are working towards March 2022. This revision will not have any impact on delivery given that infrastructure works are already underway to maintain the drawdown programme for the first residential plots and completion dates in 2024.

Council Land Contribution (“CLC”) Capital Receipts

- 1.31. As part of this process, the council needs to confirm to BXT how it wishes to take its first CLC land receipts. The financial model assumes on Plot Drawdown, although the Project Agreement provides five options relating to a capital receipt or generating a revenue stream. These are set out in the March 2016 report. The first available receipt is anticipated to be in Spring 2022 from the drawdown of Plot 25 to the Student Accommodation Developer and Operator, once the agreements go unconditional and ahead of the main construction works start on site. The Committee is therefore asked to delegate to the Chief Executive in consultation with the Chairman of the Housing and Growth Committee and the Director of Resources to confirm how the Council wishes to receive its CLC from Plot 25.

Brent Cross Shopping Centre

- 1.32. There is no further update since the September meeting. The Hammerson webpage advised that Hammerson and their joint venture partner, Aberdeen Standard Investments are working to review plans for the future of Brent Cross to ensure development addresses changing customer and occupier requirements and include a greater mixed-use element than originally planned.

Critical Infrastructure being delivered by the council

a) Southern Junctions

- 1.33. The junction improvements at the A5 Cricklewood Broadway with Cricklewood Lane have progressed to programme and are nearing completion. The junction is now fully operational following the resurfacing of the carriageway, new road markings, and commissioning of the new modernised signals. The temporary propping system will remain in place until the site is re-developed. The new emergency staircase to 162 Cricklewood Broad and new staircase to Crown Terrace have been installed. A few minor outstanding parts of the programme are due to be completed by the end of October 2021.
- 1.34. The junction of the A5 Cricklewood Broadway, Cricklewood Lane and Chichele Road is now fully operational and bus stops have been restored.
- 1.35. Directional closures of Cricklewood Lane were removed at the end of August 2021 as planned and the junction of the A5 Cricklewood Broadway with Cricklewood Lane is fully operational.
- 1.36. A small parcel of land remains at the corner of the junction. Officers are currently working through the future use of this site and how it best contributes to Cricklewood Town Centre. Plans will be reported to the Committee for approval in due course.

b) Relocation of the Whitefield Estate Part 1

- 1.37. L&Q's contractor Bugler are continuing with the main construction works on Plots 53 and 54. Completion for the relocation is 2023. The main activities being undertaken on site include setting out levels, excavating soil to a reduced level, sheet piling and the monitoring of noise and dust. These works were being undertaken under a Pre-Construction Service Agreement (PCSA) whilst the Joint Contract Tender (JCT) between Bugler and L&Q was being agreed. The JCT Contract has now been finalised and the agreement is currently being executed by each party.
- 1.38. Barnet Homes has now sent nomination letters to the secure tenants within the Whitefield Estate Part 1 who are moving to Plots 53 and 54. L&Q has followed up with issuing allocation letters to all these residents. Both parties, Barnet Homes and L&Q, are scheduled to hold joint Ground 10A and shared equity surgeries throughout November 2021 for council tenants and resident homeowners who are interested in taking up an offer of a new home.
- 1.39. In respect of the relocation of Whitefield Estate Part 2, Barnet Homes and L&Q are continuing to update the housing needs surveys for the 92 secure tenants living in

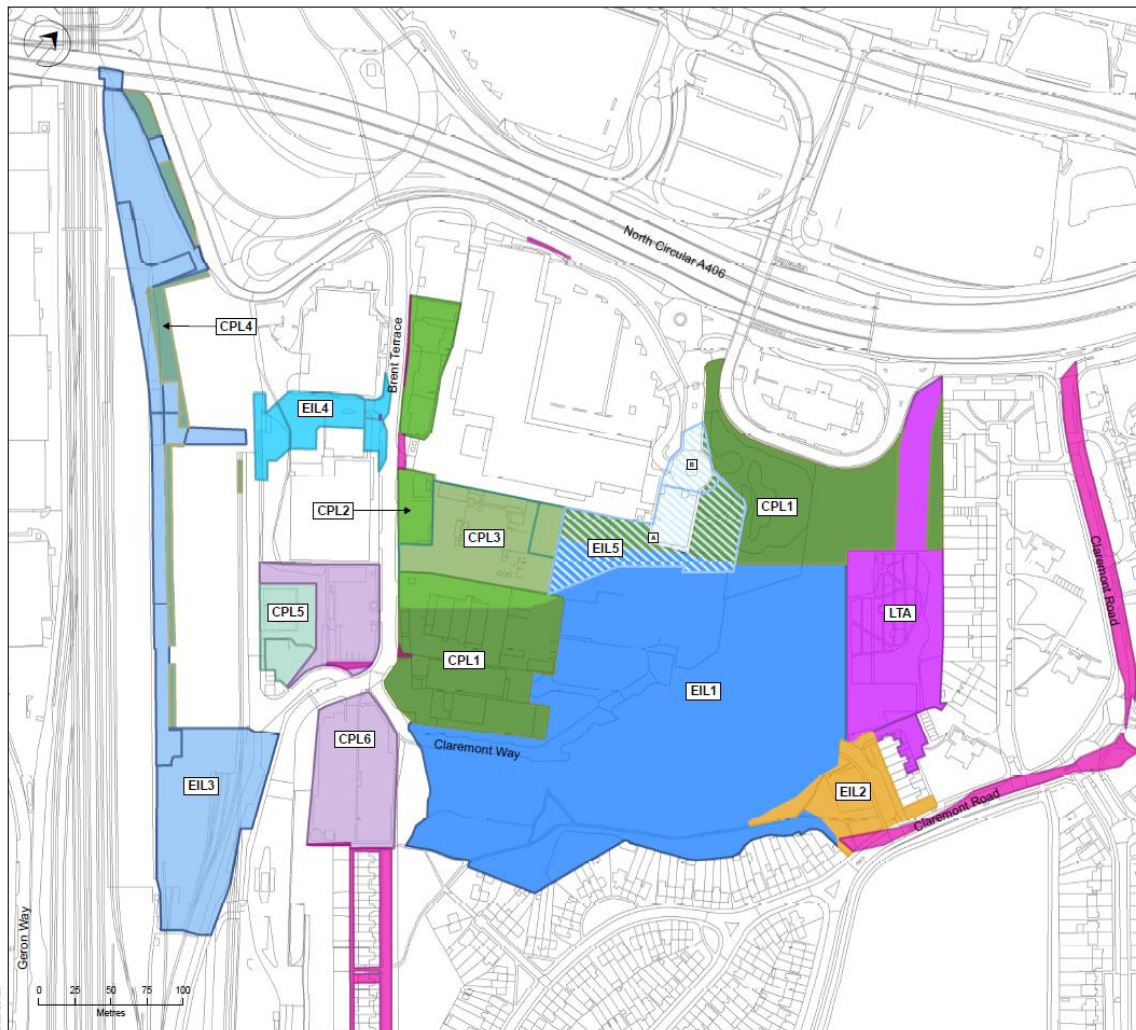
Whyhcote Point, Clare Point and Norden Point. This needs survey will inform the nomination and allocations to the new homes in Plot 12, which are being delivered by BXT. Engagement with the leaseholders on the Shared Equity Scheme will take place in due course.

Waste Transfer Station

- 1.40. The procurement of the main works contractor for the replacement WTS has been completed in accordance with all the Public Contracts Regulations requirements. McLaughlin & Harvey were awarded the contract on the basis of submitting the most economically advantageous tender (MEAT) in accordance with Regulation 67 of the PCR 2015. The contract is due to be executed imminently.
- 1.41. Stage One of the contract has been instructed to McLaughlin & Harvey on a cost reimbursable basis with fixed price elements. Stage One consists of incorporating agreed value engineering options to the existing Geron Way design and developing a revised design to RIBA Stage 3.
- 1.42. During Stage One, council officers will work with North London Waste Authority and London Energy (the end users) and McLaughlin & Harvey to develop the testing procedure for the scheme. This will be overseen by the Independent Certifier (SLR Environmental) in accordance with the Settlement Agreement. The Independent Certifier contract between the council and SLR Environmental was executed on 29 September 2021.
- 1.43. Following the successful transfer of the Hendon Transfer Station environmental permit from NLWA/LEL to Barnet, the contract to scope and undertake ground investigation works has been awarded to Atkins Ltd and was executed on 7 September 2021. These ground investigation works are necessary to support the Site Condition Report (SCR) required to surrender the environmental permit to the Environment Agency. The ground investigation works will commence once surrender of the Hendon Transfer Station lease from NLWA to Barnet has been completed in accordance with the Settlement Agreement.

Brent Cross Wide - Integrated Programme Management Office (iPMO) and Land Issues

- 1.44. The council and BXT continue to agree licences to facilitate the infrastructure works across the Brent Cross Town development. Officers are currently agreeing a licence to enable the implementation of a temporary access road off Brent Terrace North to create an additional construction access for works taking place on the construction sites running parallel to the railway line. The drawing below shows the areas of land currently under licence:



Construction Traffic Management

- 1.45. The iPMO continues to meet fortnightly to assess construction interfaces across the programme. Notably there have been some issues caused by construction traffic from Brent Cross West and Town developments entering the residential street Brent Terrace (via Claremont Road) instead of from Tilling Road, which is the approved site access. The issue has been escalated with both programme teams who have issued firm communications to the principle contractors (and their supply chain) to ensure that the correct address information is issued to all contractors and suppliers. The iPMO is improving signage in the area and has instructed L&Q and Buglers to bring forward the start time of the banksman who manages construction access on Brent Terrace to ensure that only construction vehicles servicing Plots 53 and 54 enter Brent Terrace. The iPMO will continue to monitor the situation and implement further measures should they be required.

Leases

- 1.46. The council has extended the leases for Food for All and Jesus House on Brent Terrace until the end of the year.

Appropriation

- 1.47. On 27 February 2020, the council approved the appropriation of the areas of land within the first phases of the BXT scheme shown shaded blue, yellow, pink and green on the plans at Appendix A of the Land Appropriation Delegated Power Report for planning purposes and in order to facilitate the development of land for mixed uses including residential, retail, commercial, leisure, community, infrastructure and other uses, pursuant to powers contained in section 122 of the Local Government Act 1972. [Decision - Brent Cross Cricklewood Scheme - Land Appropriation \(moderngov.co.uk\)](#)
- 1.48. This included the Whitefield Estate (as referred to paragraph 2.21 of the DPR and shown shaded blue on the plans 24685/5 and 24685/6 attached to that report) subject to Secretary of State consent pursuant to Section 19(2) Housing Act 1985.
- 1.49. That consent has now been received and is attached at appendix 2 of this report. As such, the Director of Finance can now take the necessary administrative and accounting steps to give effect to the appropriation and record the same including any required adjustments to the Housing Revenue Account (HRA).

Brent Cross South Retail Park

- 1.50. The Retail Park remains fully let.
- 1.51. The work between the council and Argent Related on how the Retail Park will be incorporated into Brent Cross Town is ongoing. An update will be provided to the BX Member Working Group. In order for that work to conclude, the Committee is asked to delegate to the Chief Executive in consultation with the Chairman of the Housing and Growth Committee and the Director of Resources to agree the detailed Heads of Terms for inclusion of the Retail Park within the Project Agreement on the basis that there is no detrimental impact on the General Fund.

Governance and Assurance

- 1.52. The next BX Member Working Group is scheduled for 8 November 2021.

Internal Audit

- 1.53. As previously reported to this committee, as part of the ongoing assurance of the Brent Cross Programme, an internal review has been undertaken by PWC into the management of the programme. The aim of the review was to carry out a high-level assessment into the effectiveness of the financial management and reporting of two of the constituent projects, considering the objectives below:
- Review area 1: Financial reporting for the programme – the provision of complete, accurate and timely information
 - Review area 2: Financial management information – to enable the programme leadership to understand project/ programme progress against spend, slippage and ensure it contains the right level of information to make timely interventions as required.
- 1.54. The project team have worked to implement corrective actions as per the recommendations of the report. Of the 7 areas with recommended improvements, 2 have been fully closed out, 3 have been largely closed (with only minor actions outstanding) and 2 remain ongoing

– these are due to be completely resolved by the end of 2021. A number of advisory actions regarding lessons learned are also being considered, and these will be implemented in early 2022 as the BXW programme winds down. An update will be provided to Financial Performance and Contracts Committee.

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

5.1 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 £60.632m, furthermore, there was expenditure on advanced acquisitions of £4.067m. Actual cumulative spend to date is £54.855m. The current year forecast for 2021/22 is £1.709m.

BXT Land Acquisitions

5.1.3 The approved budget for externally funded Brent Cross Town Land Acquisitions is £29.488m. Actual cumulative spend to date is £10.561m. The current year forecast for 2021/22 is £5.280m.

Brent Cross West Station

5.1.4 The current approved budget in the capital programme is £371.284m following confirmation of the HMG grant funding agreement. This is inclusive £2.9m GLA grant funding previously provided to support the BXC Programme.

5.1.5 Actual cumulative spend to date is £255.667m. The current year forecast for 2021/22 is £111.139m.

Critical Infrastructure

5.1.6 These works are funded from part of the £55.9m core critical infrastructure budget which includes £55m being provided as part of the MHCLG Revised Funding Agreement for Brent Cross. Actual cumulative spend to date is £29.012m. The current year forecast for 2021/22 is £14.976m.

MHCLG Grant Funding

5.1.7 To date, the council has submitted drawdown requests against the £416.573m HMG grant totalling £382.218m, of which all has been received.

Resources

5.1.8 Since the last report, the SLR on the waste transfer station has been appointed. The council also intends to appoint Start Advisory to advise on the infrastructure improvements needed in the wider, particularly on Staples Corner and the A5.

5.1.9 These are in accordance with the delegation provided by this Committee to the Deputy Chief Executive to commence engagement and agree terms with external consultants as and when required to ensure delivery of the council's obligations related to the Brent Cross Programme, as set out in paragraph 1.49 of the report to the Committee in June 2021 having regard to the Council's best value duty.

5.2 Social Value

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

5.3 Legal and Constitutional References

5.3.1 The council's Constitution, Article 7.5, states that the functions of the Housing and Growth Committee include responsibility for regeneration schemes and asset management.

5.3.2 The council's Constitution, Article 10 Table A states that the Housing and Growth Committee is responsible for authorising all disposal and acquisition of land for over £500k.

5.3.3 The council has a range of powers to enter into the legal agreements and to implement the transactions referred to in this report. These include:

- the general power of competence under section 1 of the Localism Act 2011 ;
- the 'incidental power' in Section 111 of the Local Government Act 1972 that enables the council to do anything which is calculated to facilitate, or is conducive or is incidental to, the discharge of its functions;
- sections 120 and 123 of the Local Government Act 1972 (power to acquire and dispose of land);
- the Environmental Protection Act (in relation to waste collection and disposal functions);
- the Town and Country Planning Act 1990 (development and planning powers)

- Ground 10A of Schedule 2 of the Housing Act 1985 provides that a landlord can gain possession of a secure tenancy if:
- the property is in an area which is the subject of a redevelopment scheme;
- that redevelopment scheme has been approved by the Secretary of State;
- the landlord intends to dispose of the property in accordance with the scheme within a reasonable period of time after obtaining possession; and
- suitable alternative accommodation is available for the tenant.

Before making an application to the Secretary of State, the landlord must comply with the requirements of Schedule 2 Part V of the Housing Act 1985 which includes the serving of notice of its intention to seek possession on every secure tenant affected by the proposal together with at least 28 days in which representations can be made to it by those affected which will be required to be properly considered.

5.3.4 All of the activity and legal transactions contemplated in this report will be carried out pursuant to and in compliance with all relevant statutory requirements, including all procurement activity which will be undertaken in accordance with the Council's Contract Procedure Rules and the Public Contracts Regulations 2015 (as amended) or any replacement public procurement regime that may become law in the UK as applicable.

5.4 Risk Management

5.4.1 Risk management has been applied across all levels of the programme. 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 high-level risks and mitigations are summarised below:

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

5.4.3 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 are 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. These are regularly monitored through both NR board and Rail operations assurance board.

5.4.4 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 of the “Williams Review” which makes 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 are monitoring developments closely.

- 5.4.5 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 the former Assets and Regeneration and Growth Committee (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/Mace delivery are continuing to review the costs each month. Similarly, there is an on-site presence by the council/Mace delivery team to be monitoring programme and work achieved, particularly during track possessions.
- 5.4.6 BXW Station Operating Costs – As part of the original station business case and grant agreement, it was agreed that the Council would take on the operational cost of the station until it became profitable. Work is underway to confirm the ongoing operational cost of the station which will feed into an updated model that will provide further clarity on future cost risk. If the council does take on additional cost risk, there is an opportunity to offset this against future station income once it becomes profitable. Discussions are ongoing with DfT on this topic.
- 5.4.7 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.
- 5.4.8 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.
- 5.4.9 Economic Decline – 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 BXT development partners are

exploring/reviewing diversification of offer within BX. Wider macro-economic shocks may also impact the residential and office markets in London.

5.4.10 COVID 19 – This represents a significant risk to the programme and the team are continuing to work 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 £4m, with a further £1m 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.

5.4.11 Retail Park Acquisition - The key risk associated with the acquisition of the Retail Park is ensuring that the acquisition will have no negative impact on the General Fund. The council has put in place the required structures and will update as required to enable it to manage the Retail Park against these short-term variables such as Covid and Brexit to ensure that the council will secure the required returns so that there will be no gap or negative impact on the General Fund.

Equalities and Diversity

5.4.12 As previously reported, the Development Proposals support achievement of the council's Strategic Equalities Objective.

5.4.13 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.

6 CONSULTATION AND ENGAGEMENT

BXC Programme-wide communications

6.1.1 We continue to work with our delivery partners to ensure a consistent level of engagement with residents, businesses, and stakeholders. We meet regularly to ensure messaging and communications are joined up.

6.1.2 We continue to adapt to challenges presented by the COVID-19 pandemic and adapt our channel strategy accordingly. This Autumn we have reintroduced in-person events but will continue to offer virtual meetings and briefings as an option for those who prefer to engage with us in this way.

Channels update and good news stories

- 6.1.3 There have now been over 20,000 visits to the TransformingBX.co.uk website since it launched, with over 28,000 sessions. The new station, and the interactive map showing areas of construction, continue to be the most visited pages.
- 6.1.4 We continue to provide news and information via Twitter (@transformingBX) and a monthly e-newsletter as well as Barnet's corporate communication channels. Recent news and press coverage across the project includes the unveiling of the new mural at Claremont Way in the Kilburn Times: [Bold Cricklewood mural heralds the development of Brent Cross Town](#) as well as our own news story: [Mural unveiled on Claremont Way](#).
- 6.1.5 To coincide with COP26 we've also be sharing information about the ways the Brent Cross Cricklewood regeneration programme is putting sustainability at the heart of its construction and vision for the development. Read more about this here: transformingbx.co.uk/how-were-doing-our-bit-for-the-environment
- 6.1.6 The launch of the Clitterhouse playing fields was also covered by local newspapers, the Barnet Times and the Brent and Kilburn Times:
- [Help shape future of park site in Brent Cross Town](#)
 - [Consultation opens to shape Clitterhouse Playing Fields in Cricklewood](#)
- 6.1.7 The future potential for electric air taxis at Brent Cross Town generated national media interest with the first BBC London news coverage on the development:
- BBC London - [Evening News 04/10/2021](#)
 - Fifty Sky Shades - [New Electric Air Taxi Vertiport In London - Skyports And Brent Cross Town](#)
 - EG - [Argent Related's Brent Cross Town to get flying taxis](#)
 - DroneDJ - [Skyports lands eVTOL air taxi veliport deal in North London's Brent Cross Town project](#)
 - Urban Air Mobility News - [Skyports, Brent Cross Town announce joint venture to construct eVTOL vertiport](#)
 - UAS Vision - [Skyports to Develop Passenger Air Taxi Vertiport at Brent Cross, London](#)
- 6.1.8 Alongside our partners at Argent Related, we also launched a design competition with the Architects Journal for a potential pavilion at Clitterhouse Playing Fields, and other news articles featured the development:
- Architects Journal: [AJ launches design contest for pavilion at Brent Cross Town](#)
 - Times series - [Kosher Outlet relocating to Brent Cross Town](#)
 - Times series - [Robert Jenrick hails Brent Cross development as 'model' for UK](#)
 - Property Week - [Argent's bosses prefer curation to control](#)
 - Railway Gazette International - [World rail freight news round-up](#)
 - Rail Advent - [DB Cargo launches new Freight Belongs On Rail campaign](#)

Southern Junctions

- 6.1.9 In October we publicised the end of the junction works at [Cricklewood Lane and Cricklewood Broadway](#) and updates of the final works were shared with the local community networks and via social media.
- 6.1.10 Plans are in place to work with the local community around ways to wrap the palisade

fencing around the corner of Cricklewood Lane and Cricklewood Broadway, which will be up in the area until new development plans come forward.

Community Engagement

- 6.1.11 We respond to resident questions and queries via the programme email address TransformingBX@Barnet.gov.uk This month receiving 14 incoming enquiries via the inbox and ten in September. While this is a drop in recent months there has been several concerns raised around the new development on Brent Terrace, including construction traffic and mud on the roads.
- 6.1.12 We are working across the IPMO to address resident concerns around construction traffic on Brent Terrace. Interventions have been put in place such as enhanced cleaning regimes on site and increased presence from banksman. New signage is being installed at the top of Brent Terrace to manage construction traffic.
- 6.1.13 Fly-tipping also remains an issue the area and we are working with colleagues across highways, street scene, estates, and Barnet Homes to tackle maintenance and hygiene issues. Work has now been undertaken to clear the footpath between the houses and the gardens.

Construction updates

Plots 53 and 54, Brent Cross West and Brent Cross Town

- 6.1.14 In October, we distributed our three month [construction programme](#) to residents in Brent Terrace and Clitterhouse Crescent with works across Plots 53 and 54, and Brent Cross West from October to January. This was distributed with the monthly [Brent Cross Town construction update](#).
- 6.1.15 A wider construction works letter for Brent Cross West was sent to residents within 500m of the station detailing the works and linking to an online programme.

Plots 53 and 54

- 6.1.16 A resident liaison officer is now regularly in the area and a community notice board sharing the most up-to-date information weekly. She is regularly visiting homes and on site to deal with any issues directly.
- 6.1.17 L&Q and Buglers are also working on installing a community chalk board for use by local children using that area and on will also be in place by September once the hoardings are complete. Plans are in place to engage with residents about what they would like to see on the hoardings with a view that community artwork could replace the standard black hoardings currently in place.

Brent Cross Town

- 6.1.18 In October, Brent Cross Town visited homes and distributed letters regarding the demolition of 106 Brent Terrace. They have also widely publicised the archaeological surveys by MOLA, on the Clitterhouse Playing Fields with flyers to residents in the local area.

Consultations

Clitterhouse Playing fields

- 6.1.19 In September, we launched a wide-spread consultation on the future design of the Clitterhouse Playing Fields to ensure that the local community can be part of shaping the plans. The initial consultation phase will look to understand more about how the Fields are used now and how the local community would like to see it reenergised for the future.
- 6.1.20 Across digital channels an online survey launched with targeted social media and news items across TransformingBX and Brent Cross Town marketing channels, Barnet Council website and e-newsletter, and Engage Barnet. To date over 230 online surveys have been completed.
- 6.1.21 The consultation was also widely publicised via a placed advertorial in Barnet Times, the Brent Cross Town Community Newsletter (16.5K homes), Barnet Council magazine, flyers, posters and business cards in key community hubs and four live events at The Workshop and Clitterhouse Farm with over 200 people attending. Meetings were also held with resident in key neighbouring estates.
- 6.1.22 In the second phase of the consultation, due to start in November, Argent Related will consult on the design of the park, with further consultation on the detailed design to begin early next year.

Flourishing index

- 6.1.23 Teams from Buro Happold and the University of Manchester have engaged with residents on the installation of new vivacity cameras which will support the baseline data collection for the Flourishing Index. The sensors collect only anonymous data, in line with the rules established by the Information Commissioner's Office (ICO), which will help the University of Manchester understand how people move around the area. This will include measuring how much people walk, cycle, scooter or drive in and around the local roads and pavements. For more information on how the sensors work, please visit vivacitylabs.com.
- 6.1.24 The Flourishing Index will play a part in how the plans for Brent Cross Town are developed from landscapes to the urban design, something that has not been done before at the start of this kind of regeneration programme.
- 6.1.25 In November, the University of Manchester will be inviting local people to participate in an online survey. We will be sharing the link to the survey across our channels in the coming weeks.
- 6.1.26 You can read more about the research team that are working on the 'Flourishing Index' here: [Manchester Urban Institute](#) and [Manchester Urban Observatory](#).

Promoting skills employment and opportunities

- 6.1.27 A key part of our communications strategy is to promote the opportunities for local people and businesses during the construction phase of the development and beyond. In October we featured news stories promoting jobs to local people at the new pavilion, and a new [ground worker apprenticeship](#) at Brent Cross Town.

6.1.28 VolkerFitzpatrick's open doors events also invited students from the Whitefields School on to the Brent Cross West site to give them a taste of what a career in construction could look like.

6.1.29 A separate employment and skills mid-year report is included in the Growth update to this Committee. This report provides a detailed look into how the employment and skills strategy is being implemented in Brent Cross to help achieve the wider objectives of the council.

6.1.30 Skills, jobs and grant opportunities can be found at transformingbx.co.uk/opportunities.

7 BACKGROUND PAPERS

7.1.1 Finance Performance and Contracts Committee, 7 October 2021

<https://barnet.moderngov.co.uk/documents/s66893/BXC%20Financial%20Performance%20and%20Contracts-PUBLIC-October%202021%20FINAL%20V2.pdf>

7.2 Housing and Growth Committee, 13 September 2021, Brent Cross Cricklewood Update Report

<https://barnet.moderngov.co.uk/documents/s66501/Brent%20Cross%20Update%20Report.pdf>

BX H&G Appendix 1 - Brent Cross West Site Progress Pictures – October 2021

- 1) PLS Place concrete 45m3 to 1st lift on SEEB Lift Shaft
- 2) PLS strike shuttering to 1st concrete lift on SEEB lift shaft
- 3) PLS Installing fencing for Drivers Walkway at Cricklewood Signal Box
- 4) PLS drainage kerb line for Drivers Walkway on approach to the Hammerhead
- 5) Oliver Connell carry out rebar installation to Western Entrance Building lift shaft
- 6) Oliver Connell make ready pour no6 to Fast Platform Lift Shaft
- 7) Oliver Connell Slow platform laying foul drainage
- 8) Carvers prepare Slow Platform column bases for rebar & concrete placement
- 9) Carvers installing Steelwork Slow platform weekend 30



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Department for Levelling Up,
Housing & Communities

Karen Mercer
Programme Director
Brent Cross Cricklewood Regeneration Scheme,
London Borough of Barnet
2 Bristol Avenue
Colindale
London
NW9 4EW

Our Ref: HAPF/004/004/0014
Your Ref:

3rd November 2021

Dear Ms Mercer,

SECTION 19(2) OF THE LOCAL GOVERNMENT ACT 1985
Appropriation of land at Brent Cross, Cricklewood (BXC), London

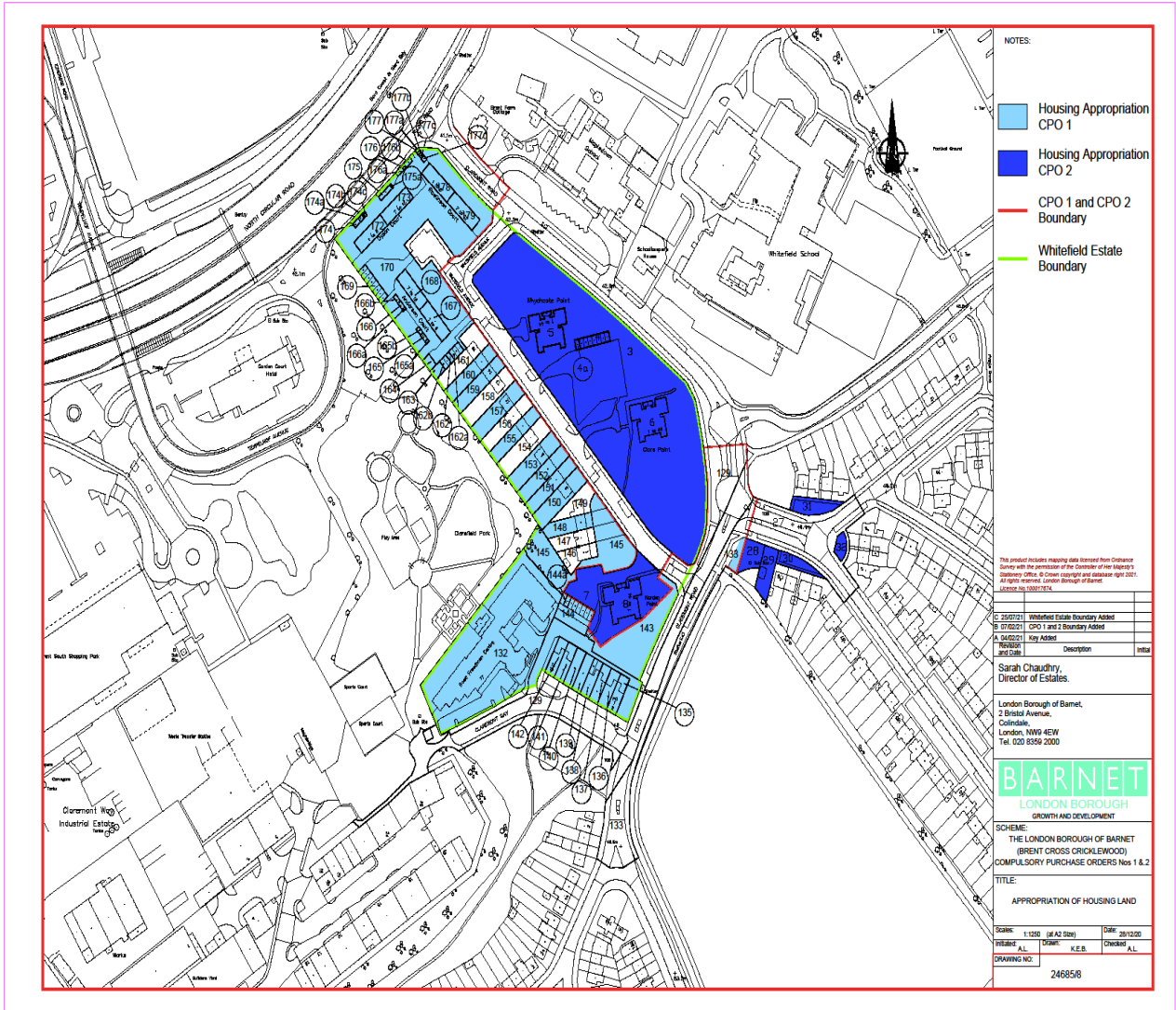
1. Thank for your application of 23rd September 2021 and attached documents for the above consent.
2. In exercise of his powers under Section 19(2) of the Housing Act 1985 and after consultation with Regulator of Social Housing, the Secretary of State for Levelling Up, Housing and Communities hereby consents to London Brough of Barnet appropriating the land at Brent Cross, Cricklewood (BXC), London (shaded light and dark blue) on the attached site plan for planning purposes.
3. As a consequence, the above area which is no longer held for the purposes of Part II of the Housing Act 1985 need no longer be accounted for within the Housing Revenue Account.
4. The consent is numbered S19 - 2020/21-10. Please quote this reference, along with the reference above, in any future correspondence relating to this document.

Yours sincerely,

Victoria Latham
Deputy Director, Local Authority Housing

Housing Revenue Account
Department for Levelling Up, Housing and Communities
3rd Floor, North East Quarter
Fry Building
2 Marsham Street
London, SW1P 4DF

Tel 0303 444 3728
Email: Henry.Boye@communities.gsi.gov.uk



NOTES:

- Housing Appropriation CPO 1
- Housing Appropriation CPO 2
- CPO 1 and CPO 2 Boundary
- Whitefield Estate Boundary

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0	Unrevised	Unrevised	
1	Identified Estate Boundary Added		
2	CPO 1 and 2 Boundary Added		
A	Key Added		
T	Revised		
	and/or	Description	Initial

Sarah Chaudhry,
Director of Estates.

London Borough of Barnet,
2 Bristol Avenue,
Colindale,
London, NW9 4EW
Tel: 020 8359 2000

BARNET
LONDON BOROUGH
GROWTH AND DEVELOPMENT

SCHEME:
THE LONDON BOROUGH OF BARNET
(BRENT CROSS CRICKLEWOOD)
COMPULSORY PURCHASE ORDERS Nos 1 & 2

TITLE:
APPROPRIATION OF HOUSING LAND

Scale:	1:1250 (A2 Size)	Date:	28/12/20
Drawn:	AL	Check:	K.E.B.
Checked:		Drawn:	AL

DRAWING NO: 24685/8

Housing Revenue Account
 Department for Levelling Up, Housing and Communities
 3rd Floor, North East Quarter
 Fry Building
 2 Marsham Street
 London, SW1P 4DF

Tel 0303 444 3728
 Email: Henry.Boye@communities.gsi.gov.uk



Housing & Growth Committee ITEM 11

16 November 2021

Title	Town Centres Capital Programme: West Hendon Broadway
Report of	Chairman of Housing and Growth Committee
Wards	West Hendon
Status	Public
Urgent	Yes
Key	Yes
Enclosures	No
Officer Contact Details	<p>Luke Ward, Assistant Director – Development and Economy luke.ward@barnet.gov.uk</p> <p>Jamie Robinson, Head of Economic Development jamie.robinson@barnet.gov.uk</p>

Summary

Housing and Growth Committee is the lead committee for the Thriving theme of the Barnet Plan as well as the council’s Growth Strategy. The council’s objective is to support a borough of thriving town centres by working to diversify their role, encouraging a broad mix of uses, delivering new housing and creating an environment in which businesses can succeed. By doing so, the council is not only helping to secure the future of town centres but also ensuring that Barnet’s economy and community can successfully rebound from the COVID-19 pandemic.

A key component of the council’s work is to deliver environmental improvements through investment in the public realm, helping to drive footfall, increase the amount of time that people want to spend in town centres and, ultimately, help ensure that they are places in which people want to work, visit, and live.

Following approval for three town centre projects at the last Housing and Growth meeting, this report sets out proposals for taking forward an exciting programme of public realm investment in West Hendon Broadway.

Officers Recommendations

That the Committee:

1. Delegates approval to the Deputy Chief Executive in consultation with the Chairman of Housing and Growth Committee to:

- Approve Outline and Full Business Cases as required to progress the projects.
- Procure a suitably qualified consultant team(s) to undertake survey, feasibility, and design work to further develop proposals in consultation with the community, businesses, and key stakeholders.
- Authorise expenditure of approved Town Centre Capital monies to fund project delivery, in line with the budget referenced in paragraph 1.15 and noting that this will be subject to further refinement.
- Commence procurement and approve the contract award for a suitably qualified contractor, or contractors, to deliver the public realm interventions, following a procurement exercise, and to authorise any change requests during the lifetime of the contract(s), as required
- Negotiate, finalise, and complete such other documents as may be required to effectively implement, fund, deliver and/or manage the projects and, if required, to vary the same.

1. Why this report is needed

- 1.1 Housing and Growth Committee is the lead committee for the Thriving theme of the Barnet Plan as well as the Growth Strategy. Together, these policy documents set out a vision for supporting thriving town centres across the borough. This will be achieved, among other things, by working to diversify the role of town centres, encouraging a broad mix of uses, delivering new housing and by creating an environment in which businesses can succeed.
- 1.2 The council is primarily focused on the borough's seven main town centres as these serve the greatest number of residents and have the broadest economic footprint. However, given the level of investment targeted at the regeneration of the West Hendon Estate, officers have also been focused on supporting complementary improvements on West Hendon Broadway.
- 1.3 Over the past year, officers have progressed long-term projects and programmes to both support COVID-19 recovery and to ensure that we achieve the goals set out in the Growth Strategy and Corporate Plan. A key component of this has been the development of proposals for major public realm improvements in town centres. Through enhancements to town centre environments, the council can help to drive footfall, increase the amount of time that people spend there, create new sites for micro businesses, promote community cohesion and pride and reduce the impacts of traffic and congestion. Ultimately, the council aims to ensure that Barnet's town centres are places in which people want to live, work, and visit and that they fully reflect the needs, aspirations and means of the wider community.

- 1.4 Because of this work, the July 2021 Policy and Resources Committee approved £23.5M of Strategic Community Infrastructure Levy (CIL) funding to deliver an ambitious programme of renewal in priority town centres. Housing and Growth Committee on 13 September 2021 approved proposals to commence drawing down this funding to deliver public realm interventions in Finchley Central, Burnt Oak and Golders Green. This paper requests permission to progress a further scheme in West Hendon Broadway as a part of the wider Highways works associated with the adjacent estate renewal.
- 1.5 The regeneration of Hendon Waterside offers an outstanding opportunity to strengthen the area, supporting a more resilient local economy, in which both new and existing businesses can flourish. Additionally, West Hendon Broadway has the potential to benefit from development along the A5 corridor, Brent Cross Town to the south and the proposals for West Hendon Playing Fields and the Welsh Harp.
- 1.6 In July 2018, Barnet Council and Barratt Metropolitan LLP commissioned a high street strategy for West Hendon Broadway that identifies short-term improvements as well as a broader strategic direction. The strategy was built on extensive engagement with residents and businesses locally. It identified a series of physical, environmental, and other measures aimed at improving the attractiveness of the town centre and increasing economic vibrancy.
- 1.7 The planned Highways works on the Edgware Road-A5, which are to be implemented in 2022 as part of the Hendon Waterside development, provide a great opportunity to support additional placemaking and public realm investment. The council therefore has an opportunity to deliver significant improvement through place-making in the area in line with the High Street Strategy. This will include:
- New street furniture such as seating and bicycle racks;
 - Greening along the Broadway through parklets and additional tree planting;
 - Improvements to shop fronts;
 - Enhanced wayfinding and connectivity to the Welsh Harp Reservoir and West Hendon Playing Fields;
 - Interventions that address crime and fear of crime, such as improved lighting and additional CCTV;
 - An approach to 'creative placemaking' that will deliver a number of art/mural interventions in designated locations along the Broadway.
- 1.8 This report seeks Committee approval to delegate to the Deputy Chief Executive in consultation with the Chairman all relevant decision making to commence the project, approve relevant Business Cases, appoint consultants and contractors as required and to deliver the project through to completion. On the current timeline, the Highways works are due to commence in the Spring of 2022 and the additional public realm interventions outlined here will form part of this programme.

2. Reasons for recommendations

- 2.1 Officers are taking a comprehensive, cross-service approach to pursuing the council's long-term aspirations for Barnet's town centres. The proposals set out above directly

support the Barnet Plan and Growth Strategy ambitions for thriving town centres, as well as the goals of the Long-Term Transport Strategy.

- 2.2 Importantly, by taking the proposed action, the council is also supporting the economic recovery of town centres and supporting local businesses as they emerge from the COVID-19 pandemic.

3. Alternative options considered and not recommended

- 3.1 The council could opt not to invest in the improvement of the urban fabric of town centres, however this would be a missed opportunity to capitalise on developer and other council interventions. It would also see the gradual degradation of town centres, inviting criticism from residents and businesses and posing increased pressure on council maintenance budgets.

4. Post decision implementation

- 4.1 Following Committee, officers will continue to progress the town centre projects outlined above. Any individual decisions and actions will be taken by the Deputy Chief Executive in consultation with the Committee Chairman, in accordance with the recommendations.
- 4.2 Officers will continue to maintain regular communication with relevant stakeholder groups – residents, businesses, Members, and residents – in accordance with the programme of work.

5. Implications of decision

5.1 Corporate Priorities and Performance

- 5.2 As noted, the recommendations included in this report directly support council policy, including the Barnet Plan, Growth Strategy and Long-Term Transport Strategy

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

- 5.4 The Highways works to be implemented in early 2022 will improve the traffic flow of the area, and coupled with the additional £2M identified in this report, will enable a renewed focus on placemaking and public realm investment, giving the town a stronger sense of place and identity.

- 5.4.1 As noted, in July 2021 Policy and Resources Committee approved £23.5M of projected Strategic Community Infrastructure Levy (CIL) funds to deliver a programme of town centre renewal. This included £2M allocated to West Hendon Broadway.

- 5.4.2 There are no additional financial implications resulting from these interventions. All costs will be met from within existing approved budgets.

- 5.4.3 The council will procure service contractor(s) in accordance with Barnet's Contract Procedure Rules and the Public Contracts Regulations 2015 to support the delivery of all

associated capital works identified in this report

5.5 Legal and Constitutional References

- 5.5.1 The council's Constitution, Article 7.5 Committees, Forums, Working Groups and Partnerships, sets out the functions of the Housing and Growth Committee:
- 5.5.2 Responsibility for housing matters including 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 engagement.
- 5.5.3 To receive reports on relevant performance information and risk on the services, under the remit of the Committee.
- 5.5.4 The proposal sets out in this report is founded on the development of comprehensive Town Centre Strategies. In addition to community and business engagement, these strategies draw on a range of data and insight sources to draw conclusions and make recommendations for future action in town centres.
- 5.5.5 Officers will use data and intelligence to assess the impact of major town centre interventions following their completion.
- 5.5.6 The council will carry out all agreed proposals in line with the council's Constitution all statutory requirements including the Contract and Procedure Regulations 2015.

5.6 Insight

- 5.6.1 The proposal sets out in this report is founded on the development of comprehensive Town Centre Strategies. In addition to community and business engagement, these strategies draw on a range of data and insight sources to draw conclusions and make recommendations for future action in town centres.
- 5.6.2 Officers will use data and intelligence to assess the impact of major town centre interventions following their completion

5.7 Social Value

- 5.7.1 The council must comply with the requirements of the Public Services (Social Value) Act 2012, namely, to consider how what is to be procured might improve the social, economic, and environmental well-being of the area and how it might act to secure such improvement in conducting procurement. Officers will continue to seek Social Value outcomes throughout all stages of delivery.

5.8 Risk Management

- 5.8.1 The council has an established approach to risk management, which is set out in the Risk Management Framework. Managing risk will be an essential part of programme management and will be used to inform key decisions relating to the town centre projects. All significant risks will be reported to Capital Strategy Board and escalated as required.

5.8.2 There is a risk that there will be resistance from the community with regards to some proposals in town centres. All work identified in this report builds directly on priorities already identified through strategies that have been consulted on and the council has allowed for ongoing community and stakeholder engagement throughout the delivery of these projects.

5.9 Equalities and Diversity

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

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

5.9.2 In so far as the council has not already done so, prior to being undertaken any proposals will have to take proper consideration of the requirements of the Equality Act 2010.

5.10 Corporate Parenting

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

5.10.2 The Barnet Plan and the Growth Strategy are intended to benefit all communities and groups who live, work, and visit the borough, including those with protected characteristics.

5.10.3 An Equalities Impact Assessment and Health Impact Assessment was undertaken on the Growth Strategy, and the outcomes of these were summarised in the report to Housing and Growth Committee seeking approval of the Strategy.

5.10.4 Where individual decisions are required in relation to project delivery, these will be considered on a case-by-case basis to ensure no group is disadvantaged or left behind

5.11 Consultation and Engagement

5.11.1 Engagement with local stakeholders has been a fundamental part of the council's work in town centres to date and has been instrumental in identifying and developing priority projects to take forward. As set out above, officers will continue to support community and business engagement throughout project delivery and beyond

5.12 Environmental Impact

5.12.1 The proposal outlined in this report is designed to improve the quality of the environment for residents, businesses, and visitors to West Hendon Broadway. This includes tree planting, making the pedestrian areas more pleasant, and making it easier to access the Broadway through a range of modes of transport. It is therefore anticipated that the programme will have a positive impact on the local environment, and on the health and wellbeing of local people.

6. Background papers

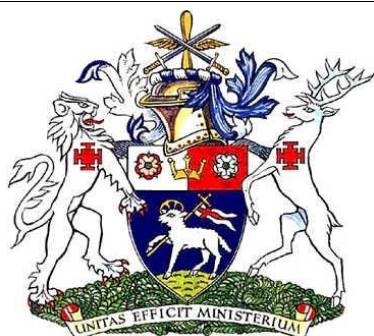
- 6.1.1 Housing and Growth Committee, November 2017: Entrepreneurial Barnet - Annual Update and Forward Plan
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=9435&Ver=4>
- 6.1.2 Council Budget 2018/19 Financial Forward Plan and Capital Programme, Appendix E2 Capital Programme by Delivery Unit
<http://barnet.moderngov.co.uk/documents/s45350/Appendix%20E2%20-%20Capital%20Programme%20by%20Delivery%20Unit.pdf>
- 6.1.3 Housing and Growth Committee, January 2020: Growth Strategy
<https://barnet.moderngov.co.uk/documents/s52934/Growth%20Strategy.pdf>
- 6.1.4 Housing and Growth Committee, January 2020: Golders Green Town Centre Strategy and update on Finchley Central Housing Infrastructure Fund
<https://barnet.moderngov.co.uk/documents/s57507/Golders%20Green%20Town%20Centre%20Strategy%20and%20update%20on%20Finchley%20Central%20Housing%20Infrastructure%20Fund.pdf>
- 6.1.5 Housing and Growth Committee, June 2021: COVID-19: Recovery Plan – Thriving
<https://barnet.moderngov.co.uk/documents/s65201/COVID-19%20Recovery%20Plan%20Thriving.pdf>
- 6.1.6 Policy and Resources Committee, July 2021: Strategic Community Infrastructure Levy (CIL) Allocations
<https://barnet.moderngov.co.uk/documents/s65921/Strategic%20CIL%20Allocations%20Final.pdf>

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Housing & Growth Committee

AGENDA ITEM 12

16th November 2021



Title

Annual Performance Review of Registered Providers (RPs)

Report of

Housing & Growth Committee Chairman Cllr Richard Cornelius

Wards

All

Status

Public

Urgent

No

Key

No

Enclosures

Appendix One- Barnet Annual Performance Review 2020.21

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Summary

Registered Providers (RPs) are key partners for the Council in delivering on the Housing Strategy goal of increasing the housing supply, including affordable housing. As the providers of accommodation for about 9000 households in the borough, RPs also have a key part to play in assisting tenants affected by welfare reforms, providing training and employment opportunities, improving health and wellbeing, and providing effective landlord services and neighbourhood management. The Council has completed an Annual Performance Review of the top six developing RPs operating in the borough to obtain a view on how RPs are performing and how they are adapting to the changing regulations and requirements regarding fire safety and sustainability.

Officers Recommendations

1. That Committee note the Barnet Annual Performance Review of Registered Providers 2020.21 as attached in Appendix 1.

1. WHY THIS REPORT IS NEEDED

- 1.1 At the meeting of 19th October 2015, the Housing Committee requested that a Performance Review be completed on an annual basis and reported to the Committee.

There are 48 RPs managing almost 9000 affordable homes (excluding Shared Ownership) in the borough, of these 48 RPs only 17 have stock over 100 units and 5 RPs have stock over 500 units in Barnet. The main RPs currently developing in Barnet are Notting Hill Genesis, Metropolitan Thames Valley, One Housing Group, L&Q, Clarion and Peabody all non-profit RP's. Barnet Homes as an Arm's Length Management Organisation manages 13,500 tenanted and leasehold homes on behalf of the Council. The Barnet Group (TBG) Open Door Ltd, a subsidiary of Barnet Homes, this Registered Provider was created and registered in 2017 delivering new homes for Barnet residents. This review will monitor the 6 RPs listed above. The review does not cover a review of Barnet Homes. **Appendix 1** is an Annual Performance Report for 2020/21 for housing management and housing development activities and includes Fire Safety and Sustainability. The Performance Review presents an analysis of the performance of these 6 large RPs that are building new affordable homes in Barnet.

2. REASONS FOR RECOMMENDATIONS

- 2.1 The attached Performance Review highlights that RPs are providing satisfactory landlord services and have adapted well in responding to residents' needs during the pandemic, they have changed their working practices to adapt to the new measures and identified residents requiring additional support. The Council will be re engaging with RPs welfare teams to encourage partnership working to ensure all residents can access services in Barnet.
- 2.2 The Council are still promoting their services with RPs; however, information sharing continues to take place online via TEAMS and email rather than through face-to-face meetings.
- 2.3 Affordable housing nominations for the period 2020.21 were less than previous years. This was largely due to lettings being suspended in the first quarter of the pandemic. Notting Hill Genesis (NHG) have failed to offer lettings that the Council should have been entitled to, this was due to their new IT system incorrectly recording obligations regarding each property. NHG are currently providing information on how they will make up for this requirement not being met, in previous years they have offered more than what LBB are entitled to so we are confident the requirement will be met.
- 2.4 RPs have shown commitment to developing sustainability programmes on existing stock and new developments, this section will be developed in future Performance Reviews.
- 2.5 RPs have focussed Fire Safety Teams and are forthcoming in providing data to the Council. Fire Risk Assessments (FRA) are up to date and work programmes are in place to complete required FRA works.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

3.1 None

4. POST DECISION IMPLEMENTATION

4.1 The council will continue to carry out an Annual Performance Review and take up any issues where poor performance has been identified.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

5.1.1 Barnet's Joint Strategic Needs Assessment identifies the number of out of work claimants has more than doubled in the past 15 months and is equal to 6.6% of Barnet's population, this is lower than London's average of 7.4%. The Performance Review highlights the actions that RPs are doing to assist residents in getting back to work.

5.1.2 Barnet's Corporate Plan 2021-25 prioritises implementing a Growth Strategy, delivering more homes that people can afford. RPs developed 243 new properties last year with 61 being shared ownership homes.

5.1.3 Barnet's Corporate Plan 2021-25 highlights helping people into work and will see the council continue to develop BOOST and expand employment services and make sure they are effective and accessible to those that need them, offering employment schemes and apprenticeships on the regeneration sites with the help of our regeneration partners.

5.1.4 Barnet's Corporate Plan 2021-25 aims to work in partnership to achieve the best outcomes for residents by delivering targeted multi-agency interventions. RPs are reported to attend the Councils MARAC which spearhead the work of the Safer Community partnership.

5.1.5 The Corporate Plan 2021–25 aims to address the social and economic impacts of COVID-19 on local communities offering a wide range for support for residents with employment, training, homelessness & housing, debt, income maximisation and food. RPs are providing similar services to local residents in the borough.

5.1.6 The new emerging Local Plan for Barnet will continue to prioritise the need for affordable housing, including family housing, helping people into work, health, and wellbeing, and creating safer neighbourhoods.

5.1.7 A key principle of the Council's Growth Strategy is to shape changes to places to secure healthy, resilient, and cohesive communities. The strategy identified the need to increase the supply of housing and deliver more housing that people can afford, as well as creating job and skills development opportunities for local people, as key priorities.

5.1.8 The Barnet Plan 2021-2025 sets out the Council's vision to make Barnet a great place to live work and visit. It focusses on 4 priorities over the next 4 years to realise this vision:

- Clean, safe, and well run: A place where our streets are clean and anti-social behaviour is dealt with so residents feel safe. Providing good quality, customer friendly services in all that we do

- Family friendly: Creating a Family Friendly Barnet, enabling opportunities for our children and young people to achieve their best
 - Healthy: A place with fantastic facilities for all ages, enabling people to live happy and healthy lives
 - Thriving: A place fit for the future, where all residents, businesses and visitors benefit from improved sustainable infrastructure & opportunity.
- RPs continue to support the plan providing housing and landlord services.

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

5.2.1 There are no direct resource implications arising out of this report.

5.2.2 There has been an increase in the number of households affected by the benefit cap, this number continues to rise throughout the year. This rise is due to the dramatic increase in Universal Credit claims since the start to the lockdown brought in because of the Covid-19 pandemic. As at February 2021 Barnet had 1,157 households affected by the benefit cap. The Council through BOOST (a partnership between Barnet Homes, Jobcentre Plus, Barnet & Southgate College to offer employment and benefit advice in Barnet) will continue to assist households affected and RPs are also working with their residents to assist. BOOST are looking to strengthen their working relationship with welfare teams within each RP.

5.3 Legal and Constitutional References

5.3.1 Constitution, Article 7, Committees, Forums and Partnerships sets out the terms of reference of the Housing & Growth Committee which includes:

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

5.3.2 Specifically the Housing & Growth Committee may submit budget proposals to the Policy and Resources Committee relating to the Committee's budget for the following year in accordance with the budget timetable.

5.3.3 RPs are regulated by the Regulator of Social Housing (RSH), The RSH is an executive non-departmental public body of the ministry of housing, communities, and local government (MHCLG). The performance framework includes "Economic" standards such as governance and financial viability and value for money and "Consumer" standards such as tenant involvement and empowerment.

5.4 Insight

5.4 Insight data has not been used in this report.

5.5 Social Value

5.5.1 RPs continue to provide support to residents in Barnet, they have programmes in place

offering employment, skills, training and economic inclusion programmes to local residents

5.6 Risk Management

- 5.6.1 RPs have a major role to play in accelerating housing development in Barnet and a reduced capacity for them to develop is a key risk that will impact on the council's ability to provide the new homes to meet the demand from a growing population. COVID-19 and Brexit has meant that many developments were on hold until restrictions were lifted, or have suffered delays or increased costs with materials, as a result there has been delays to completions.
- 5.6.2 The Mayor of London's Affordable Homes Programme 2021- 26 first bid allocation in Barnet was announced with 217 affordable homes included (105 social rent homes and 112 affordable homes). The housing products include Social Rent, London Living Rent and Shared Ownership. The Shared Ownership is a new model that reduces initial shares from 25% to 10%. This is running alongside the Affordable Homes Programme 2016-2021 which included 1585 homes in Barnet.
- 5.6.3 RPs should continue or revisit their partnership working with BOOST to ensure that they are correctly identifying the skillset required in Barnet, so that they can tailor training accordingly and gain additional financial support for residents.
- 5.6.4 The introduction of GDPR in 2018 affects how information can be shared with RPs. An Information sharing agreement has been signed by most of the RPs in Barnet. All RPs included in this Performance Review have signed the agreement.

5.7 Equalities and Diversity

- 5.7.1 Pursuant to section 149 of the Equality Act 2010 ("the Act"), the council has a duty to have 'due regard' to the need to eliminate unlawful discrimination, harassment, victimisation, and any other conduct that is prohibited by or under the Act, advance equality of opportunity between persons with a protected characteristic and those without and foster good relations between persons with protected characteristics and those without.
- 5.7.2 The protected characteristics are age, race, disability, gender reassignment, pregnancy and maternity, religion or belief, sex, and sexual orientation. The duty also covers marriage and civil partnership but to a limited extent.
- 5.7.3 The Regulator of Social Housing requires RPs to meet the tenant involvement and empowerment standard which provides expectations over equalities.
- 5.7.4 RPs are key partners in the delivery of the Council's Housing Strategy 2019 to 2024. A full Equalities Impact Assessment has been completed for the Council's Housing Strategy and concluded that the overall impact of the Strategy on the protected groups from the Equality Act 2010, as well as the Barnet Fairness Agenda, is positive. This report is for information only and therefore unlikely to result in any equalities implications.

5.8 Corporate Parenting

- 5.8.1 There are no specific Corporate Parenting considerations arising out of this report.

5.9 Consultation and Engagement

5.9.1 The following table shows how the Council and Re currently engage with and manage the performance of RPs.

Current Engagement/ Monitoring	Frequency	What's Involved	Engagement/ Performance
Annual Performance Review	Annually	Standard review issued to each larger/ developing RP.	Engagement and performance
Barnet Housing Association Liaison Group meeting	Annually and adhoc if required. (none undertaken for 2020/21 due to COVID-19)	All RPs in Barnet are invited, chaired by CEO of local RP. Agenda includes briefing from GLA, Welfare Reform and any other relevant items. Currently information is shared via TEAMS calls or Email.	Engagement
Development Meetings	Minimum once per year	Individual meetings between larger developing RPs and Re to discuss current developments and future development plans in Barnet. Currently via TEAMS	Engagement
General meetings/ Visits	Adhoc	Adhoc meetings and visits to RPs on partnership working over areas of mutual concern e.g., lettings	Engagement
Consultation on changes in Policy and Strategies	Adhoc	LBB consult with RPs on various policies and strategies. This can be done via liaison groups, forums, and email consultation. The most recent being the Information Sharing Agreement to comply with GDPR.	Engagement
Monitoring of lettings returns	Collected quarterly and recorded as an annual PI.	RPs provide details of lettings for each quarter to confirm that RPs have met nomination agreements. Results are verified.	Monitoring.
Development Data	Constantly	Re is in regular contact with each developing RP to discuss start on site dates, completion dates and monitoring the S106 affordable housing elements. Completion statistics are recorded as monthly KPI.	Engagement and Performance.
BOOST. Barnet Homes	Regular	BOOST and Barnet Homes consult with RPs on updates via email consultation through Re	Engagement.
Community Safety MAPAC	Quarterly	Any Barnet anti-social behaviour cases that require a multi-agency approach.	Engagement

6. Environmental Impact

6.1 There are no direct environmental implications from noting the recommendations.

6.2 RPs have provided information on their sustainability programmes for current stock and future developments.

7. BACKGROUND PAPERS

7.1 Relevant previous papers are listed in the table below.

Housing & Growth Committee 24 November 2020	Decision Item 15 Annual Performance Review of Registered Providers	Agenda for Housing and Growth Committee on Tuesday 24th November 2020, 7.00 pm (moderngov.co.uk)
Housing & Growth Committee 26 November 2019	Decision Item 7 Annual Performance Review of Registered Providers	https://barnet.moderngov.co.uk/ielistDocuments.aspx?CId=696&MId=9930&Ver=4
Housing Committee 1 April 2019	Decision Item 8 - Housing Strategy	Agenda for Housing Committee on Monday 1st April 2019, 7.00 pm
Housing Committee 10 October 2018	Decision Item 11 - Annual Performance review of Registered Providers	Agenda for Housing Committee on Wednesday 10th October 2018, 7.00 pm
Housing Committee 23 October 2017	Decision Item 7 - Annual Performance Review of Registered Providers	Agenda for Housing Committee on Monday 23rd October 2017, 7.00 pm
Housing Committee 20 October 2016	Decision Item 8 - Annual Performance review of Registered Providers	Agenda for Housing Committee on Thursday 20th October 2016, 7.00 pm
Housing Committee 19 October 2015	Decision Item 7 - Strategic engagement with Registered Providers	Agenda for Housing Committee on Monday 19th October 2015, 7.00 pm
Housing Committee, 27 October 2014	Decision Item 9 - Housing Strategy	http://barnet.moderngov.co.uk/ielistDocuments.aspx?CId=699&MId=7936&Ver=4
Housing Committee. 27 April 2015	Decision item 10- Summary of Feedback Following Consultation on Draft Housing Strategy	http://barnet.moderngov.co.uk/ielistDocuments.aspx?CId=699&MId=7938&Ver=4
Housing Committee 29 June 2015	Decision item 7- Housing Strategy.	http://barnet.moderngov.co.uk/documents/s24071/Housing%20Strategt.pdf

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Barnet Annual Performance Review 2020/21

Barnet Annual Performance Review of Registered Providers.

Introduction

This review presents an analysis of the performance of Registered Providers (RPs). The report is divided into two sections. Section A looks at management performance and Section B considers development performance. The report focuses on six larger developing RPs in Barnet including the Estate Regeneration Schemes in Barnet.

Background

In the year 1 April 2020 to 31 March 2021 there were six RPs with significant stock levels either currently developing or planning to develop general needs homes in Barnet.

The six RPs and their general needs stock levels in Barnet are shown below.

Registered Provided	Number of General Needs homes in Barnet
Notting Hill Genesis (NHG)	1715
Peabody	1125
Metropolitan Thames Valley Housing (MTVH)	596
One Housing Group (OHG)	95
Clarion	260
L&Q	136

A full breakdown of types of stock for each of the RPs can be seen in **appendix 1**.

In addition, we have also monitored the following Estate Regeneration Schemes in Barnet.

The three regeneration schemes in Barnet and the number of General Needs homes completed on these estates to date are shown below: -

Scheme	Registered Providers	Number of new affordable homes
Grahame Park	NHG	660
West Hendon	MTVH	215
Dollis Valley	L&Q	108
Total		995

There are two other regeneration schemes in Barnet where development has started but there have been no completions to date.

- **Granville Road** (Registered Provider - One Housing Group). This scheme commenced in July 2019 and will complete by 2023 providing 46 shared ownership homes.
- **Brent Cross** Cricklewood (Registered Provider - L&Q), L&Q will deliver 47 replacement homes on Plots 53 and 54 for Whitefield Estate Part 1. Construction works have now started on site, with the early works now completed. The main construction works commenced in August 2021 and the estimated completion date is in Spring 2023. Argent Related will deliver 110 replacement homes for Whitefield Estate Part 2 residents on Plot 12. Enabling works has commenced on site, and the new homes are estimated to be completed in Spring 2024. The estimated number of affordable homes to be built over the course of the next 10 to 15 years is 1293.

Mergers

One Housing Group and the Riverside Group have announced plans to form a partnership. They are currently going through a consultation process with their customers with the aim to merge by the end of this year.

Catalyst and Peabody have also confirmed that, following a six-week consultation period, the merger will go ahead. Catalyst will become a subsidiary of the Peabody Group from 1 April 2022.

The Performance Review

Each year the Council reviews the performance of partner RPs to assess whether they can demonstrate they meet standards in management and performance.

However, the Performance Review in 2019/20 was reduced due to demands faced by each RP over the pandemic, the review concentrated on the three regeneration schemes and on how other RPs had adapted working practices in light of the pandemic.

The expectations of our partners require regular liaison and submissions of annual performance returns specific to Barnet. In areas of poor performance, the Council will continue to work with the RPs to improve.

For this period, (April 2020 - March 2021) we will be focussing on the following areas of activity: -

Section A will focus on: -

1. Regulatory Judgements
2. Rent levels
3. Rent Arrears
4. Nominations offered to LBB
5. Welfare Reform
6. Repairs Performance
7. Customer Satisfaction
8. Anti-Social Behaviour
9. COVID – 19
10. Fire Safety

Section B will focus on development and sustainability

Section A: Management Performance

1. Regulatory Judgements

The Housing and Regeneration Act 2008 states that the regulation function can only be exercised by the Ministry of Housing, Communities and Local Government (MHCLG) acting through an independent Regulation Committee. The Regulator of Social Housing (RSH). The RSH is an executive non- departmental public body, sponsored by the MHCLG and is responsible for the regulation of social housing.

The Housing and Regeneration Act 2008 sets out the statutory framework within which the Regulator must operate. This framework enables the Regulator to register and regulate providers of social housing. Providers of social housing registered with the Regulator are known as "Registered Providers" (RPs). Only RPs will be regulated. The Regulatory Framework includes both the regulatory standards which providers must meet, and the way in which the Regulator carries out its functions.

The RSH has two objectives: an economic regulation objective and a consumer regulation objective.

There are three economic standards: -

- Governance and Financial Viability
- Value for Money
- Rent

The consumer Standards are: -

- Home
- Neighbourhood & Community
- Tenancy
- Tenant Involvement & Empowerment

The RSH review each RP and for those with more than 1000 units they also carry out periodic In-depth Assessments (IDA's).

Providers are assessed on a scale from G1/V1 to G4/V4, where G1/V1 means the provider meets the requirements and G4/V4 means the provider does not meet the requirements.

The following table shows the results summary for the regulatory judgements for the seven larger registered providers.

Registered Providers	Governance	Viability	Position of Travel since 2019.20
NHG	G1	V2	↔
Peabody	G1	V2	↔
MTVH	G1	V2	↔
OHG	G2	V2	↓
L&Q	G1	V1	↔
Clarion	G1	V1	↔

One Housing Group have publicly commented on the downgrade from G1 to G2 in Inside Housing and have said

“We are a strong and robust organisation with good underlying financial strength and so while we’re disappointed with the downgrade, we remain a compliant organisation. We are pleased that the regulator acknowledges the cost of our building safety programme. The programme ensures our customers’ safety is, and always will be, our top priority. We are confident that we can get back to a G1 by working collaboratively with the regulator, our stakeholders and customers.”

Following the announcement mentioned earlier about the merger with Riverside, improvements would be expected next year. One Housing Group have said

“through a bigger and stronger Group, we could deliver more for residents, customers and communities, with the capacity to build more quality homes, deliver estate regeneration, be an excellent landlord, provide excellent care and support services and extend home ownership opportunities”.

2. Rent Levels

Social Rents

Since 2001, most rents for social housing have been based on a formula which was based on relative property values and relative local earnings. All rents from 1st April 2020 were charged in accordance with the Governments Policy Statement on Rents for Social Housing 2018. The key principles for social rent should still be set using a formula, this formula will now include the following

- Condition & location of property (30%)
- Local earnings (70%)
- Property size.

This formula rent is then uplifted annually, since 2015.16 this will be by CPI as of September the previous year plus 1%. Each local authority can set up to 5% above formula rent and would also set a rent cap. LBB have confirmed they set at CPI + 1%.

London Affordable Rent is a type of affordable rent based on social rent levels.

The following table shows the average weekly net assured (social rent/ London affordable rent) rents for flats (i.e., exclusive of service charges) charged in 2020/21

Registered Provider	Bedsit £	1 bed £	2 bed £	3 bed £	4 bed £	5 bed (house) £
NHG		112.71	126.78	148.62	158.73	175.89
Peabody		169.43	160.72	154.72	152.28	
MTVH	87.3	115.42	127.60	140.79	163.31	
L&Q		118.73	125.75	139.16		
OHG		136.31	133.82	150.42	158.73* house	
Clarion		118.58	129.38	137.50		

All RPs have confirmed that they are in line with the 2020 limit imposed by the 2020 Rent Standard.

The following table shows the average weekly net assured rents for flats and houses and service charges (SC) for flats charged for new regeneration developments in Barnet in 2020/21.

Development	Bedsit £	1 bed £	2 bed £	3 bed £	4 bed £	5 bed £
NHG Grahame Park rent	87.48	105.15	120.12	141.68	141.06	
NHG Grahame Park SC		15.02	23.10	25.76		
MTVH -West Hendon rent		105.69	122.26	142.70	156.34	
MTVH -West Hendon SC		11.42	11.11	6.82	7.17	
L&Q – Dollis Valley rent		104.84	121.02	155.35	164.11	
L& Q – Dollis Valley SC		30.02	30.58	4.24	21.24 flat and 5.51 house	

N.B. the service charges for houses is lower than for flats and RPs include different items in service charges such as heating etc.

Affordable Rents

Affordable Rent is a form of low-cost rental social housing, as defined by s69 of the Housing and Regeneration Act 2008, The maximum rental level for Affordable Rent should be no more than 80% of gross market rent (inclusive of service charges).

In Barnet, the total weekly rent inclusive of service charges for new properties should be 65% of market rent and within local LHA levels. All RPs are within LHA levels.

The table below shows the weekly affordable rent levels in Barnet for new lets in 2020/21 for the RPs that provide affordable rent.

Registered Provider	1 bed £	2 bed £	3 bed £	4 bed £
NHG	225.24	252.66	326.98	
Peabody	110.16	121.64		
MTVH			209.76	
OHG				
Clarion	139.05			
L& Q				

3. Rent Arrears

Rent Collection is a key element of Housing Management. Housemark (Housing Sector performance platform jointly owned by National Housing Federation and Chartered Institute of Housing) report the performance of Housing Organisations rent collection, an efficient rent collection service is important to ensuring that as much of the rent due, and thus potential income due to the landlord, is collected and received.

The Council have set a target of 3.30% for arrears collection; however, Housemark statistics have shown the average rent arrears for London being at least 1% higher than this in previous years, this has yet to be updated for 2020/21

The table below shows the arrears level as of 31 March 2021 for each RP.

RP	Arrears
Clarion	4.96%
NHG	5.6%
OHG	7.7%
MTVH	8%
L&Q	6.2%
Peabody	5.27%

The main reason RPs have suggested for the increase in rent arrears is COVID-19 and the restrictions placed on RPs to protect tenants during this period.

The Coronavirus Act 2020 provided protection to social and private tenants by delaying when landlords can evict tenants. From 29th August 2020 to 31st May 2021, excluding the most serious cases, landlords needed to give their tenants 6 months' notice before starting possession proceedings. Evictions were not allowed between 17th November 2020 until 31st May 2021 and out of this period bailiffs provided 14 days' notice.

MTVH have also advised that as at the end of April 2021 they had 225 Universal Credit (UC) claimants in Barnet owing a combined £120,239 in comparison to 205 claimants as of April 2020 owing £117,073. In view of this, arrears for existing UC claimants have remain fairly static. In order to help customers in financial difficulty, they implemented a policy of allowing up to 3 months deferment period to help customers to get back on track (in line with what banks were offering to Mortgage holders). During this time, rent continued to accrue but they took no further action during the deferment period. Take up in Barnet was limited with 6 customers electing to defer. OHG also reported an increase in UC claimants. Their focus has been on support and advice and working with residents to sustain their tenancies.

4. Nominations Offered to LBB

The Tenancy Standard requires that Registered Providers contribute to Local Authority strategic housing function and sustainable communities. In Barnet, the standard nominations agreement requires associations to offer 50% of non-family accommodation and 75% of family sized accommodation (2 bedroom and above) eligible properties to council nominees. Eligible properties are newly built properties or re-let vacancies that are the result of the death of the tenant, eviction, or the household moving out of the borough.

In addition, all schemes which are funded by the Council or are built on council land or have a S106 Agreement require 100% nominations in perpetuity.

London Borough of Barnet (Re) monitor and validate all lettings by Registered Providers in the borough. There was a total of 82 lettings for family sized accommodation in 2020/21.

NHG have failed to comply with the nomination's agreement for various S106 agreements this year, they seven properties that should have been offered to LBB under the terms of the agreement. NHG are currently working with LBB on how to rectify this requirement and plan to make up the shortfall throughout the coming years. They have explained the issue arose from new IT systems and failure to record their assets correctly, this has now been rectified to ensure no further issues are made. In previous years they have offered over the number of required lettings therefore the Council are confident they can make up the shortfall.

5. Welfare Reform

Boost reported that in 2020/21, the pandemic has seen a rise in the number of new benefit claims, particularly UC, where businesses have not been able to retain their staff despite the access to financial support from the government, such as the Coronavirus Job Retention Scheme. This translated into a steep increase in the number of newly benefit capped households in the borough, especially from January (around nine months on from the start of the pandemic, where households had exhausted their grace period). In February 2020, there were 1,157 households affected by the benefit cap, by February 2021, the figure more than doubled to 3,994.

The Welfare Reform Task Force integrated into BOOST and continues to work alongside the Discretionary Housing Payment (DHP) team to support residents who face financial hardship. As services were opened to clients beyond the remit of welfare reform changes, Burnt Oak and Childs Hill wards, they have seen a growth in a different cohort of clients, including homeowners and pensioners. Demand on contact centre and mailbox first peaked in July, with typical queries relating to DHP,

benefit advice and council tax support. November saw the second peak after the council's Housing Benefit and Council Tax mailboxes were closed. BOOST also closely worked with the Council Tax Recovery team to support residents facing summonses, to maximise their income through employment and benefits and access Council Tax Discretionary Relief to reduce this debt.

BOOST's Welfare Benefit Advisors (WBAs) had significant demand between September and November, where 473 appointments were conducted in this period alone (the monthly average for the year was 122). Appointments were managed over the phone and the advisors supported the most vulnerable clients by collecting paperwork from their homes and utilising online version of forms. Most clients were from the private sector (70% of the total appointments for the year), compared to only 5% for housing association tenants. The largest area of support was for general benefit advice and Council Tax, followed by DHP. However, they saw a very low level of benefit capped cases being referred. The main reason for this is residents claiming UC or moving onto UC from legacy benefits. As the Department for Work and Pensions cannot provide a list of live capped households, it is left for residents and work coaches to identify that they are capped and refer them to appropriate support. 57% of the WBA appointments were for UC clients, and only 7% of the total appointments for year were for benefit capped residents.

The Taskforce previously held a liaison group with RPs since the move to BOOST the partnerships between registered providers and BOOST needs to be strengthened in 2021. RPs are currently providing up to date contacts for relevant officers to work with the DHP team at Barnet.

Between December 2020 and July 2021, out of a total of 497 sign ups, BOOST registered up 51 housing association tenants and household members, for employment, financial, digital and/or wellbeing support. Referrals have come through the website, emails and over the phone. Many tenants are still unaware of the support their own landlords can offer in relation to benefit advice and accessing DHP. BOOST has recently re-established links with Notting Hill Genesis for our Make It Happen project based in Grahame Park.

Appendix 2 shows the current position for each larger Registered Provider and some examples of what skills and employment opportunities they have on offer.

6. Repairs Performance

The Regulatory Framework requires RPs to *'provide a cost-effective repairs and maintenance service to homes and communal areas that responds to the needs of and offers choices to tenants and has the objective of completing repairs and improvements 'right first time'*. Each RP is required to meet all applicable statutory requirements that provide for the health and safety of the occupants in their homes.

There is no generic standard for repairs reported by RPs but the majority report on satisfaction levels. Housemark have reported the average percentage of tenants satisfied with the repairs and maintenance service as 85% within the London area. RPs all report satisfaction levels around this percentage but have advised that due to COVID- 19 reduced surveys were completed and at the height of the pandemic only urgent repairs took place.

7. Customer Satisfaction

As part of the regulatory framework, RPs must meet the tenant involvement and empowerment standard with required outcomes over the following: -

- Customer service, choice, and complaints
- Involvement and empowerment
- Understanding and responding to the diverse needs of tenants

Customer satisfaction statistics provided from surveys can give an indication as to how well the RP is doing in this area.

Most organisations employ independent organisations to complete random customer satisfaction surveys and in addition survey after incidences of ASB, repairs and formal complaints, however, many RPs decided to reduce the number or not participate in surveys throughout 2020/21 due to COVID-19

The Table below shows the level of satisfaction for each Registered Provider that completes surveys.

	% of Respondents very or fairly satisfied their views are being listened to and acted upon	% of respondents very or fairly satisfied with their neighbourhood as place to live
Peabody		86
One Housing Group		
L&Q	71	93
Clarion		88 (national)
MTVH	70	100 (small sample)
NHG		83

OHG did not carry out surveys during COVID- 19 but have resumed for this year.

8. Anti-Social Behaviour

The Neighbourhood and Community Standard require Registered Providers to keep the neighbourhood and communal areas associated with the homes that they own clean and safe. They should work in partnership with their tenants and other providers and public bodies where it is effective to do so.

The Barnet Community Safety MARAC (multi-agency risk assessment case conference) is a multi-agency meeting where stakeholders across the community safety partnership come together to discuss and resolve complex, high risk anti-social behaviour cases and includes the following members: -

- Barnet Community Safety Team
- Police
- Children's Services - Youth Offending Service, Social Care, Youth Service, Family First and a representative from schools
- Housing (Council and other Social Landlords)
- Barnet Homes
- National Probation Service (NPS) and CRC
- Victim support
- Mental Health Services

All RPs included in this review have referred cases to MARAC with a high success rate.

NHG have reported the highest level of ASB out of all the RPs, in particular on Grahame Park there were 24 live cases many of which are linked to mental health issues. They are liaising with MARAC for assistance and intervention.

Clarion have worked productively with MARAC and have managed to secure 2 injunction orders in Barnet.

Peabody feel that the majority of their cases seem to be related to noise nuisance and neighbour disputes.

MTVH have seen an increase in the use of ASB involving drugs and criminal activities on estates in Barnet and would like Police intervention to be improved in the borough. MARAC have made further contact with MTVH to discuss these concerns further.

9. COVID - 19

As a response to COVID-19 many temporary measures were put in place to assist residents, these were reported in last year's Performance review. RPs have been asked to report what measures they still have in place.

LBB continue to run the community help hub which offers community grants and non – medical help for residents. There has been additional employment and financial help put in place to help those whose work or income affected by COVID- 19.

Here are a few highlights of the actions taken to support residents and changes made as a result of COVID-19 during 2020.21

NHG

- Welfare checks carried out by front line staff to all residents aged 60+ and all residents known to be vulnerable.
- Hardship fund funded emergency supermarket vouchers and energy support (meter top-ups) for residents in financial hardship.
- Good Gym food delivery project- delivered free, emergency food parcels to tenant's homes.
- Welfare benefits service - team of specialist advisers were on hand to support tenants whose income was affected by COVID-19.
- 'Call and Chat' befriending service- phone befriending offered to socially isolated tenants
- Resident Support Programme will be focusing on digital exclusion as a result of COVID-19 and have launched the Click Silver project, which assigns mentors to digitally excluded tenants helping them to better access the internet. The project also assigns free tech and connectivity to some tenants.

Clarion

- Notices are to have a minimal 4-month Notice period.
- Court Applications are only to be completed on high level arrears cases.
- Eviction Warrants only to be completed on extreme cases.
- Repayment arrangements to be offered wherever possible.
- During the period of COVID-19 restrictions, we have limited estate inspections to fire actions only.
- Welfare Benefit Advisors & Sustainment Officers provided services to affected residents including welfare checks.
- Utilised DocuSign for new residents to sign tenancies online.

MTVH

- Coronavirus Support Hub as a central point for all Covid-19 issues or concerns regarding our vulnerable customers or those that required tailored support.
- Additional services provided such as topping up energy accounts for residents who had run out of meter money, and matched people with the right MTVH team or external partner to get longer-term support.

OHG

- Care & support staff are being encouraged to be vaccinated for COVID-19, with rates now up to 85%.
- Frontline staff in care, support and maintenance who have face to face contact with One Housing customers are required to undertake regular COVID-19 lateral flow tests.

Peabody

- COVID-19 specific cleaning guidance for offices, community centres and schemes.
- Guidance on testing employees experiencing symptoms.
- Set of guidance for using PPE effectively in different situations.
- New COVID-19 Neighbourhood Manager guidance on keeping resident's safe who may be at an increased risk of experiencing domestic abuse due to the pandemic.
- Carrying out video viewings of lettings, and where face-face viewings are necessary, carrying out risk assessment and using appropriate PPE.
- Repairs – during waves of the pandemic, essential repairs only, and working to complete existing orders. Repair's service is now back to normal operation.
- Changes to Rent Collection procedure to mitigate the impact of the pandemic on our residents, focusing on a preventative approach, proactively engaging tenants to avoid putting their tenancy at risk.
- Updated our death of a resident procedure.
- COVID-19 Outbreak on Estates procedure to ensure necessary business areas are notified, wellbeing checks and extra support is provided to residents, enhanced is provided where appropriate and our response is clearly communicated to residents.

L&Q

- Set up a crisis response team and developed a pandemic plan.
- Putting measures in place to make sure emergency, business-critical and health and safety related functions are maintained.
- Completed coronavirus risk assessments at all care and support schemes, and introduced increased infection control measures, including extra cleaning and hand-washing requirements.
- Instructed specialist income teams to support customers who may be struggling to pay their rent by putting personal payment plans in place if needed and providing extra support for any affected by coronavirus.

10. Fire Safety Policy and Procedures

Fire Safety remains high on the agenda for all landlords, in June 2019 the government commenced the 'Building a Safer Future' (BSF) initiative in response to the Grenfell Tower tragedy, it is about putting people's safety first in how buildings are managed. Two key pieces of legislation support this initiative, the Fire Safety Act and The Building Safety Bill.

The Fire Safety Act came into force in April 21, this Act amends the Regulatory Reform (Fire Safety) Order 2005 to require all Responsible Persons (e.g., The relevant duty holder) to assess, manage and reduce the fire risks posed by the

structure and external walls of the buildings for which they are responsible (including cladding, balconies, and windows) and individual doors opening onto common parts of the building.

The **Building Safety Bill** takes forward the government’s commitment to reform the building safety system set out in BSF. A new Building Safety Regulator will be formed under the responsibility of the Health and Safety Executive (HSE), which will oversee the design, construction, and occupation of high-risk buildings (e.g., residential blocks over 18 metres). It is anticipated that the 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 is preparing for this accordingly. The Bill is likely to be enacted later this year.

The changing legislative framework for fire safety will introduce additional requirements for building safety and the management of our buildings and wider housing stock within the borough. A fire safety briefing is provided to Housing and Growth Committee regularly throughout the year and the council continue to liaise with RPs that have identified concerns with their blocks.

Fire Risk Assessments

RP	All properties up to date FRA	Outstanding FRA works
L&Q	Y	N
MTVH	Y	Y
NHG	Y	Y
Peabody	Y	N
OHG	Y	N
Clarion	Y	N

MTVH and NHG have the following comments regarding FRA works

MTVH

“We have completed a data capture of the buildings and balconies. this feeds into a recommendation for further investigation by the Safer Buildings Department based on building height, construction, percentage/type of cladding plus balcony construction and management. All these remedial works are under the Safer Buildings Plan. Remedial works in FRA’s refer to various work streams from signage, door repairs, fire stopping, stopping residents storing in communal areas etc which are all up to date.

We assess all our assets for HHSRS (Housing Health and Safety Rating System) compliance regardless of asset type however, there are no properties falling under any of this HHSRS criteria.”

NHG

“There are a few blocks with identified FRA works to be completed, Works have commenced and due for completion this year”

Identifying Vulnerable Residents

Each RP has been asked how they identify vulnerable residents who may be at risk of starting fires or unable to escape, this includes where Personal Emergency Evacuation Plans (PEEP) are in place. Their responses are below:

NHG

- The directly managed teams carry out assessments that identify vulnerable residents and our providers put in place a PEEP and care plans. There are a range of units in Barnet that have 24 hours staffing in place.
- Agency managed units the providers carry out the assessment and put in place the necessary plans in place to keep the resident's safe which will include PEEPs and Person-Centred Risk Assessment (PCRA)
- NHG teams carry out annual checks to Audit their (agencies) processes.

Clarion

- Robust process covering Person Centred Fire Risk Assessment (PCFRA), which does (as part of the assessment) highlight residents who are exceptionally vulnerable and may not be able to self-evacuate. These Residents may be recommended for a PCFRA via internal or external Stakeholders. If identified as bedbound, we would liaise with other Agencies to seek Social Services involvement and prompt a LFB Home Fire Safety Visit.

MTVH

- In terms of Care and Support for the most vulnerable residents, a review is in place that is backed up by Quality Assurance Team visits and audits. This feeds the requirement for PEEP's as does the implementation for new occupants.
- General Needs - where intelligence is gathered by HSO's, Housing Assistance, fire risk assessment etc. PEEP's are put in place.
- Where building envelope investigations identifies a change of evacuation strategy PEEP's are immediately implemented.
- Fire Starters referrals will be made from Housing Officers and Care and Support when required. The Fire Safety Team carry out assessment of such instances and advise on measures to be taken in such cases.

OHG

- Where stay put policies are not viable in a block, all residents are requested to complete a PEEP.

- A ranged of processes are in place to identify vulnerable residents and the risk and caution flagging procedure is currently being reviewed.

Peabody

- All supported housing residents participate in regular needs and risk assessments, these assessments include sections on the person's physical and mental health needs which note areas of fire risk and associated actions to be taken to mitigate against this.
- The result of these risk assessments may lease to a PEEP to ensure the requirements regarding evacuation are noted.
- Customers with a PEEP and requiring evacuation assistance are noted in Peabody's evacuation plans. This information is also stored in Premises Information Boxes which are accessible by the fire service in the event of an emergency.

L&Q

- Person Centred Risk Assessment (PCRA) policy undertaken by L&Q Living or Resident Services, depending on the tenure.

External Wall System Surveys (EWS)

As part of the building safety programme to assess safety risks to high rise buildings with Aluminium Composite Cladding (ACM) and those without, all local authorities and housing associations in England provide data on the combination of the external wall facing material and insulation for each separate external wall system (EWS) on their buildings, the form to provide this data is called an EWS1 form. Each RP was asked what changes have been made or plan to made as a result of these surveys and if they have concerns regarding these surveys and the implications on their residents.

NHG

“Following on from the Grenfell tragedy, NHG have already made significant changes to Employers Requirements to ensure that our buildings are safe – for example the introduction of sprinkler systems for all blocks over 11m. We have also appointed a Fire Guardian for all our new schemes in development to assess and prioritise building safety. NHG are focussing heavily on resident's engagement and communication to help our residents understand the issues affecting their homes and the actions that NHG are taking to remedy them.

An EWS1 is only applicable in certain building scenarios but can be requested by lenders in numerous other circumstances. The application of the requirements varies between lenders and can be inconsistently applied. This may have a negative and inconsistent impact on the customer dependent upon the lender”

Clarion

“We have 19 multi-occupancy buildings in Barnet and none of those are classified as Higher Risk Buildings (HRBs).

EWS1 certificates are only obtained when a leaseholder requests one and where the building meets the RICS criteria; only 5 out of 19 buildings consists of leaseholders. We do not have any EWS1 assessments for buildings within Barnet.”

MTVH

“As a charitable housing association responsible for over 57,000 homes, including more than 4,000 multi-story residential blocks, we have adopted a risk-based approach to conducting the inspections that are required to produce EWS1 forms. This means that those buildings with the highest risk categorisation are being inspected first. MTVH number one priority is the safety of all our residents. We, therefore, have a responsibility to ensure our programme of investigations and any remedial works that are found to be needed following these inspections are conducted based on risk prioritisation.

We appreciate the difficulties many customers are facing. This issue is affecting residents and building owners across the country and is exacerbated by lenders’ requiring independent certification for many buildings outside of the original intended scope of the independent certification form (EWS1).

Within Barnet there have been a number of blocks that have been reviewed as part of our program. One block has had intrusive investigations completed. There have been no recommendations based on any of the investigations carried out in Barnet to date for changes in evaluation strategy or deployment of waking watch based on the current investigations completed.”

OHG

“As for all housing providers, the issue of EWS surveys affects our residents’ ability to buy or sell their properties. We approach the requirement for EWS on a risk-based programme, but the timescales caused by current market demand for the specialist services required, mean that many residents across the country may be negatively affected due to delays in procuring the EWS1 certificates”

Peabody

“We have identified 490 buildings owned by Peabody (across our whole stock) which will need an intrusive investigation of the external wall in order to comply with the new regulations, the consolidated advice note and the RICS guidance on EWS1 forms. We have prioritised those buildings and embarked on a programme of investigation risk assessment and where required, remediation. Where there are concerns, our fire engineers give us risk-based advice about the requirement for both long term remediation and immediate mitigation measures, which we follow. Where we need to change the evacuation strategy, we put a waking watch in place until such time as we have installed alarms. We explore any defect claims with the original builder where we are still in the latent defects period and where that is not appropriate/available we undertake remediation works ourselves. We anticipate that we will have completed all works by 2027. This is of course a really worrying time for residents who are concerned about the safety of the homes they live in. For leaseholders there’s the added anxiety about the potential cost of remediation and how much they may have to pay. We have provided comprehensive information on our website to let customers and other stakeholders know what we are doing and are

also writing to all residents in the programme to explain the process and timescales. However, many of our leaseholders in buildings that are not in scope for intrusive investigations have been affected by the response of mortgage lenders to the government’s advice and find themselves unable to sell, remortgage or staircase. We are hopeful that the recent announcement will ease this problem but that will depend on how mortgage lenders react.”

L&Q

“Work to complete EWS surveys on 5 blocks still underway in the borough and due for completion by end of September 2021.”

11. Overall Performance and Commentary

Overall, the performance of each RP meets the required standard with the exception of NHG not meeting their nominations requirements. This matter is being dealt with directly. In previous reviews results have been compared to previous years to identify if performance has improved or declined, last year the performance review took a slightly different approach and results were not comparable. As a result of the review, we would continue to recommend the RPs to developers on new Housing Developments.

SECTION B

Development

In 2020/21 there were 243 affordable housing completions in Barnet. The following table shows a breakdown of these completions.

Registered Provider	Scheme	Total Affordable Completions.
L&Q	Medical Research Centre	56
Origin	Millbrook Park Phase 5	6
L&Q	Millbrook Park Phase 9	30
Open Door Homes	Various Schemes	151

It is important to maintain an effective partnership between the Council and each developing Registered Provider to ensure schemes are run smoothly and efficiently.

Regular meetings are held with all developing Registered Providers to monitor progress of each scheme.

Expected completions for the year 2021/22 are 322 affordable homes, these are predominately through the requirements of a S106 scheme. However, most developments are reporting delays due to Brexit related issues such as shortage of supplies e.g., bricks, skilled workers which may mean this figure could reduce this year.

The following table shows the current developments which are currently on site and due for completion in 2021/22 and 2022/23

Registered Provider	Scheme Name	Total Affordable Completions on site.
L&Q	Medical Research Centre	67
NHG	Millbrook Park Phase 4C	12
Sanctuary	Millbrook Park Phase 10	16
NHG	Millbrook Park Phase 6	48
Home Group	TFL Beechwood Mews	35
L&Q	Millbrook Park Phase 9	58
Open Door Homes	Various	92
L&Q	Homebase the Hyde	165
Clarion	Sweets Way	38
Clarion	117 – 125 West Hendon Broadway	43
Origin	Millbrook Phase 5	20

NHG

In July 2020 the planning decision notice was issued for 2088 new homes, plus commercial and community spaces as the next stage (Stage B) of the regeneration of the Grahame Park estate, where NHG is the development partner of LB Barnet (through its subsidiary vehicle Choices for Grahame Park).

The planning application included detailed permission for the first site (Plot A) comprising 209 affordable homes and a small commercial space (of which 60 homes are for affordable rent and 149 are shared ownership). To maintain delivery of the regeneration programme, a separate package of enabling works commenced in August 2020 to demolish the existing vacant blocks covering Plots A and B and prepare and de-risk the ground ready for main construction. The main works contract to Plot A was expected to commence in October 2020. NHG are currently preparing a Reserved Matters Application for the second phase comprising of c. 972 new homes, a new community centre, children’s centre, and health centre as well as

other commercial facilities. The programme for the entire regeneration of Stage B lasts until 2034.

The New Business and Land teams are not proactively looking at any further opportunities in Barnet. Ideally, they would like to see the majority of majority of affordable homes as London Affordable Rent with a balance of shared ownership.

Clarion

Clarion currently have one scheme in Barnet, West Hendon Broadway. This is a total affordable housing scheme, with grant from the GLA for all 43 units (35 Shared Ownership and 8 Rent). The scheme is due to complete in August 2022. There have been severe delays due to agreement on the procurement of the façade. Clarion have recently completed 38 affordable homes in Sweets Way.

For future developments Clarion are interested in schemes of various scales and tenures.

OHG

OHG currently have Granville Road mid-construction. This is a joint venture with Sherrygreen Homes. The total scheme will be 132 new units due for practical completion circa end of 2023 early 2024, of which 46 will be affordable.

A planning application is due to be submitted for Victoria Quarter shortly. This is a joint venture with Fairview New Homes. The total scheme will be circa 544 units.

L&Q

L&Q and Countryside Properties UK are the Councils appointed contracted development partners to develop the Dollis Valley estate. The phase 3 demolition completed in August 2020 and construction started in October 2020 to deliver 135 new homes of which 43 are affordable. A Reserved Matters Application has been submitted for the final two phases of development and will deliver a further 360 units of which 123 will be affordable homes by 2025.

They are working on three S106 schemes in Barnet, The Hyde, Millbrook Park, and the Medical Research Centre. When looking at new schemes they generally seek schemes with capacity of 75 plus units.

MTVH

Barratt Homes and MTVH have set up Barratt Metropolitan LLP to deliver the regeneration of the West Hendon estate. The development is ongoing with the next

phase due to complete in early 2025. Between 2021 to 2025 the scheme will deliver 827 new homes, including 291 affordable homes.

The redevelopment of Westhorpe Gardens is continuing as planned, on site works commenced late December 2020 and are due to complete in 2026. The S106 was completed in July 2021.

Peabody

Peabody have completed part of the Peel Centre and are no longer pursuing the further phases. They are currently not looking at any further developments in Barnet currently.

Sustainability

Central Government have set mandated sustainability targets to ensure there is the ability to meet the needs of the present without compromising the ability of future generations.

These targets are reflected in The Mayor's Homes for Londoners – Affordable Homes Programme 2021- 2025 funding guidance which, outlines funding requirements in relation to design and sustainability. The GLA expects that new homes are environmentally sustainable and meet zero carbon targets. There are 6 sustainability standards as a condition of funding: -

1. Net Zero Carbon Homes
2. Whole life cycle carbon assessment
3. Be seen energy monitoring
4. Air quality neutral
5. Urban Greening
6. Managing heat risk

London Borough of Barnet is currently developing a sustainability strategy. The Department of Business, Energy & Industrial Strategy (BEIS) estimates that in Barnet 49% of emission come from housing. London Borough of Barnet's Local Plan provides a positive strategy for delivering the Council's priority through sustainable development. Currently only 41% of homes in Barnet are well insulated, almost 1 in 10 households in Barnet are in fuel poverty and poor insulation adds to this problem.

The Council has developed an action plan to improve sustainability in Barnet including bringing existing council stock up to EPC C- rated by 2030. One of the

actions is also to ensure all new housing built in Barnet is of the highest sustainability standards,

RPs have reported on their sustainability programme for their existing stock and communities.

NHG

- Community Gardens – Supporting the development of two programmes to allow community to explore interest in gardening and improving existing open spaces.
- The Loop – repurpose up cycling project providing affordable recycled furniture, reducing incidences of fly tipping within the community.
- Appointed Head of Sustainability.
- Committed to improving energy efficiency of homes and reduce CO2 emissions.
- Programme for insulation, boilers, and heating systems.
- Replaced car fleet to electric vehicles.

Clarion

- Replacing windows and doors on 2 blocks in Barnet
- Ensuring all homes by 2040 will have a minimum SAP rating of 72
- Developing plans for biodiversity and electric charging for existing stock.

MTVH

- Plans to reduce carbon emissions on managed homes, improving efficiency.
- Aim of decarbonisation in line with net zero target by 2050.
- implementing the fabric first approach, homes will have increased thermal efficiency, air tightness and have decreased household energy demand.
- Our fabric first approach aims to improve energy efficiency of our homes, eliminate hard to heat homes, reduce carbon emissions by reducing energy demand and simultaneously reduce household energy bills for our customers.
- Entered a partnership with the Warmfront Team, securing funding under the Energy Company Obligation (ECO) scheme to help reduce carbon emissions and tackle fuel poverty.
- We aim to assess the insulation requirements of our managed residential housing portfolio, installing energy efficiency measures to eligible properties under the scheme, with energy measures such as wall and loft insulation installed through the project
- The funding to date has focused on the first part of the project with the Warmfront Team, cavity wall insulation and remedy of any failed cavity wall insulation. The next part of the project will be looking to address solid wall insulation and loft insulation. It is anticipated that approximately 7 ½ thousand improvement measures will be installed through this project in partnership with the Warmfront Team.
- Committed to ensuring that all our managed residential properties meet a minimum efficiency standard of EPC B and C or equivalent by 2030,

improving as many homes as is reasonably practicable to this standard which at present is perceived to be the minimum benchmark to ensure we are on track to reach the UK's Net Zero targets.

- Low carbon heating in combination with improved energy efficiency standards with the aim of ensuring that our homes are fit for the future. In the next couple of years, aim to review existing heating assets to compile a comprehensive planned programme which will aim to deliver low carbon heating to each home in line with the Net Zero 2050 target.

OHG

- Commenced a programme of installing electric charging points at a number of schemes across our stock.
- DLO (Direct Labour Organisation) and Environmental Services team are piloting the use of electric and hybrid vehicles.
- Waste management policy targets zero waste for works in voids and kitchen/bathroom installations and as part of the major works tender, positively focusing on contractors who can demonstrate an 'active' approach to support the sustainability policy.
- Environmental services team are undertaking planting programmes to support a greater biodiversity
- Encouraging residents to get active through the 'brighten up your balcony project and plant fruit/vegetables across a number of schemes.

Peabody

- Developing an Electric Vehicle (EV)/ EV Charging Point Policy for company & residents' vehicles. Currently trialing electric vehicles in Thamesmead and will work with PGM (Peabody Group Maintenance) to trial electric vehicles by 2024 as the leases end.
- Plan to utilise external funding opportunities such as ECO3 funding, carbon offset funding, Green Homes Grant and Social Housing Decarbonisation Fund funding and continue researching into available Government Green Investment. Will be able to utilise the monetary savings made through energy efficiencies within core business to fund the low-cost measures, through a 'spend to save tracker' to improve the energy efficiency of the stock.
- Working to make sure all residents have access to fast, affordable broadband across all estates and properties. Digital inclusion is a key aim of the Group Strategy.
- Increasing biodiversity and climate resilience of open spaces, and work with residents so they can make more of green spaces. Through the Design Guide, Open Space Strategy and "Living in the Landscape" blueprint for Thamesmead aim to improve the standards of external spaces and set out a framework for the future and investment. There is a requirement on new developments for biodiversity gain, and to take the opportunity to develop specifications and lifecycle costing for the replacement of existing flat roofs into green roofs, the creation of living walls, and the greening of estates where car use has fallen.
- Working with residents to create an environment where residents are assisted to drive down their energy and water costs and drive-up recycling of waste.

New Homes Guides to include waste management advice. Advice on website. Any refurbishment or construction contractors will have to monitor their waste recycling and consider the sustainability of refurbishment materials. Aim to create processes to ensure that 70% of office waste is recycled

L&Q

- Currently do not have any programmes in place for properties in Barnet.

Sustainability Approach to New Homes

To ensure compliance to the Mayor's Homes for Londoners – Affordable Homes Programme 2021- 2025 funding guidance, RPs were asked about their sustainability approach to new homes

NHG

- NHG develops almost exclusively in Greater London and new developments comply with the requirements of the Greater London Authority's London Plan. The London Plan covers a broad range of environmental considerations for new developments, such as ecology, green space, carbon emissions, development of low carbon heat networks, waste management, transport, water use and drainage. The environmental standards set out in the London Plan are significantly more stringent and wider ranging than the current national building regulations.
- NHG's approach is to build good quality homes that promote well-being and have low running costs. They are focussed on meeting the London Plan requirements in a way that provides good outcomes for the life of the development and for the benefit of residents, rather than looking for low-capital options that will not perform well in years to come.
- Member of Future Homes Consortium – aim of working together to share ideas and find ways to tackle sustainability and deliver homes that meet modern criteria.

Clarion

- As required within Barnet's Supplementary Planning Document on Sustainable Design and Construction 2013, the design for new homes considers the requirement for future schemes to achieve a Code for Sustainable Homes Level 4 or equivalent. For West Hendon Broadway this was achieved by covering energy/CO₂, water consumption, and ecology. The orientation of the building and courtyard allowed for maximum solar gain. Mechanical ventilation and heat recovery allows for additional heat and better-quality air. There are also photovoltaic panels on flat roof areas.
- Recently released a sustainable development roadmap which is being implemented going forward with electric vehicle charging and biodiversity considered as standard – this aligns with the London Plan.

MTVH

- The business is moving towards a more sustainable outlook, decarbonisation efforts form a key part of our new corporate strategy. For new build development, where MTVH are lead developer they are seeking to better

Building Regulations and will be piloting the emerging guidance on the Future Home Standard on 2 projects (outside of Barnet) to test technologies, monitor cost and resident experience.

- On Westhorpe Gardens regeneration in Barnet they are implementing a hybrid air source heat pump network, photovoltaics, and a backup gas supply in peak periods. At West Hendon a district heating network has been implemented.

OHG

- Will be fully compliant with regulations and are engaging consultants as early as possible on a scheme-by-scheme basis.
- Running a wider Energy Project to ensure expert consultant advice to put together requirements and an energy/sustainability brief to issue to new contractors and developer partners.

Peabody

- New development targets:
 - Ensure 100% of all new homes built by are minimum EPC B (SAP 81) by 2024
 - Ensure all new developments in design from 2021 are minimum EPC B (SAP 86)
 - Ensure that 100% of new development projects deliver on Peabody's sustainable construction requirements in the specification and undertake WLC for each scheme
 - Ensure that 100% of New Homes Guides include energy, water, waste, and sustainable transport advice
 - Hold 3 Dr Bike and 1 EV event per year for residents
- Committed to a programme of building 1,500 new homes for the next five years.
- Designing eco-friendly homes that are well managed and maintained. Residents have access to green space and infrastructure. New properties constructed in the last year (2020-21) are energy efficient over a 60-year life span, with an average of an EPC B rating.

L&Q

- 5-year corporate strategy advises that “develop quality, sustainable homes and places where people want to live that enable firm foundations for successful lives, benefiting our customers, our communities and the environment for the long term”.
- To build better and more sustainable homes, which deliver value for money and good quality, design, build and service to customers and communities
- Plan to establish an L&Q design standard which meets the Government's Future Homes Standard, recognises the differing needs of the residents who live in our homes and drives operational excellence in construction
- Will establish an L&Q Placemaking office, committing to high quality build combined with on-going community investment, long term management and stewardship
- Will invest more in modern methods of construction to drive quality and

- consistency in the homes that we build
- Will have a standardised and digital building information management solution to building safety legislation gateways
 - Will introduce group-wide supply chain management and a procurement plan that delivers best long-term value for money

RPs have advised that it is likely that the costs of making properties sustainable may result in some associations with an older stock reducing their development programmes.

Sustainability is high on the political agenda and the expectation is that further work will be required by RPs to bring their stock up to a required standard and this will be reported in future Performance Reviews.

Appendix 1

The table below shows a full breakdown of types of stock for the Registered Providers as at 31.3.21

	General Needs	Supported Housing	Wheelchair Units	Shared Ownership	leasehold	Other	Total	No of void units
Notting Hill Genesis (NHG)	1715* Includes Grahame Park	125	1688 (lifetime homes standard)	378	228	114 Temporary Housing and 88 Market Rent	2649	42
NHG – Grahame Park	660	3	908 (lifetime homes standard)	234	441	30 Temporary Housing and 120 Market Rent	1488	6
Peabody	1125	20		234	99	23 Freehold, 3 starter home, home buy/ outright sale	1504	6
Metropolitan Thames Valley (MTVH)	596 *Excludes West Hendon	39		99	18	3 freehold, 6 MR, 42 older person, 1 non-residential, 17 garages	821	50
MTVH - West Hendon	215	0		0	4	7 assured shorthold, 1 MR, 5 Freehold	232	5
One Housing Group (OHG)	95	15	15	12	88	Affordable rent 10, Market Rent 2, Commercial 8	230	1
Clarion	260	0	0	10	25		295	6
L & Q	136* Excludes Dollis Valley	0	5	111		6 shared equity and 211 private rented	464	69 (not Affordable or Social)
L&Q - Dollis Valley	108	0	0	2	168	0	278	1

Appendix 2

A summary showing the number of tenants affected by Universal Credit and number in arrears (larger RPs)

	NHG	Peabody	MTVH	OHG	Clarion	L&Q
Number of tenants affected by Universal Credit	566	295	165	28	n/a	25

An example of some of the employment and skills opportunities being offered by each Registered Provider.

Notting Hill Genesis

The Economic inclusion Offer for Grahame Park includes:

- Enterprise Programme – Capacity building programme to support individuals who wish to start their own business which includes training, mentoring and 121 supports.
- Volunteering provided through partners such as Colindale Community Trust and Groundwork as well as the loop.
- Repurpose – up cycling project providing training, volunteering, and employment opportunities for residents.
- Work Experience Programme for young people between the age of 14 – 18 years old
- Accredited and Non-Accredited Training Programme
- Make it Happen – Economic Inclusion programme delivered by BOOST, Department of Work and Pensions, NHG, Transport for London, Pure Insight, Twinning's, Community Coaching and Training, Youth Enquiry Service, Shared Enterprise
- Delivery of digital inclusion programme within the Digital Suite
- The Old Library with dedicated Employment and Skills Suite
- 7 New Business Starts Ups through commissioned and funded projects on Grahame Park, in retail, catering, community and voluntary sector, health and personnel development.
- 18 residents into employment within retail, administration, IT and care sector, training,
- 717 residents accessed pre-employment, business admin IT and ESOL training, woodworking, teaching assistant, basic maths and English.
- 59 residents undertaking regular volunteering within the Colindale Community Trust and The Loop which includes, administration, maintenance and retail.

Whole stock in Barnet

- 4 successful applications for Discretionary Housing Payments
- 18 residents into employment within retail, administration, IT and care sector, training,
- 717 residents accessed pre-employment, business admin IT and ESOL training, woodworking, teaching assistant, basic math's and English.
- 59 residents undertaking regular volunteering within the Colindale Community Trust and The Loop which includes, administration, maintenance, and retail.

Peabody

- Peabody's employment support service (RECONNECT) is currently focused on residents. Prior to January 1st, 2021 it looked to help all unemployed and under-employed people in London. Now the focus is increasing household incomes for residents, to engage those who are unemployed, under-employed or in full-time work but wish to increase their income through employment. There are exceptions to this, but it is based on engagement with other Peabody programmes.
- Their IT system is cannot provide information for just Barnet residents, but are working towards rectifying this shortly.

MTVH

- Tenants in Barnet have access to Love London Working programme. This provides support to people looking for work and additional support for residents who are further away from the labour market and may be experiencing significant barriers to accessing work due to, for example mental health problems. The Love London Working team provide virtual and 121 support and have a base at our community centre in West Hendon. In 2020/21 they worked with 38 Barnet residents of which 2 went into sustained employment and 4 progressed to further learning.
- The West Hendon Hub provides a central space for learning and training. Due to Covid restrictions they have been unable to deliver face to face sessions but have introduced a programme of virtual learning which has included Team Leading, Working with Children and Young People and Basic Skills. To date the sign-up numbers to these courses are small but growing and currently have 10 Barnet residents enrolled.

West Hendon

- Tenants in West Hendon have access to the Love London Working programme described above
- Due to the ongoing impact of the pandemic MTVH launched a pop-up foodbank at the West Hendon Community Hub. The food bank ran from October 20 to March 21 during which time over 90 local families received support with food. The success of the foodbank has resulted in its relocation to a more appropriate premises, (a local school) where support continues to be provided for the local community. They were able to engage local residents to support the food collection, sorted and distribution. Engaged cleaning and grounds maintenance service, Pinnacle to collect food from the depot and deliver to the community center. As part of the Christmas campaign distributed hot meals to 14 Barnet households.
- Have a team of support workers at the hub providing advice on employment and training support from the West Hendon Community Hub. Use the relationships that have been built with local residents to identify vulnerable residents who may need support. Recently have supported residents by organising a virtual session with EON around energy efficiency and bills. As lockdown continues have developed an online training programme that local residents are able to access.

One Housing Group

- Employment and Training team and their services are open to all tenants. The team supports tenants and customers to find employment and training opportunities. In the last year have not had any Barnet customers engaging with services in this area. There is a small amount of stock in Barnet and, historically, Barnet customers were reluctant to engage with the team as they would have had to travel to Camden to register with the service. The team has been working remotely since March 2020 but have not had any Barnet customers referred or self-referred.

Clarion

- Have made 13 referrals to boost and 11 DHP payments. All Barnet Residents who are over the age of 16 and not in full time education or paid employment are entitled to join the Love London Working Programme, to gain support in obtaining sustainable employment.
- During the period of 1st April 2020 through to 31st March 2021, 112 Barnet Residents enrolled and engaged on the above Programme, of which 81 received some form of formal training by the way of our virtual offer and 24 Barnet

Residents obtained employment. Most of these jobs came from the Social Care, NHS, and Construction Industries.

- Due to the challenges and changing labour market which resulted from Covid-19, during this period Jobs and Training team along with residents seeking our support have had to adapt.

L&Q

- Since 2018 have worked with 2 Secondary schools in Barnet delivering the Award-winning Learning to Succeed Programme. The programme was created with the goal of inspiring young people to achieve their full career potential in the Built Environment sector. Schools were given a selection of up to 20 sessions including STEM and career subjects which covered the curriculum and Gatsby Benchmarks.
- The Schools were:

St James School were involved from September 2018 – November 2019

Copthall Girls School 2018 – date (will be continuing with the 2nd stage of the Programme)

- Copthall fully embraced the Learning to Succeed Programme. Apart from signing up for regular classroom sessions, 5 students also attended a week of Work Experience at L&Q Head Office and other Development sites. During the pandemic they also moved to the adapted online sessions.
 - Copthall School was also selected to take up the opportunity for 12 of their students to have extra ‘Targeted’ support – which entailed PLA’s – Personal Learning Plans, 1.2.1, mentoring and support to progress after exams.
- Are looking to support other schools in the area, L&Q have asked for recommendations.
 - Employment team have worked with 5 Barnet residents in the period, with one being successful in gaining employment at L&Q as a customer service advisor.



Housing and Growth Committee

16 November 2021

Title

Annual Review of Council Dwelling Rents and Service Charges and Temporary Accommodation rents for 2022/23

Report of

Chairman – Housing and Growth Committee

Wards

All

Status

Public

Urgent

No

Key

Yes – meets definition of key decision as it affects more than two wards

Enclosures

Appendix 1 – Equality Impact Assessment

Officer Contact Details

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Summary

The report seeks approval of proposed changes to council dwelling rents and service charges including temporary accommodation rents, to take effect from 1 April 2022.

Officers Recommendations

1. That the Committee notes and recommends to the Policy and Resources Committee for the approval of the Full Council the proposed rent increase in line with Government policy for existing council tenants as set out in paragraph 1.5 for social rent dwellings and 1.7 for Affordable Rent dwellings to take effect from 1st April 2022.
2. That the Committee notes and recommends to the Policy and Resources Committee for the approval of the Full Council the proposed rent increases for temporary accommodation as set out in paragraph 1.12 to take effect from 1st April 2022.

3. That the Committee notes and recommends to the Policy and Resources Committee for the approval of the Full Council the proposed service charges and garage rents as set out in paragraphs 1.16 to take effect from 1st April 2022.

1. WHY THIS REPORT IS NEEDED

- 1.1 The council is required to set council dwelling rents and associated service charges for council tenants on an annual basis. These are set out in a formal rent notice issued to all tenants before the start of the financial year.
- 1.2 The Local Government and Housing Act 1989 requires the Housing Revenue Account (HRA) to be maintained as a ring-fenced account and prescribes the debits and credits to be applied to it. The principal items of expenditure within the HRA are management and maintenance costs, together with charges for capital expenditure (depreciation and interest). This is substantially met by rent and service charge income from dwellings, garages, and commercial premises.

Council dwelling rents

- 1.3 The Department for Levelling Up, Housing, and Communities' (DLUHC) Policy Statement on Rents for Social Housing 2020 (the 'Rent Policy Statement') permits all registered providers, including local authorities, from 2020 to apply annual rent increases on social and affordable rent properties of up to CPI (the general index of consumer prices, taken as of September of the previous year) plus one percentage point, for a period of at least five years. This limit is a ceiling and providers can apply a lower increase or freeze rent in line with the market in which they operate.
- 1.4 When a dwelling is re-let to a new tenant, in accordance with the Rent Policy Statement, the rent will be reset at the formula rent level if the previous rental charge is lower than formula rent, subject to the Rent Flexibility Level that may allow rents to be set at up to 5% above formula rent provided there is clear rationale for this that takes into account local circumstances and affordability.
- 1.5 It is proposed that Barnet continue to follow the national rent setting policy, and that social rent is increased by CPI + 1% for 2022/2023 for existing tenants. Based on CPI of 3.1% in September 2021, this would result in a rent increase of 4.1%.
- 1.6 The table below¹ shows examples of how weekly average and formula rents will change in 2022/23 when the 4.1% increase is applied.

Scenario	2021/22	2022/23 with 4.1% increase applied
Average current rent (for existing tenants) ¹	£104.36	£108.64
Average formula rent (for new tenant on re-let) ¹	£111.28	£115.85

¹ All charges in this table are shown on a 52-weeks basis and show an average of the rents charged across the stock.

- 1.7 The majority of properties within the Housing Revenue Account (HRA) are charged at a social rent; however, there is also a small proportion of newly developed properties which are based on an Affordable Rent level, meaning they cannot exceed 80% of the equivalent market rent. New homes being delivered on the council's land will be subject to Affordable Rents set at 65% of average private sector market rents, or the Local Housing Allowance (LHA); whichever is lower as per the previous year; or set at an alternative rent level such as London Affordable Rent if Greater London Authority (GLA) conditions dictate this. This ensures these properties generate sufficient revenue to offset their ongoing associated costs without a wider impact on the HRA. It is proposed that for existing households, Barnet continue to follow the national rent setting policy, and that Affordable Rent is increased by CPI + 1% for 2021/22. Based on CPI of 3.1% in September 2021, this would result in a rent increase of 4.1%.
- 1.8 The table below¹ shows examples of how weekly average Affordable Rents will change in 2022/23 when the 4.1% increase is applied.

Scenario	2021/22	2022/23 with 4.1% increase applied
Average Affordable Rent	£200.76	£209.00

Temporary accommodation rents

- 1.9 Temporary accommodation is let at Local Housing Allowance (LHA) rates. From 1st April 2020, following a freeze between 2016 and 2020, LHA was increased to equal the 30th percentile of rents in each local area. The Office for Budget Responsibility's Economic and Fiscal Outlook of November 2020 confirmed that LHA rates will be frozen in cash terms from 2021/22 onwards.
- 1.10 All newly let Barnet temporary accommodation rents are let at the applicable LHA rate. Where temporary accommodation was already occupied prior to April 2021, the rents are charged at the LHA rate that was applicable at the time of the letting, as adjusted by any subsequent approved rent increases which were capped at the then-current LHA rate.
- 1.11 As of October 2021, there are 1,363 households subject to temporary accommodation rents, of which 482 properties are currently set at full LHA rates, and the remaining 881 are let below LHA rates.
- 1.12 It is proposed that those temporary accommodation rents for 2022/23 that are not currently at LHA rates are increased in line with the rent increase proposed for council dwellings at CPI +1%, up to a maximum of the applicable LHA level. Based on CPI of 3.1% in September 2021, this would result in a rent increase of up to 4.1%.
- 1.13 For those properties currently being charged below LHA rates, the proposed increase results in an average rent increase of £11.73 per week from £293.12 to £304.85. Due to the LHA cap, the average rent increase applied will be 3.99%. Following the rent increase, 762 properties' rents would remain below the April 2020 LHA rate. The average increases have been broken down by broad rental market area below:

Scenario	Broad Market Rental Area – CPI + 1% (4.1%)		
	Outer and North West	Inner London	Out of London

	London		
Number of rents increased	626	207	48
Average weekly rent increase	£11.56	£13.09	£8.05

Service Charges and garages

- 1.14 Service charges usually reflect additional services that may not be provided to every tenant, or that may relate to communal facilities. For properties let at social rents, service charges are subject to separate legal requirements and are limited to covering the cost of providing the services. For Affordable Rent properties, the rent is inclusive of service charges.
- 1.15 Service charges and garage rents have been reviewed to ensure that costs are being recovered. It is proposed that service charges are increased from 1 April 2022 to reflect the increased costs of providing the services, as outlined in the table² below:

Service	2021/2022	2022/23	Increase	% Increase
Alarm services (sheltered housing)	£3.16	£3.22	£0.06	2%
Caretaking (quarterly)	£1.40	£1.45	£0.05	3.5%
Caretaking (weekly)	£6.27	£6.49	£0.22	3.5%
Digital TV	£1.72	£1.76	£0.04	2.6%
Door entry systems	£2.60	£2.67	£0.07	2.6%
Enhanced housing management (sheltered housing)	£22.92	£23.72	£0.80	3.5%
Fire safety equipment	1 Bed £4.12	1 Bed £4.26	1 Bed £0.14	3.5%
	2 Beds £4.83	2 Beds £5.00	2 Beds £0.17	
	3 Beds £5.36	3 Beds £5.55	3 Beds £0.19	
Garages	4.1% increase applied to existing rent			
Grounds Maintenance	£3.06	£3.17	£0.11	3.5%
Heating Grahame Park	1 Bed £12.83	1 Bed £13.28	1 Bed £0.45	3.5%
	2 Beds £17.78	2 Beds £18.40	2 Beds £0.62	
	3 Beds £19.20	3 Beds £19.87	3 Beds £0.67	
Heating (excluding Grahame Park)	3.5% increase applied to existing variable charges			
Lighting	£1.42	£1.52	£0.10	7%

² All charges in this table are shown on a 48-weeks basis and are rounded to the nearest penny.

- 1.16 Alarm services (sheltered housing) – The Office for Budgetary Responsibility (OBR) expects CPI to continue above the government target of 2%. An increase of 2% is therefore recommended.
- 1.17 Caretaking – These costs relate to labour, materials, and fuel and fleet expenses. From 6 April 2022, employer National Insurance contributions will increase by 1.25%. The OBR expects CPI to continue above the government target of 2%. A combination of these factors has determined that a 3.5% increase in this service charge is required.
- 1.18 Digital TV and door entry systems – The Royal Institute of Chartered Surveyors' (RICS) Building Cost Information Service (BCIS) guidance provides guidance on the cost of rebuilding houses and flats and is commonly used across the housing sector used to facilitate accurate cost planning. The BCIS guidance indicates a 2.6% inflationary adjustment; the proposed 2.6% increase to service charges therefore reflects this.
- 1.19 Enhanced housing management (sheltered housing) – The Office for Budgetary Responsibility (OBR) expects CPI to continue above the government target of 2%. The OBR expects CPI to continue above the government target of 2%. A combination of these factors has determined that a 3.5% increase in this service charge is required.
- 1.20 Fire safety - No increase to the service charges for fire safety equipment was applied in 2021/22. The contracts for the servicing and maintenance of the relevant equipment are currently being tendered for the first time. The latest cost consultants' reports for Q3 2021/22 indicate that tender prices are showing a sustained increase due to unprecedented shortages of raw materials and labour, and rising fuel costs. There is a predicted 4% increase in tender costs per year for the next four years; the proposed 3.5% increase to service charges therefore reflects this.
- 1.21 Garages - The rental costs of garages are proposed to increase by CPI + 1% in line with the rent increase proposal.
- 1.22 Grounds maintenance – These costs relate to labour, materials, and fuel and fleet expenses. From 6 April 2022, employer National Insurance contributions will increase by 1.25%. The OBR expects CPI to continue above the government target of 2%. A combination of these factors has determined that a 3.5% increase in this service charge is required.
- 1.23 Heating (Grahame Park) - The cost of fuel for the Grahame Park communal heating system is fixed until March 2022, and it is anticipated that any new agreement will result in an increase in supply costs. Servicing and repair costs for this system are also likely to increase as the system ages, although a refurbishment is scheduled for the first half of 2022/23 which is expected to result in a reduction of necessary repairs thereafter. The BCIS guidance indicates a 2.6% inflationary adjustment; however, the latest government figures suggest that inflation is currently higher than this. A combination of these factors has determined that a 3.5% increase in this service charge is required.
- 1.24 Heating (excluding Grahame Park) – There has been a substantial rise in wholesale electricity and gas prices of around 41% since May 2020. Barnet Homes has fixed pricing in place with one provider until March 2022 and another provider until May 2023, when new prices will be issued. The BCIS guidance indicates a 2.6% inflationary adjustment; however, the latest government figures suggest that inflation is currently higher than this.

A combination of these factors has determined that a 3.5% increase in this service charge is required.

- 1.25 Lighting - Barnet Homes' electricity rates have been fixed until May 2023; however, there is an increase in pass-on costs including infrastructure from the regulator that will affect all energy suppliers; this is expected to be 7% for 2021 and 2022.

2. REASONS FOR RECOMMENDATIONS

- 2.1 The proposed rent changes for council dwellings are in line with Government policy, the council's Housing Strategy 2019 to 2024, and the HRA's 30-year Business Plan assumptions, and will assist Barnet Council to generate sufficient income to carry out needed investment works in properties, such as those relating to fire safety, and to plan and support the delivery of further affordable homes in the borough through the maintenance of a viable HRA. The service charges have been reviewed to ensure that the revenue raised covers the cost of providing these services.
- 2.2 The maximum permissible rent increase under the Government's policy is recommended to support the aims of the Housing Strategy to deliver more homes that people can afford, promote independence, tackle homelessness and rough sleeping in Barnet, and provide safe and secure homes by investing in planned improvements, day-to-day repairs, and fire safety measures. This will directly benefit all council tenants as the rental income for council homes is ring-fenced to the HRA, ensuring it is used for no other purpose. The proposed approach will also optimise the council's and Barnet Homes' ability to deliver the HRA Business Plan and implement the objectives and outcomes of the council's Local Plan, Corporate Plan, Homelessness Strategy, and Joint Health and Wellbeing Strategy.
- 2.3 The HRA Business Plan, last approved by the Housing and Growth Committee on 14 June 2021, is modelled on the assumption that rents for existing council homes will increase by CPI + 1% a year for five years from 2020/21. Income from council rents will help to secure the delivery of new affordable homes built or acquired through the HRA, which will help to reduce costs to the General Fund by providing an alternative to short-term temporary accommodation. The delivery of extra care housing and wheelchair-adapted homes will also help the council to meet savings targets for social care budgets by providing a more affordable alternative to residential care whilst also delivering a better outcome for vulnerable residents.
- 2.4 The council has made fire safety a top priority for its investment programme and has committed to going beyond its statutory obligations to meet best practice in fire safety measures. This includes a commitment to an investment programme totalling £51.9m, which is in part dependent upon anticipated additional income through rent increases of CPI +1%. The introduction of the Fire Safety Act 2021 and the Building Safety Bill are also expected to bring additional requirements for other enhanced aspects of building and fire safety, and ongoing management of the council's housing stock.
- 2.5 Other activities to be supported through the HRA Business Plan include investment in existing homes to ensure the Decent Homes Standard continues to be met and environmental targets are met including achieving EPC C targets by 2030 and the Government Clean Growth Strategy. The investment programme also includes provision

for environmental works in shared and communal spaces, as well as contributing towards achieving carbon neutrality across the stock by 2050.

- 2.6 The proposed increase of CPI +1% to temporary accommodation rents that are currently charged below LHA will generate an additional £537k for the General Fund in 2022/23, which will support the provision of temporary accommodation and homelessness services.
- 2.7 The proposed rent and service charge increase coincides with a general increase in living costs that is expected to affect tenants, particularly those who are already experiencing socio-economic disadvantage, and particularly those tenants living in larger properties which will be more greatly impacted by the proposed rent increase due to the higher rent charges for those properties. The direct impact on tenants will be mitigated in part due to the majority of council tenants (60%) and tenants living in temporary accommodation (91.5%) being in receipt of either full or partial Housing Benefit or the housing element of Universal Credit; the majority of service charges are also eligible for Universal Credit.
- 2.8 If tenants do find it more difficult to pay their rent, a range of services are provided to support them to maximise their income and sustain their tenancies. These include support with benefit entitlement and income maximisation, access to financial support including Discretionary Housing Payments, Council Tax support, the Crisis Fund, the COVID Winter Grant, the Major's Benevolent Fund, and DWP budgeting loan, and support services providing practical assistance to help people maintain their tenancies and with training and employment. Households are also expected to experience benefits from the continued impact of funding support from the Homelessness Prevention Grant and Household Support Fund which currently must be spent by March 2022. Preventative measures to increase tenancy sustainment are deployed to ensure that the need for tenancy enforcement measures remains very low, and a tailored approach is delivered by Barnet Homes to ensure individual needs are met. The support available is covered in more detail in section 5.6 of this paper.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 Alternative options considered include not raising the rent levels and/or service charges or raising them by a lower amount than has been proposed in this paper. However, these are not recommended as the proposed rent changes are in line with government policy, and any lower increase would create financial pressure on the HRA that could lead to its reduced viability and potentially have a detrimental impact on services or quality of homes and/or a reduced capacity to fund the delivery of additional homes.
- 3.2 Were a lower increase applied to the council rents, this would impact upon the HRA Business Plan as illustrated below; were any properties to be re-let in that period, the impact would be reduced as any rents currently charged below formula rent would be adjusted upon re-let.

Alternative Option	2022/23 HRA Impact	30-Year Cumulative HRA Impact
No rent increase	-£2.0m	-£65.7m
+CPI only (3.1%)	-£0.5m	-£16.7m

- 3.3 Similarly, if temporary accommodation rents that are currently below the LHA level were not increased and the properties continue to be occupied by the same households, this would reduce General Fund revenues by c.£537k in 2022/23, and an increase of CPI only (3.1%) would reduce General Fund revenues by c.£414k in 2022/23.
- 3.4 The proposed service charge changes are to ensure that costs are recovered, and any alternative would result in an inability to recover the full cost of providing essential services to tenants.

4. POST DECISION IMPLEMENTATION

- 4.1 As per the council's Constitution, changes to fees and charges approved by theme committees will be submitted to the Policy and Resources Committee to make a recommendation to the Full Council for approval in January 2022.
- 4.2 Following approval, the council will instruct Barnet Homes, the council's Arm's-Length Management Organisation, to issue a statutory notice of variation to council tenants a month in advance of the rent increase being applied.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The Corporate Plan 2021 to 2025 includes priorities to ensure the borough is clean, safe, and well run, and is thriving as a place fit for the future. It aims to deliver growth to address the shortage of housing, and to address homelessness and the longer-term impacts of COVID-19. Reviews of rent levels and service charges help ensure that resources are in place to deliver housing services to council tenants, homelessness and temporary accommodation services to those who are in need, and new supply to meet growing demand for affordable housing.
- 5.1.2 The Housing Strategy 2019 to 2024 sets out how the council and its partners will improve the quality of housing available and deliver the additional housing that is required in the borough due to the growing population. The strategy details delivering more housing that

people can afford, including the use of Affordable Rents to provide more homes for rent on council land. Income from rents will also be used to maintain the condition of the existing housing stock.

5.1.3 The Health and Wellbeing Strategy 2021 to 2025 recognises that the condition of and access to local housing has an important role in the quality of life and health of both individuals and communities.

5.1.4 Barnet's Joint Strategic Needs Assessment highlights the fact that there is a long-term shift in housing tenure towards renting and away from owner occupancy (either outright or with a mortgage), reflecting a sustained reduction in housing affordability and an imbalance between housing demand and supply.

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

5.2.1 Barnet Homes will administer the rents and service charges for council tenants and the rents for tenants living in temporary accommodation.

5.2.2 Income raised from the service charges will be used to recover the costs of providing the services within the HRA. Income from dwelling rents is a key driver of the total income available to the HRA, making up 87% of total income budget in 2021/22.

5.2.3 Existing council rents are on average 30% of private sector rents, so charging Affordable Rents at 65% of private sector rents for new council homes delivered on its own land will raise additional income for the Housing Revenue Account that will contribute to the HRA Business Plan.

5.2.4 If the council were to increase rents only by CPI and not the additional permissible 1%, this would reduce HRA revenues by £16.7m over the 30-year Business Plan. This would mean an additional £16.7m of borrowings and associated interest costs would be required to deliver the major works programme, environmental works, and de-carbonisation works planned within the Business Plan and partly reliant on the additional income.

5.2.5 Income from council rents will help to secure the delivery of new affordable homes built or acquired through the HRA, which will help to reduce costs to the General Fund by providing an alternative to short-term temporary accommodation. The delivery of extra care housing and wheelchair-adapted homes will help the council to meet savings targets for social care budgets by providing a more affordable alternative to residential care as well as delivering a better outcome for vulnerable residents.

5.2.6 Income of c.£537k in 2022/23 from temporary accommodation rents will help to secure the delivery of temporary accommodation and homelessness services through the General Fund. This income will come in a period during which demand for services is expected to increase significantly as a result of COVID-19-related factors such as the end of the evictions ban and the ending of other government support measures during the pandemic.

5.2.7 The temporary accommodation subsidy cap means that properties that are let at rents above this, up to the LHA level, will result in a temporary accommodation subsidy loss.

The proposed temporary accommodation rent increase will result in a greater subsidy loss; however, this will be offset by increased revenue for temporary accommodation and the Flexible Homelessness Support Grant (FHSG). In 2020/21, the total subsidy loss was £3,179,642 with receipt of £3,358,319 in FHSG to offset this.

5.3 Legal and Constitutional References

- 5.3.1 The Localism Act 2011 introduced self-funding for council housing. The national subsidy system has been abolished and a new funding regime introduced giving local authorities more autonomy to set council rents.
- 5.3.2 Under section 24 of the Housing Act 1985, a local housing authority may make such reasonable charges as they may determine for the tenant or occupation of their houses. They shall from time-to-time review rents and make such changes, either of rents generally or of particular rents, as circumstances may require.
- 5.3.3 Under section 13 of the Housing Act 1988, for the purpose of securing an increase in the rent under an assured or assured shorthold tenancy, the landlord may serve on the tenant a notice in the prescribed form proposing a new rent to take effect at the beginning of a new period of the tenancy specified in the notice. The local authority must serve a notice of variation at least four weeks before the date on which the rent change takes effect.
- 5.3.4 Under section 103 of the Housing Act 1985, the terms of a secure tenancy which is a periodic tenancy may be varied by the landlord by a notice of variation served on the tenant. The landlord authority is required to serve a preliminary notice on a secure tenant giving them advance notification of any change proposed to be made to the terms of their tenancy and inviting their comments. The landlord authority shall consider any comments made by the tenant within a specified time. A preliminary notice is not, however, required for variation of rent or payments in respect of services or facilities provided by the landlord; however, a notice of variation must be provided, and must set out what the change is and the date on which it takes effect. The period between the date on which the notice is served and the date on which it takes effect must be at least four weeks or the rental period, whichever is the longer.
- 5.3.5 Section 105 of the Housing Act 1985 requires a landlord authority to maintain such arrangements as it considers appropriate to enable those secure tenants who are likely to be substantially affected by matters of housing management to be informed and consulted about the proposals, and before deciding on the matter, the landlord authority must consider any representations made. The legislation sets out the matters of housing management this relates to; however, this does not extend to the rent payable under a secure tenancy or to charges for services.
- 5.3.6 The Local Government and Housing Act 1989 requires the council to prevent a debit balance within the Housing Revenue Account, and to act reasonably in making assumptions and estimates and to act prudently.
- 5.3.7 Under section 23 of the Welfare Reform and Work Act 2016, registered providers of social housing were obliged to reduce social rent by at least 1% from the rent payable by the tenant in the preceding 12 months for the years beginning 1st April 2016 to 1st April 2019. In October 2017, the then-Ministry of Housing, Communities, and Local

Government (now the DLUHC) announced its intention to set a long-term rent deal for local authorities and housing associations. This permitted annual rent increases of up to (the preceding September's) CPI + 1% from 2020 for a period of up to 5 years. Registered providers must set rents from 1 April 2022 in accordance with the DLUHC's Direction on the Rent Standard and Rent Policy Statement. In making reasonable charges officers have given consideration to the Government's policy aims of introducing social housing rents that will ultimately produce rents being set on a nationally determined basis, whilst taking into account local factors. This aim is not prescriptive in so much it remains the responsibility of the local housing authority to set rents.

5.3.8 The aim of the formula-based approach within the Rent Policy Statement is to ensure that similar rents are paid for similar properties. The current formula is devised on the basis that rents take account of the condition and location of a property, local earnings, and the number of bedrooms in a property. The proposals set out in this report are in accordance with the Rent Policy Statement.

5.3.9 The main duties upon local authorities as landlords in relation to fire safety are covered by the Regulatory Reform (Fire Safety) Order 2005, Fire Safety Act 2021, and the Housing Act 2004. Local housing authorities as landlords also need to comply with other statutory requirements that are set out in the Gas Safety (Installation and Use) Regulations 1998, the Electrical Equipment (Safety) Regulations 1994, and the Furniture and Furnishings Act 1988.

5.3.10 The council's Constitution (Article 7 - Committees Sub-Committees Area Committees and Forums and the Local Strategic Partnership) sets out the responsibilities of the Housing and Growth Committee which include:

- Responsibility for housing matters including housing strategy, homelessness, social housing and housing grants, commissioning of environmental health functions for private sector housing.
- To submit to the Policy and Resources Committee proposals relating to the Committee's budget (including fees and charges) for the following year in accordance with the budget timetable.

5.3.6 The council's Constitution (Article 17 - Financial Regulations) also states:

- 2.3.6 - Changes to fees and charges should be included in the budget proposals submitted by theme Committees or the relevant committee to the Policy & Resources Committee. The budget recommended by Policy and Resources Committee to Full Council will incorporate the latest projection of income from fees and charges. Full Council will approve all fees and charges as part of the budget report.
- The budget recommended by the Policy and Resources Committee to Full Council will incorporate the latest projection of income from fees and charges. Full Council will approve all fees and charges as part of the budget report.

5.4 **Insight**

5.4.1 No specific insight has been used in this report.

5.5 Social Value

5.5.1 There are no specific Social Value aspects to this report.

5.6 Risk Management

5.6.1 The proposed rent and service charge increase is likely to more greatly affect households that are already experiencing socio-economic disadvantage, particularly at a time when general living costs are increasing, and with the greatest impact on larger households where the rent charges are higher. Barnet Homes will work with all tenants who may suffer financial hardship during their tenancy at the earliest opportunity to mitigate the risk of increased hardship.

5.6.2 Of all council tenants, 60% are currently in receipt of either full or partial Housing Benefit or the housing element of Universal Credit, and of all tenants living in temporary accommodation, 91.5% are currently in receipt of either full or partial Housing Benefit or the housing element of Universal Credit; as such, we do not expect the majority of individuals to be directly affected by any increase to the rental charge.

5.6.3 There is also a risk that increasing the service charges will make it more difficult for tenants to pay by making service charge collection more difficult. This is considered to be a low risk as for most tenants Housing Benefit or Universal Credit will continue to cover the costs, including the costs relating to grounds maintenance.

5.6.4 For those affected, Barnet Homes provides services to manage the range of demands from council tenants and temporary accommodation clients, including income maximisation and tenancy sustainment. Barnet Homes promotes information to tenants through a variety of mediums about how they can access support, including the quarterly housing newsletter AtHome, the Barnet Homes website, through interactions with Housing Officers and the Income Collection Service, and through advice provided alongside the notice of rent increase that is sent in advance to tenants. A range of operational mitigations are in place regarding the risk to rent collection, including:

- Raising tenant awareness of their benefit entitlement and supporting them to receive the maximum financial support available depending on their individual circumstances, including accessing as appropriate Discretionary Housing Payments, Council Tax support, Council Tax discretionary relief, Council Tax severe mental impairment exemption, Crisis Fund, COVID Winter Grant, the Mayor's Benevolent Fund, DWP Universal Credit direct housing payments, and DWP Budgeting Loan;
- Referring tenants in need of further assistance to in-house support services where appropriate;
- Early intervention work in partnership with the Department of Work and Pensions to support tenants at risk of or in rent arrears;
- Working in partnership to support tenants at risk of or in rent arrears with the JobCentre Plus, Barnet and Southgate College, and local community organisations through the BOOST service which assists unemployed residents in local areas to find work, and provides housing support, benefits advice, and training opportunities, including support with digital inclusion and improving tenants' digital capacity;

- Working in partnership with Family Services Welfare Benefit Advisers where those in difficulty have children;
- Provision of floating support services to provide practical assistance and support to help people maintain their homes and their independence;
- Allocation of foodbank vouchers; and
- Development of a Sustainable Tenancies Strategy to maximise income collection and target early intervention and support for those in most need.

5.6.4 Barnet has also been allocated £1.2m in Homelessness Prevention Grant to be spent on preventing private tenants from becoming homeless and £2.45m from the Household Support Fund which may be used to support households, for example, through small grants to meet daily needs such as food, clothing, and utilities; whilst this funding currently must be spent by March 2022, it will assist those currently under financial pressure to sustain their tenancies and is likely to have a sustained impact on household finances into 2022/23.

5.6.5 The risk that increasing rental charges could make it more difficult for tenants to pay would impact adversely on the HRA Business Plan as rent collection may be more difficult and rent arrears may increase; the support available for tenants that is outlined above should help to mitigate this risk.

5.7 Equalities and Diversity

5.7.1 The Equality Act 2010, Section 149 outlines the provisions of the Public Sector Equality Duty which requires Public Bodies to have due regard to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant characteristic and persons who do not share it.

5.7.2 The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation, and marriage and civil partnership.

5.7.3 Consideration has therefore been given to the report's relevance to equality issues in accordance with the Public Sector Equality Duty. This report is primarily to set rents and associated charges using a fair method within a viable and sustainable HRA, that will be applied to all council dwellings and will therefore affect all council tenants. The increase being applied is proportionate across all properties, and as the increases are not of a personal nature, it is not considered that they target any group of people based any of the protected characteristics.

5.7.4 Whilst the rent increase does not target any specific group, the increase will have more of an impact on households on lower incomes. The potential for a detrimental impact exists in as much as an increase in rent will put pressure on those individuals in, or at risk of, financial hardship, which may also be increased due to impact of the COVID-19 pandemic. The rent increase will also have more of an impact on households living in larger properties, which will experience a higher increased rental cost per week due to

the higher rents that are applied to these properties; this will affect some sub-groups of the tenant population more than others due to the property size generally held more commonly by those sub-groups.

5.7.5 However, rents and the majority of tenant service charges are eligible for Universal Credit (water rates, heating, and alarm charges are not), and rent levels will remain well below market rent and for the majority of tenants will remain below the LHA level for the borough. In addition, Barnet Homes' in-house Income Collection Team takes a proactive, supportive approach to preventing rent arrears and offering financial inclusion through money advice, referrals for support, and assistance in maximising income (through benefit claims, or advice on management of other debts, for example). This should help to mitigate any detrimental effects that may be experienced.

5.8 Corporate Parenting

5.8.1 The council assigns the highest priority for council housing to foster carers (if they require a larger property to foster more children) through its Housing Allocation Scheme. Council housing remains the most affordable housing option for care leavers and all rents and the majority of tenant service charges proposed remain eligible for housing benefit. Care leavers are placed into suitable accommodation when leaving care to allow a successful transition to independent living whilst also developing their skills by providing the right support to help them maintain their tenancies.

5.9 Consultation and Engagement

5.9.1 There has not been any specific consultation on the issues arising in this report as consultation is not required under The Direction on the Rent Standard 2019 set by the Secretary of State in line with section 197(a) of the Housing and Regeneration Act 2008.

5.10 Environmental Impact

5.10.1 Implementing the recommendations in this report will lead to a positive impact on the council's carbon and ecology impact.

5.10.2 The current HRA Business Plan includes funding for the delivery of improvements aimed at enhancing the energy efficiency of the stock over the next 30 years. This includes a provision of £13.4m for the delivery of environmental works to shared and communal spaces on estates along with a provision of an initial £27m towards achieving the Government's Clean Growth Strategy target of reaching EPC C standards by 2030. Further investment will be required from the HRA over time to achieve the Government's 2050 target of carbon neutrality across all housing stock. The HRA rental income derived from the recommendations in this paper will prove necessary to ensure the relevant initiatives can be adequately funded.

6. BACKGROUND PAPERS

6.1 Relevant previous decisions are listed in the table below.

Item	Decision	Link
Housing and Growth Committee, 14 June 2021	Approved Housing Revenue Account (HRA) Business Plan	https://barnet.moderngov.co.uk/ieListDocuments.aspx?Clid=696&MId=10845&Ver=4
Housing and Growth Committee, 14 June 2021	Recommended rents for temporary accommodation from April 2021	https://barnet.moderngov.co.uk/ieListDocuments.aspx?Clid=696&MId=10845&Ver=4
Housing and Growth Committee, 25 January 2021	Recommended rents and service charges for council dwellings from April 2021	https://barnet.moderngov.co.uk/ieListDocuments.aspx?Clid=696&MId=10228&Ver=4
Housing and Growth Committee, 1 April 2019	Approved Housing Strategy 2019-2024	https://barnet.moderngov.co.uk/ieListDocuments.aspx?Clid=699&MId=9740&Ver=4

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Equalities Impact Assessment (EqIA)

EqIAs make services better for everyone and support value for money by getting services right first time.

EqIAs enable us to consider all the information about a service, policy or strategy from an equalities perspective and then create an action plan to get the best outcomes for service users and staff¹. They analyse how all our work as a council might impact differently on different groups protected from discrimination by the Equality Act 2010². They help us make good decisions and evidence how we have reached them.³

An EqIA needs to be started as a project starts to identify and consider possible differential impacts on people and their lives, inform project planning and, where appropriate, identify mitigating actions. A full EqIA must be completed before any decisions are made or policy agreed so that the EqIA informs that decision or policy. It is also a live document; you should review and update it along with your project plan throughout.

You should first consider whether you need to complete this full EqIA⁴.

Other key points to note:

- Full guidance notes to help you are embedded in this form – see the End Notes or hover the mouse over the numbered notes.
- Please share your EqIA with your Equalities Champion and the final/updated version at the end of the project.
- Major EqIAs should be reviewed by the relevant Head of Service.
- Examples of completed EqIAs can be found on the Equalities Hub

1. Responsibility for the EqIA

Title of proposal ⁵	Annual Review of Council Dwelling Rents and Service Charges and Temporary Accommodation rents for 2022/23
Name and job title of completing officer	Laura Giles, Head of Strategy and Compliance (Barnet Homes)
Head of service area responsible	Housing
Equalities Champion supporting the EqIA	Rosie Evangelou, Consultation and Research Manager (LBB)
Performance Management rep	n/a
HR rep (for employment related issues)	n/a
Representative (s) from external stakeholders	Greg Terefenko, Head of Housing Management Services (Barnet Homes)

2. Description of proposal

Is this a: (Please tick all that apply)	
New policy /strategy / function / procedure / service <input type="checkbox"/>	Review of Policy /strategy / function / procedure / service <input type="checkbox"/>
Budget Saving <input type="checkbox"/>	Other <input checked="" type="checkbox"/>
If budget saving please specify value below:	If other please specify below: Budget income generation
<i>Please outline in no more than 3 paragraphs⁶:</i>	
The council is required to set council dwelling rents and associated service charges for council tenants on an annual basis. These are set out in a formal rent notice issued to all tenants before the start of the financial year. Various items of legislation apply to the process, including the Localism Act 2011, the Housing Act 1985, the Housing Act 1988, the Local Government and Housing Act 1989, and the Welfare Reform and Work Act 2016. The Local Government and Housing	

Act 1989 requires the Housing Revenue Account (HRA) to be maintained as a ring-fenced account and prescribes the debits and credits to be applied to it. The principal items of expenditure within the HRA are management and maintenance costs, together with charges for capital expenditure (depreciation and interest). This is substantially met by rent and service charge income from dwellings, garages, and commercial premises. The HRA is self-financing and has a 30-year business plan in place with planned spending including the development of new homes to meet local housing need, the maintenance of existing homes, and essential fire safety works.

For **council dwellings** it is proposed that for both **social rents and Affordable Rents**, Barnet continue to follow the national rent setting policy, and that social rent is increased by CPI + 1% for 2022/2023 for existing tenants. Based on CPI of 3.1% in September 2021, this would result in a rent increase of 4.1%. For **temporary accommodation rents** It is proposed that those temporary accommodation rents for 2022/23 that are not currently at Local Housing Allowance rates are increased in line with the rent increase proposed for council dwellings at CPI +1%, up to a maximum of the applicable LHA level. Based on CPI of 3.1% in September 2021, this would result in a rent increase of up to 4.1%.

Service charges usually reflect additional services that may not be provided to every tenant, or that may relate to communal facilities. For properties let at social rents, service charges are subject to separate legal requirements and are limited to covering the cost of providing the services. For Affordable Rent properties, the rent is inclusive of service charges and these households are therefore unaffected by any changes. Service charges and garage rents have been reviewed to ensure that costs are being recovered. It is proposed that some service charges are increased from 1 April 2022 to reflect the increased costs of providing the services, to ensure that this is recouped to allow HRA investment in housing services and provision of new affordable housing supply to be maintained.

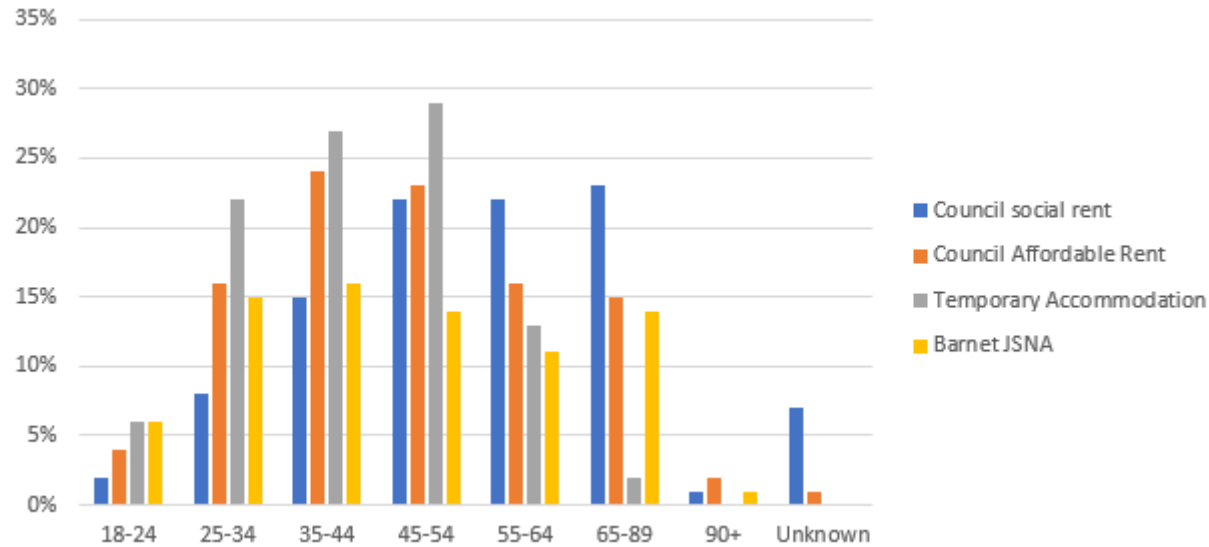
3. Supporting evidence

What existing data informs your assessment of the impact of the proposal on protected groups of service users and/or staff?

Identify the main sources of evidence, both quantitative and qualitative, that supports your analysis

Protected group	What does the data tell you⁷? <i>Provide a summary of any relevant demographic data about the borough's population from the <u>Joint Strategic Needs Assessment</u>, or data about the council's workforce</i>	What do people tell you ⁸?
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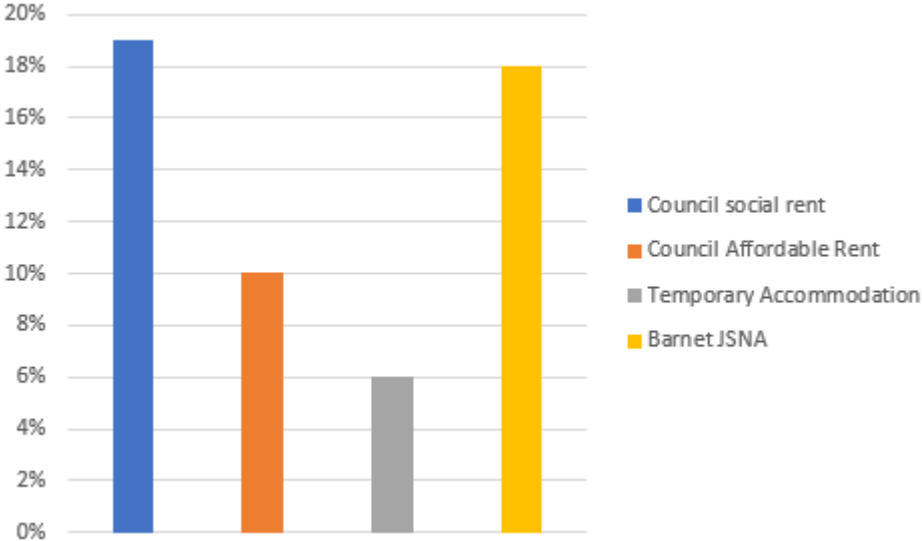
Age⁹



n/a

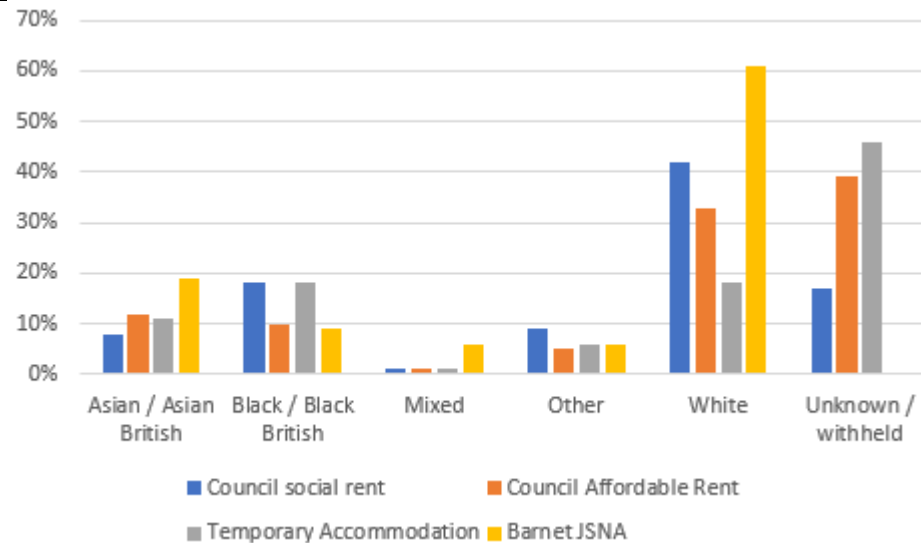
Data on all tenants is based on the lead tenant profile; the temporary accommodation data shows only those lead tenants in households affected by the proposed rent increase. Barnet’s population data for comparison is taken from the Joint Strategic Needs Assessment.

The council tenant population is broadly representative of that of the wider borough, however there is over-representation of older people aged 45 and over within the social rent group, and under-representation of those aged below 45; the Affordable Rent group is more closely representative of the borough population. This means that older people living in social rent properties are more affected by the proposal. Within temporary accommodation there is a higher younger population, meaning that people aged 25 to 54 are more affected by the proposal.

<p>Disability¹⁰</p>	 <p>Data on all tenants is based on the lead tenant profile; the temporary accommodation data shows only those lead tenants in households affected by the proposed rent increase. Barnet's Joint Strategic Needs Assessment does not contain detailed population data regarding disability; the table therefore reflects estimated national data.</p> <p>Based on the data available, it is not anticipated that those who are disabled are likely to be more impacted by the proposals.</p>	
<p>Gender reassignment¹¹</p>	<p>Council rent – social rent (main tenant data) <i>Information not held</i></p> <p>Council rent – Affordable Rent (main tenant data) <i>Information not held</i></p> <p>Temporary accommodation (affected tenants) (main tenant data) <i>Information not held</i></p> <p>Barnet population (Barnet Joint Strategic Needs Assessment) <i>Information not held</i></p>	

<p>Marriage and Civil Partnership¹²</p>	<p>Council rent – social rent (main tenant data) <i>Information not held</i></p> <p>Council rent – Affordable Rent (main tenant data) <i>Information not held</i></p> <p>Temporary accommodation (affected tenants) (main tenant data) <i>Information not held</i></p> <p>Barnet population (Barnet Joint Strategic Needs Assessment) <i>Information not held</i></p>	
<p>Pregnancy and Maternity¹³</p>	<p>Council rent – social rent (main tenant data) <i>Information not held</i></p> <p>Council rent – Affordable Rent (main tenant data) <i>Information not held</i></p> <p>Temporary accommodation (affected tenants) (main tenant data) <i>Information not held</i></p> <p>Barnet population (Barnet Joint Strategic Needs Assessment) <i>Information not held</i></p>	

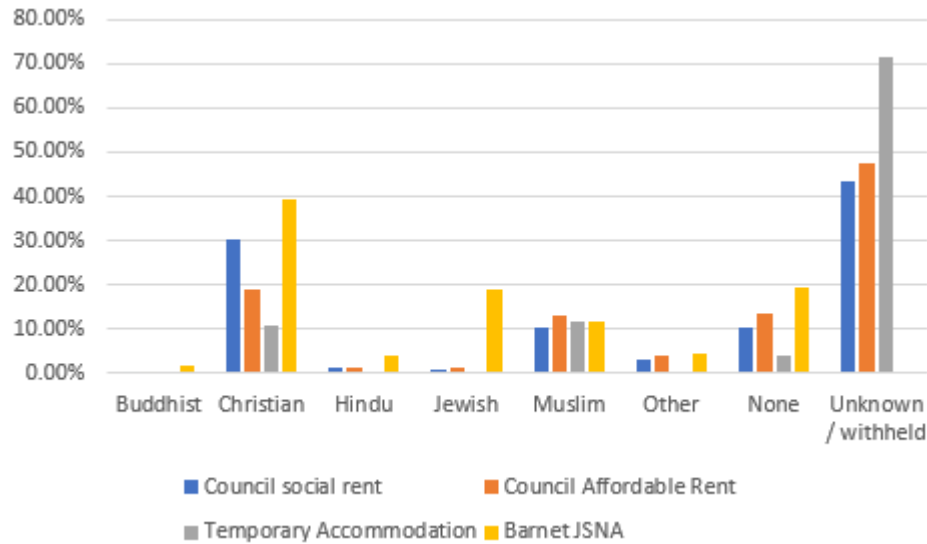
Race/
Ethnicity¹⁴



Data on all tenants is based on the lead tenant profile; the temporary accommodation data shows only those lead tenants in households affected by the proposed rent increase. Barnet’s population data for comparison is taken from the Joint Strategic Needs Assessment.

The profiles of the three rent groups are broadly representative of the wider Barnet population regarding proportion of individuals from an ethnic minority background, however there is a high proportion of ‘unknown’ households regarding racial background. Any potential disproportionate impact is therefore unknown with the exception of those of a Black or Black British background, who are over-represented in the social rent and temporary accommodation populations in comparison with the wider borough population.

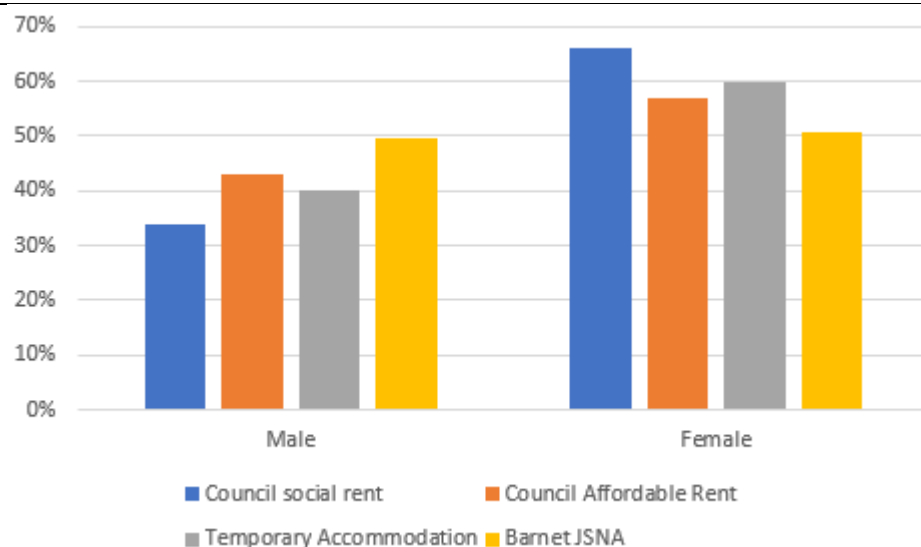
Religion or belief¹⁵



Data on all tenants is based on the lead tenant profile; the temporary accommodation data shows only those lead tenants in households affected by the proposed rent increase. Barnet’s population data for comparison is taken from the Joint Strategic Needs Assessment.

There is under-representation of individuals who identify as Christian and Jewish within the three tenant groups; however, it is noted that there is a high proportion of ‘unknown’ households regarding religion or belief.

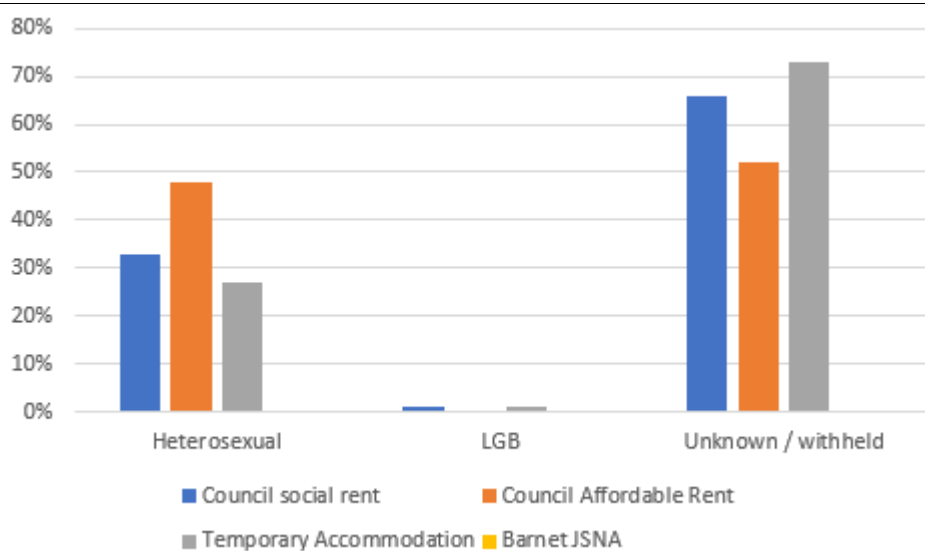
Sex¹⁶



Data on all tenants is based on the lead tenant profile; the temporary accommodation data shows only those lead tenants in households affected by the proposed rent increase. Barnet’s population data for comparison is taken from the Joint Strategic Needs Assessment.

There is slight over-representation of women in the three rental groups compared to the wider Barnet profile. It should be noted that the tenant profile reflects the ‘lead’ tenant only, and does not reflect any joint tenants; however, it is expected that there will be a higher female population within the tenant groups due to the higher rate of female tenants as sole tenants due to higher priority need under the Housing Allocations Scheme.

Sexual Orientation¹⁷



Data on all tenants is based on the lead tenant profile; the temporary accommodation data shows only those lead tenants in households affected by the proposed rent increase. Barnet’s population data for comparison is taken from the Joint Strategic Needs Assessment. Barnet’s Joint Strategic Needs Assessment does not contain detailed population data regarding sexuality; however, national estimates are that 2.7% of individuals in England are lesbian, gay, or bisexual. There is slight under-representation within the tenant groups based on the national data, however there is a large proportion of unknown data.

Other relevant groups¹⁸

There is high representation of those affected by socio-economic factors, with a high proportion of households from all groups, particularly temporary accommodation, eligible for welfare benefits.

4. Assessing impact

What does the evidence tell you about the impact your proposal may have on groups with protected characteristics ¹⁹?

Protected characteristic	For each protected characteristic, explain in detail what the evidence is suggesting and the impact of your proposal (if any). Is there an impact on service deliver? Is there an impact on customer satisfaction?	Pos itiv	Negative impact	No inn
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	Click the appropriate box on the right to indicate the outcome of your analysis.		Minor	Major	
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Age	<p>The tables below set out the average increase per week by gender/sex. The overall average increase of 4.1% equates to an average per week of £4.45 for social rent, £8.24 for Affordable Rent, and £11.73 for temporary accommodation.</p> <p>Social rent</p> <table border="1"> <thead> <tr> <th>Age</th> <th>% Known</th> <th>Current Rent Average</th> <th>Proposed Rent Average (+4.1%)</th> <th>Average Impact £ per Week</th> <th>Distance from Total Average (£) (£4.45)</th> <th>Distance from Total Average %</th> </tr> </thead> <tbody> <tr> <td>18-24</td> <td>1.9%</td> <td>£99.99</td> <td>£104.09</td> <td>£4.10</td> <td>-£0.35</td> <td>-8.0%</td> </tr> <tr> <td>25-34</td> <td>8.5%</td> <td>£107.38</td> <td>£111.78</td> <td>£4.40</td> <td>-£0.05</td> <td>-1.2%</td> </tr> <tr> <td>35-44</td> <td>15.6%</td> <td>£115.29</td> <td>£120.01</td> <td>£4.73</td> <td>£0.27</td> <td>6.1%</td> </tr> <tr> <td>45-54</td> <td>24.1%</td> <td>£116.38</td> <td>£121.16</td> <td>£4.77</td> <td>£0.32</td> <td>7.1%</td> </tr> <tr> <td>55-64</td> <td>23.7%</td> <td>£114.88</td> <td>£119.59</td> <td>£4.71</td> <td>£0.26</td> <td>5.7%</td> </tr> <tr> <td>65+</td> <td>26.1%</td> <td>£110.83</td> <td>£115.38</td> <td>£4.54</td> <td>£0.09</td> <td>2.0%</td> </tr> </tbody> </table> <p>There is the greatest impact on households where the main tenant is aged 45-54, with an increase of 32 pence above the average, which is 5 pence more than the next highest group. This is mainly due to the property size held as the greatest increase in average rents can be seen in the larger properties. The impact is not considered to be substantial.</p>						Age	% Known	Current Rent Average	Proposed Rent Average (+4.1%)	Average Impact £ per Week	Distance from Total Average (£) (£4.45)	Distance from Total Average %	18-24	1.9%	£99.99	£104.09	£4.10	-£0.35	-8.0%	25-34	8.5%	£107.38	£111.78	£4.40	-£0.05	-1.2%	35-44	15.6%	£115.29	£120.01	£4.73	£0.27	6.1%	45-54	24.1%	£116.38	£121.16	£4.77	£0.32	7.1%	55-64	23.7%	£114.88	£119.59	£4.71	£0.26	5.7%	65+	26.1%	£110.83	£115.38	£4.54	£0.09	2.0%	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<p>Affordable Rent</p> <table border="1"> <thead> <tr> <th>Age</th> <th>% Known</th> <th>Current Rent Average</th> <th>Proposed Rent Average (+4.1%)</th> <th>Average Impact £ per Week</th> <th>Distance from Total Average (£) (£8.24)</th> <th>Distance from Total Average %</th> </tr> </thead> <tbody> <tr> <td>18-24</td> <td>4.4%</td> <td>£192.81</td> <td>£200.72</td> <td>£7.91</td> <td>-£0.33</td> <td>-4.1%</td> </tr> <tr> <td>25-34</td> <td>15.5%</td> <td>£217.96</td> <td>£226.89</td> <td>£8.94</td> <td>£0.70</td> <td>8.5%</td> </tr> <tr> <td>35-44</td> <td>23.8%</td> <td>£243.62</td> <td>£253.61</td> <td>£9.99</td> <td>£1.75</td> <td>21.2%</td> </tr> <tr> <td>45-54</td> <td>22.8%</td> <td>£243.63</td> <td>£253.62</td> <td>£9.99</td> <td>£1.75</td> <td>21.2%</td> </tr> <tr> <td>55-64</td> <td>16.5%</td> <td>£199.44</td> <td>£207.62</td> <td>£8.18</td> <td>-£0.06</td> <td>-0.8%</td> </tr> <tr> <td>65+</td> <td>17.0%</td> <td>£173.61</td> <td>£180.73</td> <td>£7.12</td> <td>-£1.12</td> <td>-13.6%</td> </tr> </tbody> </table> <p>There is the greatest impact on households where the main tenant is aged 35-54, with an increase of £1.75 above the average, which is £1.05 more than the next highest group. This is mainly due to the property size held as the greatest increase in average rents can be seen in the larger properties. The</p>						Age	% Known	Current Rent Average	Proposed Rent Average (+4.1%)	Average Impact £ per Week	Distance from Total Average (£) (£8.24)	Distance from Total Average %	18-24	4.4%	£192.81	£200.72	£7.91	-£0.33	-4.1%	25-34	15.5%	£217.96	£226.89	£8.94	£0.70	8.5%	35-44	23.8%	£243.62	£253.61	£9.99	£1.75	21.2%	45-54	22.8%	£243.63	£253.62	£9.99	£1.75	21.2%	55-64	16.5%	£199.44	£207.62	£8.18	-£0.06	-0.8%	65+	17.0%	£173.61	£180.73	£7.12	-£1.12	-13.6%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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impact is higher than others seen but is not considered to be substantial. The information above can be used to ensure preventative measures regarding the risk of rent arrears and other mitigations to ensure tenancy sustainment are appropriate and can be targeted to those potentially most in need.

Temporary Accommodation

Age	% Known	Current Rent Average	Proposed Rent Average (+4.1%)	Average Impact £ per Week	Distance from Total Average (£) (11.73)	Distance from Total Average %
18-24	6.2%	£251.41	£260.74	£9.33	-£2.40	-20.4%
25-34	22.0%	£269.37	£280.01	£10.64	-£1.09	-9.3%
35-44	27.2%	£292.00	£303.76	£11.76	£0.03	0.2%
45-54	29.5%	£323.94	£337.04	£13.10	£1.37	11.7%
55-64	12.9%	£301.27	£313.44	£12.17	£0.44	3.7%
65+	2.3%	£285.82	£297.54	£11.72	-£0.01	-0.1%

There is the greatest impact on households where the main tenant is aged 45-54, with an increase of £1.37 above the average, which is 93 pence more than the next highest group. This is mainly due to the property size held as the greatest increase in average rents can be seen in the larger properties. The impact is higher than others seen but is not considered to be substantial. The information above can be used to ensure preventative measures regarding the risk of rent arrears and other mitigations to ensure tenancy sustainment are appropriate and can be targeted to those potentially most in need.

The rent increase will affect all council households and all temporary accommodation households that are currently paying weekly rent below the LHA level; however, it does not have a disproportionately adverse effect on tenants on the grounds of age.

The potential longer-term consequences for those who will be negatively impacted include rent arrears and the threat of being made homeless. Barnet Homes, Barnet Council's Arms-Length Management Organisation, will provide support to affected households, including advice and support on benefit entitlement, training, and employment. Eviction is only undertaken as a last resort and is very rare, with a range of preventative measures deployed to increase tenancy sustainment. There may be potential issues or barriers around communication for both young and elderly tenants regarding the type of communication used to engage but individual officers will ensure a tailored approach to individual need with different communication channels.

The rent increase will also directly benefit all council tenants as all rental income is used to fund housing management services, the development and acquisition of new properties, and the maintenance of

	<p>existing homes including essential fire safety works. The rental income for council homes is ‘ring-fenced’ to the Housing Revenue Account, ensuring that it is used for no other purpose.</p> <p>The rent increase for those living in temporary accommodation will have a positive impact due to the increase in revenue to fund temporary accommodation and homelessness services.</p> <p>The increase in service charges for social rent tenants will have a positive impact on those tenants as it will ensure the continued supply of these services.</p>																																
Disability	<p>The tables below set out the average increase per week for those who have declared themselves to be disabled. The overall average increase of 4.1% equates to an average per week of £4.45 for social rent, £8.24 for Affordable Rent, and £11.73 for temporary accommodation.</p> <p>Social rent</p> <table border="1" data-bbox="504 526 1729 730"> <thead> <tr> <th>Disability</th> <th>% Known</th> <th>Current Rent Average</th> <th>Proposed Rent Average (+4.1%)</th> <th>Average Impact £ per Week</th> <th>Distance from Total Average (£) (£4.45)</th> <th>Distance from Total Average %</th> </tr> </thead> <tbody> <tr> <td>Yes</td> <td>21.2%</td> <td>£111.69</td> <td>£116.27</td> <td>£4.58</td> <td>£0.12</td> <td>2.8%</td> </tr> </tbody> </table> <p>There is a greater impact on households where the main tenant has declared themselves to have a disability, with these households on average paying 12 pence more than the average in additional rent each week. This is likely to be linked to typical property sizes as the greatest increase in average rents can be seen in the larger properties. The impact is not considered to be substantial.</p> <p>Affordable Rent</p> <table border="1" data-bbox="504 933 1729 1137"> <thead> <tr> <th>Disability</th> <th>% Known</th> <th>Current Rent Average</th> <th>Proposed Rent Average (+4.1%)</th> <th>Average Impact £ per Week</th> <th>Distance from Total Average (£) (£8.24)</th> <th>Distance from Total Average %</th> </tr> </thead> <tbody> <tr> <td>Yes</td> <td>9.8%</td> <td>£182.61</td> <td>£190.09</td> <td>£7.49</td> <td>-£0.75</td> <td>-9.1%</td> </tr> </tbody> </table> <p>There is a lesser impact on households where the main tenant has declared themselves to have a disability, with these households on average paying 75 pence less than the average in additional rent each week. This is likely to be linked to typical property sizes as the greatest increase in average rents can be seen in the larger properties.</p> <p>Temporary Accommodation</p>	Disability	% Known	Current Rent Average	Proposed Rent Average (+4.1%)	Average Impact £ per Week	Distance from Total Average (£) (£4.45)	Distance from Total Average %	Yes	21.2%	£111.69	£116.27	£4.58	£0.12	2.8%	Disability	% Known	Current Rent Average	Proposed Rent Average (+4.1%)	Average Impact £ per Week	Distance from Total Average (£) (£8.24)	Distance from Total Average %	Yes	9.8%	£182.61	£190.09	£7.49	-£0.75	-9.1%	☒	☒	☐	☐
Disability	% Known	Current Rent Average	Proposed Rent Average (+4.1%)	Average Impact £ per Week	Distance from Total Average (£) (£4.45)	Distance from Total Average %																											
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Yes	9.8%	£182.61	£190.09	£7.49	-£0.75	-9.1%																											

Disability	% Known	Current Rent Average	Proposed Rent Average (+4.1%)	Average Impact £ per Week	Distance from Total Average (£) (11.73)	Distance from Total Average %				
Yes	6.1%	£268.05	£278.24	£10.20	-£1.53	-13.1%				
<p>There is a lesser impact on households where the main tenant has declared themselves to have a disability, with these households on average paying £1.53 less than the average in additional rent each week. This is likely to be linked to typical property sizes as the greatest increase in average rents can be seen in the larger properties.</p> <p>The rent increase will affect all council households and all temporary accommodation households that are currently paying weekly rent below the LHA level; however, it does not have a disproportionately adverse effect on tenants on the grounds of disability. Those who are disabled are likely to be eligible for support including welfare benefits, which is likely to further mitigate any impact of the proposal.</p> <p>The potential longer-term consequences for those who will be negatively impacted include rent arrears and the threat of being made homeless. Barnet Homes, Barnet Council's Arms-Length Management Organisation, will provide support to affected households, including advice and support on benefit entitlement, training, and employment. Eviction is only undertaken as a last resort and is very rare, with a range of preventative measures deployed to increase tenancy sustainment. There may be potential issues or barriers around communication for some tenants with a disability regarding the type of communication used to engage but individual officers will ensure a tailored approach to individual need with different communication channels.</p> <p>The rent increase will also directly benefit all council tenants as all rental income is used to fund housing management services, the development and acquisition of new properties, and the maintenance of existing homes including essential fire safety works. The rental income for council homes is 'ring-fenced' to the Housing Revenue Account, ensuring that it is used for no other purpose.</p> <p>The rent increase for those living in temporary accommodation will have a positive impact due to the increase in revenue to fund temporary accommodation and homelessness services.</p> <p>The increase in service charges for social rent tenants will have a positive impact on those tenants as it will ensure the continued supply of these services.</p>										
Gender reassignment	There is insufficient data to identify any impact on this protected characteristic.						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Marriage and Civil Partnership	There is insufficient data to identify any impact on this protected characteristic.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pregnancy and Maternity	There is insufficient data to identify any impact on this protected characteristic.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Race/
Ethnicity**

The tables below set out the average increase per week by race. The overall average increase of 4.1% equates to an average per week of £4.45 for social rent, £8.24 for Affordable Rent, and £11.73 for temporary accommodation.

Social rent

Race	% Known	Current Rent Average	Proposed Rent Average (+4.1%)	Average Impact £ per Week	Distance from Total Average (£) (£4.45)	Distance from Total Average %
Asian / Asian British	10.0%	£112.98	£117.61	£4.63	£0.18	4.0%
Black / Black British	23.0%	£113.67	£118.33	£4.66	£0.21	4.6%
Mixed	1.0%	£110.05	£114.56	£4.51	£0.06	1.3%
Other	54.4%	£112.25	£116.86	£4.60	£0.15	3.3%
White	11.6%	£113.44	£118.09	£4.65	£0.20	4.4%

There is the greatest impact on households where the main tenant is Asian or Asian British, Black or Black British, or White, with an increase of 18-21 pence above the average. This is mainly due to the property size held as the greatest increase in average rents can be seen in the larger properties. The impact is not considered to be substantial.

Affordable Rent

Race	% Known	Current Rent Average	Proposed Rent Average (+4.1%)	Average Impact £ per Week	Distance from Total Average (£) (£8.24)	Distance from Total Average %
Asian / Asian British	19.7%	£245.54	£255.60	£10.07	£1.83	22.2%
Black / Black British	16.5%	£240.15	£250.00	£9.85	£1.61	19.5%
Mixed	0.8%	£211.25	£219.91	£8.66	£0.42	5.1%
Other	54.3%	£220.90	£229.96	£9.06	£0.82	9.9%
White	8.7%	£207.32	£215.82	£8.50	£0.26	3.2%

There is the greatest impact on households where the main tenant is Asian or Asian British, or Black or Black British, with an increase of £1.61 to £1.83 above the average. This is mainly due to the property size generally held by Asian and Black households, as the greatest increase in average rents can be seen in the larger properties. The impact is higher than others seen but is not considered to be substantial. The information above can be used to ensure preventative measures regarding the risk of rent arrears and



other mitigations to ensure tenancy sustainment are appropriate and can be targeted to those potentially most in need.

Temporary accommodation

Race	% Known	Current Rent Average	Proposed Rent Average (+4.1%)	Average Impact £ per Week	Distance from Total Average (£) (11.73)	Distance from Total Average %
Asian / Asian British	19.8%	£311.59	£324.22	£12.63	£0.90	7.7%
Black / Black British	34.0%	£316.62	£329.40	£12.79	£1.06	9.0%
Mixed	2.4%	£287.56	£299.05	£11.49	-£0.24	-2.0%
Other	32.7%	£313.38	£326.23	£12.85	£1.12	9.5%
White	11.1%	£284.41	£295.84	£11.43	-£0.30	-2.6%

There is the greatest impact on households where the main tenant is Asian or Asian British, Black or Black British, or 'Other' with an increase of 90 pence to £1.12 above the average. This is mainly due to the property size generally held by Asian, Black, and Other households, as the greatest increase in average rents can be seen in the larger properties. The impact is higher than others seen but is not considered to be substantial. The information above can be used to ensure preventative measures regarding the risk of rent arrears and other mitigations to ensure tenancy sustainment are appropriate and can be targeted to those potentially most in need.

The rent increase will affect all council households and all temporary accommodation households that are currently paying weekly rent below the LHA level; however, it does not have a disproportionately adverse effect on tenants on the grounds of race.

The potential longer-term consequences for those who will be negatively impacted include rent arrears and the threat of being made homeless. Barnet Homes, Barnet Council's Arms-Length Management Organisation, will provide support to affected households, including advice and support on benefit entitlement, training, and employment. Eviction is only undertaken as a last resort and is very rare, with a range of preventative measures deployed to increase tenancy sustainment. Barnet Homes' Housing Management team will work with the data intelligence team to identify groups that may require a targeted approach to engagement. Individual officers will ensure a tailored approach to individual need with different communication channels.

The rent increase will also directly benefit all council tenants as all rental income is used to fund housing management services, the development and acquisition of new properties, and the maintenance of

	<p>existing homes including essential fire safety works. The rental income for council homes is ‘ring-fenced’ to the Housing Revenue Account, ensuring that it is used for no other purpose.</p> <p>The rent increase for those living in temporary accommodation will have a positive impact due to the increase in revenue to fund temporary accommodation and homelessness services.</p> <p>The increase in service charges for social rent tenants will have a positive impact on those tenants as it will ensure the continued supply of these services.</p>																																																																			
<p>Religion or belief</p>	<p>The tables below set out the average increase per week by religion or belief. The overall average increase of 4.1% equates to an average per week of £4.45 for social rent, £8.24 for Affordable Rent, and £11.73 for temporary accommodation.</p> <p>Social rent</p> <table border="1" data-bbox="501 523 1729 1056"> <thead> <tr> <th>Religion or Belief</th> <th>% Known</th> <th>Current Rent Average</th> <th>Proposed Rent Average (+4.1%)</th> <th>Average Impact £ per Week</th> <th>Distance from Total Average (£) (£4.45)</th> <th>Distance from Total Average %</th> </tr> </thead> <tbody> <tr> <td>None / atheist / agnostic</td> <td>18.1%</td> <td>£111.90</td> <td>£116.49</td> <td>£4.59</td> <td>£0.14</td> <td>3.0%</td> </tr> <tr> <td>Christian</td> <td>53.2%</td> <td>£113.04</td> <td>£117.67</td> <td>£4.63</td> <td>£0.18</td> <td>4.0%</td> </tr> <tr> <td>Muslim</td> <td>18.7%</td> <td>£116.81</td> <td>£121.60</td> <td>£4.79</td> <td>£0.33</td> <td>7.5%</td> </tr> <tr> <td>Hindu</td> <td>2.5%</td> <td>£110.42</td> <td>£114.95</td> <td>£4.53</td> <td>£0.07</td> <td>1.6%</td> </tr> <tr> <td>Jewish</td> <td>1.2%</td> <td>£104.26</td> <td>£108.54</td> <td>£4.27</td> <td>-£0.18</td> <td>-4.0%</td> </tr> <tr> <td>Other</td> <td>5.4%</td> <td>£111.90</td> <td>£116.48</td> <td>£4.59</td> <td>£0.13</td> <td>3.0%</td> </tr> <tr> <td>Buddhist</td> <td>0.7%</td> <td>£108.17</td> <td>£112.61</td> <td>£4.43</td> <td>-£0.02</td> <td>-0.4%</td> </tr> <tr> <td>Jain</td> <td>0.0%</td> <td>£99.29</td> <td>£103.36</td> <td>£4.07</td> <td>-£0.38</td> <td>-8.6%</td> </tr> </tbody> </table> <p>There is the greatest impact on households where the main tenant is of the Muslim faith, with an increase of 33 pence above the average; 29 pence from the next highest group. This is mainly due to the property size generally held by Muslim tenants, as the greatest increase in average rents can be seen in the larger properties. The impact is not considered to be substantial.</p> <p>Affordable Rent</p>	Religion or Belief	% Known	Current Rent Average	Proposed Rent Average (+4.1%)	Average Impact £ per Week	Distance from Total Average (£) (£4.45)	Distance from Total Average %	None / atheist / agnostic	18.1%	£111.90	£116.49	£4.59	£0.14	3.0%	Christian	53.2%	£113.04	£117.67	£4.63	£0.18	4.0%	Muslim	18.7%	£116.81	£121.60	£4.79	£0.33	7.5%	Hindu	2.5%	£110.42	£114.95	£4.53	£0.07	1.6%	Jewish	1.2%	£104.26	£108.54	£4.27	-£0.18	-4.0%	Other	5.4%	£111.90	£116.48	£4.59	£0.13	3.0%	Buddhist	0.7%	£108.17	£112.61	£4.43	-£0.02	-0.4%	Jain	0.0%	£99.29	£103.36	£4.07	-£0.38	-8.6%	<p><input checked="" type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>
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Religion or Belief	% Known	Current Rent Average	Proposed Rent Average (+4.1%)	Average Impact £ per Week	Distance from Total Average (£) (£8.24)	Distance from Total Average %
None / atheist / agnostic	25.7%	£215.63	£224.47	£8.84	£0.60	7.3%
Christian	35.8%	£210.99	£219.64	£8.65	£0.41	5.0%
Muslim	24.8%	£245.79	£255.86	£10.08	£1.84	22.3%
Hindu	2.8%	£259.38	£270.02	£10.63	£2.39	29.1%
Jewish	2.8%	£193.09	£201.01	£7.92	-£0.32	-3.9%
Other	6.4%	£210.64	£219.28	£8.64	£0.40	4.8%
Buddhist	0.9%	£191.39	£199.23	£7.84	-£0.40	-4.9%
Jain	0.9%	£234.32	£243.93	£9.61	£1.37	16.6%

There is the greatest impact on households where the main tenant is of the Muslim or Hindu faiths, with an increase of £1.84 to £2.39 above the average. This is mainly due to the property size generally held by Muslim and Hindu tenants, as the greatest increase in average rents can be seen in the larger properties. The impact is higher than others seen but is not considered to be substantial. The information above can be used to ensure preventative measures regarding the risk of rent arrears and other mitigations to ensure tenancy sustainment are appropriate and can be targeted to those potentially most in need.

Temporary accommodation

Religion or Belief	% Known	Current Rent Average	Proposed Rent Average (+4.1%)	Average Impact £ per Week	Distance from Total Average (£) (11.73)	Distance from Total Average %
None / atheist / agnostic	13.8%	£265.52	£275.67	£10.15	-£1.58	-13.5%
Christian	38.3%	£287.58	£299.16	£11.57	-£0.16	-1.3%
Muslim	41.7%	£344.36	£358.37	£14.00	£2.27	19.4%
Hindu	1.7%	£281.08	£292.19	£11.11	-£0.62	-5.3%
Jewish	2.1%	£265.74	£276.63	£10.90	-£0.83	-7.1%
Other	1.7%	£292.57	£304.57	£12.00	£0.27	2.3%

	<table border="1"> <tr> <td>Buddhist</td> <td>0.8%</td> <td>£242.03</td> <td>£251.95</td> <td>£9.92</td> <td>-£1.81</td> <td>-15.4%</td> </tr> </table>	Buddhist	0.8%	£242.03	£251.95	£9.92	-£1.81	-15.4%											
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Sex	<p>The tables below set out the average increase per week by gender/sex. The overall average increase of 4.1% equates to an average per week of £4.45 for social rent, £8.24 for Affordable Rent, and £11.73 for temporary accommodation.</p> <p>Social rent</p> <table border="1"> <thead> <tr> <th>Gender</th> <th>% Known</th> <th>Current Rent Average</th> <th>Proposed Rent Average (+4.1%)</th> <th>Average Impact £ per Week</th> <th>Distance from Total Average (£) (£4.45)</th> <th>Distance from Total Average %</th> </tr> </thead> <tbody> <tr> <td>Female</td> <td>66.2%</td> <td>£115.86</td> <td>£120.61</td> <td>£4.75</td> <td>£0.30</td> <td>6.6%</td> </tr> </tbody> </table>	Gender	% Known	Current Rent Average	Proposed Rent Average (+4.1%)	Average Impact £ per Week	Distance from Total Average (£) (£4.45)	Distance from Total Average %	Female	66.2%	£115.86	£120.61	£4.75	£0.30	6.6%	☒	☒	☐	☐
Gender	% Known	Current Rent Average	Proposed Rent Average (+4.1%)	Average Impact £ per Week	Distance from Total Average (£) (£4.45)	Distance from Total Average %													
Female	66.2%	£115.86	£120.61	£4.75	£0.30	6.6%													

Male	33.8%	£109.40	£113.88	£4.49	£0.03	0.7%
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There is the greatest impact on households where the main tenant is female, with an increase of 30 pence above the average. This is mainly due to the property size held by each gender type as the greatest increase in average rents can be seen in the larger properties. The impact is not considered to be substantial.

Affordable Rent

Gender	% Known	Current Rent Average	Proposed Rent Average (+4.1%)	Average Impact £ per Week	Distance from Total Average (£) (£8.24)	Distance from Total Average %
Female	57.0%	£220.51	£229.55	£9.04	£0.80	9.7%
Male	43.0%	£215.99	£224.85	£8.86	£0.62	7.5%

There is the greatest impact on households where the main tenant is female, with an increase of 80 pence above the average (+18 pence compared to households where the main tenant is male). This is mainly due to the property size held by each gender type as the greatest increase in average rents can be seen in the larger properties. The impact is not considered to be substantial.

Temporary Accommodation

Gender	% Known	Current Rent Average	Proposed Rent Average (+4.1%)	Average Impact £ per Week	Distance from Total Average (£) (11.73)	Distance from Total Average %
Female	59.8%	£300.18	£312.23	£12.05	£0.32	2.7%
Male	40.2%	£287.52	£298.97	£11.45	-£0.28	-2.4%

There is the greatest impact on households where the main tenant is female, with an increase of 32 pence above the average (+60 pence compared to households where the main tenant is male). This is mainly due to the property size held by each gender type as the greatest increase in average rents can be seen in the larger properties. The impact is not considered to be substantial.

The rent increase will affect all council households and all temporary accommodation households that are currently paying weekly rent below the LHA level; however, it does not have a disproportionately adverse effect on tenants on the grounds of sex/gender. Single women are more likely than men to have dependent children living with them.

	<p>The potential longer-term consequences for those who will be negatively impacted include rent arrears and the threat of being made homeless. Barnet Homes, Barnet Council's Arms-Length Management Organisation, will provide support to affected households, including advice and support on benefit entitlement, training, and employment. Eviction is only undertaken as a last resort and is very rare, with a range of preventative measures deployed to increase tenancy sustainment.</p> <p>The rent increase will also directly benefit all council tenants as all rental income is used to fund housing management services, the development and acquisition of new properties, and the maintenance of existing homes including essential fire safety works. The rental income for council homes is 'ring-fenced' to the Housing Revenue Account, ensuring that it is used for no other purpose.</p> <p>The rent increase for those living in temporary accommodation will have a positive impact due to the increase in revenue to fund temporary accommodation and homelessness services.</p> <p>The increase in service charges for social rent tenants will have a positive impact on those tenants as it will ensure the continued supply of these services.</p>																																							
<p>Sexual Orientation</p>	<p>Due to the high number of households with unknown data about sexual orientation, there is insufficient data to identify any firm conclusions about impact on this protected characteristic; however illustrative breakdowns are provided below.</p> <p>The tables below set out the average increase per week by sexual orientation. The overall average increase of 4.1% equates to an average per week of £4.45 for social rent, £8.24 for Affordable Rent, and £11.73 for temporary accommodation.</p> <p>Social rent</p> <table border="1" data-bbox="504 898 1729 1142"> <thead> <tr> <th>Sexual Orientation</th> <th>% Known</th> <th>Current Rent Average</th> <th>Proposed Rent Average (+4.1%)</th> <th>Average Impact £ per Week</th> <th>Distance from Total Average (£) (£4.45)</th> <th>Distance from Total Average %</th> </tr> </thead> <tbody> <tr> <td>Heterosexual</td> <td>97.7%</td> <td>£112.60</td> <td>£117.22</td> <td>£4.62</td> <td>£0.17</td> <td>3.7%</td> </tr> <tr> <td>LGB</td> <td>2.3%</td> <td>£103.91</td> <td>£108.17</td> <td>£4.26</td> <td>-£0.19</td> <td>-4.4%</td> </tr> </tbody> </table> <p>Affordable Rent</p> <table border="1" data-bbox="504 1209 1729 1369"> <thead> <tr> <th>Sexual Orientation</th> <th>% Known</th> <th>Current Rent Average</th> <th>Proposed Rent Average (+4.1%)</th> <th>Average Impact £ per Week</th> <th>Distance from Total Average (£) (£8.24)</th> <th>Distance from Total Average %</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Sexual Orientation	% Known	Current Rent Average	Proposed Rent Average (+4.1%)	Average Impact £ per Week	Distance from Total Average (£) (£4.45)	Distance from Total Average %	Heterosexual	97.7%	£112.60	£117.22	£4.62	£0.17	3.7%	LGB	2.3%	£103.91	£108.17	£4.26	-£0.19	-4.4%	Sexual Orientation	% Known	Current Rent Average	Proposed Rent Average (+4.1%)	Average Impact £ per Week	Distance from Total Average (£) (£8.24)	Distance from Total Average %								<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sexual Orientation	% Known	Current Rent Average	Proposed Rent Average (+4.1%)	Average Impact £ per Week	Distance from Total Average (£) (£8.24)	Distance from Total Average %																																		

	Heterosexual	100.0%	£225.87	£235.18	£9.31	£1.07	13.0%					
	LGB	-	-	-		-	-					
	Temporary accommodation											
	Sexual Orientation	% Known	Current Rent Average	Proposed Rent Average (+4.1%)	Average Impact £ per Week	Distance from Total Average (£) (11.73)	Distance from Total Average %					
	Heterosexual	98.3%	£302.41	£314.43	£12.02	£0.29	2.5%					
LGB	1.7%	£290.86	£302.37	£11.51	-£0.22	-1.9%						

5. Other key groups Are there any other vulnerable groups that might be affected by the proposal? <i>These could include carers, people in receipt of care, lone parents, people with low incomes or unemployed</i>	Positive impact	Negative impact		No impact
		Minor	Major	

<p>Key groups</p>	<p>The benefit cap was introduced from 2013. Seven council social rent households and 241 temporary accommodation households are currently benefit-capped (£442.31 per week for couples and lone parents / £296.35 per week for single adults in Greater London, and £384.62 per week for couples and lone parents / £257.69 per week for single adults outside Greater London). Barnet Homes does not hold information about how many, if any, tenants in receipt of Universal Credit are affected by the benefit cap as this information is held by the DWP.</p> <p>Using our data held we are aware of residents already in some form of arrears and below is a breakdown per tenure.</p> <p>Council rent – social rent (main tenant data) 41% in arrears; 25.3% under £500, 15.7% over £500</p> <p>Council rent – Affordable Rent (main tenant data) 51.7% in arrears; 20.8% under £500, 30.9% over £500</p> <p>Temporary accommodation (affected tenants) (main tenant data) 47.6% in arrears; 23.2% under £500, 24.5% over £500</p> <p>Specialist housing officers will continue to ensure all tenants in arrears are offered support and advice on how to reduce their arrears in an affordable way. We will continue to sign post tenants to all support services available to them, and ensure their benefits are maximised.</p> <p>The potential longer-term consequences for those who will be negatively impacted include rent arrears and the threat of being made homeless. Barnet Homes, Barnet Council’s Arms-Length Management Organisation, will provide support to affected households, including advice and support on benefit entitlement, training, and employment. Eviction is only undertaken as a last resort and is very rare, with a range of preventative measures deployed to increase tenancy sustainment.</p> <p>The table below provides detail on the number of properties charged a social rent that are affected by the proposed rent increase of 4.1%, and the average weekly rent increases.</p>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Beds	Number of units	Current average weekly rent	Proposed average weekly rent (+4.1%)	Average weekly increase
0	176	£83.24	£86.66	£3.42
1	2,385	£98.41	£102.44	£4.03
2	3,518	£112.56	£117.17	£4.61
3	2,572	£128.50	£133.77	£5.27
4	238	£142.51	£148.35	£5.84
5	15	£161.87	£168.51	£6.64
6	4	£169.92	£176.89	£6.97

The table below provides detail on the number of properties charged an Affordable Rent that are affected by the proposed rent increase of 4.1%, and the average weekly rent increases.

Beds	Number of units	Current average weekly rent	Proposed average weekly rent (+4.1%)	Average weekly increase
1	83	£174.90	£182.07	£7.17
2	67	£227.47	£236.80	£9.33

3	60	£266.46	£277.38	£10.92
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The table below provides detail on the number of tenants affected by an increase in service charges across all tenures:

Service Charge	Number of tenants affected
Alarm Services	710
Caretaking quarterly	171
Caretaking weekly	3,739
Digital TV	2,611
Door Entry Systems	417
Enhanced Housing Management Support	323
Enhanced Housing Management Support plus	38
Grounds Maintenance	4,862
Heating and Hot water	1,135
Lighting	4,645
Sprinkler system / fire safety	53

The rent increase will also directly benefit all council tenants as all rental income is used to fund housing management services, the development and acquisition of new properties, and the maintenance of existing homes including essential fire safety works. The rental income for council homes is 'ring-fenced' to the Housing Revenue Account, ensuring that it is used for no other purpose.

The rent increase for those living in temporary accommodation will have a positive impact due to the increase in revenue to fund temporary accommodation and homelessness services.

The increase in service charges for social rent tenants will have a positive impact on those tenants as it will ensure the continued supply of these services.

6. Cumulative impact²⁰

Considering what else is happening within the council and Barnet could your proposal contribute to a cumulative impact on groups with protected characteristics?

Yes No

If you clicked the Yes box, which groups with protected characteristics could be affected and what is the potential impact? Include details in the space below

It is inevitable that all tenants irrespective of tenure will be affected by these proposed rent increases, but it is not envisaged any tenant with a protected characteristic will be unduly affected as a result of having that protected characteristic. The rent increase proposals come at a time when UK households are broadly affected by an anticipated squeeze on incomes, including the removal of the £20 per week Universal Credit uplift from 13 October 2021, higher food costs, energy price increases of up to 50%, increases in Council Tax rates, higher fuel costs, and an unemployment rate that has increased by 0.8% since pre-pandemic levels. All of these impacts are likely to more greatly affect households that are already experiencing socio-economic disadvantage.

However, the proposed rent increases will also have a positive impact upon the households affected due to the rental income to the HRA funding the provision of housing services and ensuring the delivery of fire safety works and property maintenance works, in addition to the development and acquisition of more affordable housing within the borough, and due to the rental income to the General Fund ensuring the provision of temporary accommodation and homelessness services.

Barnet Homes, the council's Arms-Length Management Organisation, recognises the potential impact and the risk that increasing the service charges will make it more difficult for tenants to pay and impact adversely on the HRA Business Plan by making service charge collection more difficult. This is considered to be a low risk as for most tenants, Housing Benefit or Universal Credit will continue to cover the costs, including the costs relating to grounds maintenance.

There is also a risk that increasing rental charges will make it more difficult for tenants to pay and impact adversely on the HRA Business Plan by making rent collection more difficult and increasing rent arrears. Of all council tenants, 60% are currently in receipt of either full or partial Housing Benefit or the housing element of Universal Credit, and of all clients living in temporary accommodation, 91.5% are currently in receipt of either full or partial Housing Benefit or the housing element of Universal Credit; and as such we do not expect the majority of individuals to be directly affected by any increase to the rental charge.

Barnet Homes will work with all tenants who may suffer financial hardship during the course of their tenancy at the earliest opportunity to mitigate the risk to both the individual and the council. We will ensure the appropriate advice and support is given, and work with key partners within the borough to support them and avoid them getting into rent arrears or financial difficulty. For those affected, Barnet Homes provides services to manage the range of demands from council tenants and temporary accommodation clients, including income maximisation and tenancy sustainment. A range of operational mitigations are in place regarding the risk to rent collection, including those indicated in table 7 of this EIA.

7. Actions to mitigate or remove negative impact

Only complete this section if your proposals may have a negative impact on groups with protected characteristics. These need to be included in the relevant service plan for mainstreaming and performance management purposes.

Group affected	Potential negative impact	Mitigation measures ²¹ <i>If you are unable to identify measures to mitigate impact, please state so and provide a brief explanation.</i>	Monitoring ²² <i>How will you assess whether these measures are successfully mitigating the impact?</i>	Deadline date	Lead Officer
All (with some over-representation as indicated regarding age, disability, race, religion and belief, and gender)	Although rental charges are applied to properties and not people there is a risk that increasing the rents and service charges will make it more difficult for tenants to pay.	For those affected, Barnet Homes provides services to manage the range of demands from council tenants and temporary accommodation clients, including income maximisation and tenancy sustainment. A range of operational mitigations are in place regarding the risk to rent collection, including: <ul style="list-style-type: none"> • Raising tenant awareness of their benefit entitlement and supporting 	Barnet Homes' Income officers using specialist monitoring systems will monitor customer accounts to identify any customers getting into arrears at the earliest opportunity. We will work with our business intelligence team to identify any trends in specific demographics. Should any be identified we will carry	Ongoing	Greg Terefenko, Head of Housing Management (Barnet Homes)

	<p>This is considered to be a low risk as for most tenants, Housing Benefit or Universal Credit will continue to cover the costs, including the costs relating to grounds maintenance.</p> <p>The potential longer-term consequences for those who will be negatively impacted include rent arrears and the threat of being made homeless.</p>	<p>them to receive the maximum financial support available depending on their individual circumstances, including accessing as appropriate Discretionary Housing Payments, Council Tax support, Council Tax discretionary relief, Council Tax severe mental impairment exemption, Crisis Fund, COVID Winter Grant, the Mayor’s Benevolent Fund, DWP Universal Credit direct housing payments, and DWP Budgeting Loan ;</p> <ul style="list-style-type: none"> • Referring tenants in need of further assistance to in-house support services where appropriate; • Early intervention work in partnership with the Department of Work and Pensions to support tenants at risk of or in rent arrears; • Working in partnership with the JobCentre Plus, Barnet and Southgate College, and local community organisations through the BOOST service which assists unemployed residents in local areas to find work, and provides housing support, benefits advice, and training opportunities, including support with digital inclusion and improving tenants’ digital capacity; 	<p>out a targeted campaign to support and mitigate any increase in arrears.</p> <p>We will continue to work with colleagues from across the sector to share best practice and working methods to support our customers.</p>		
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		<ul style="list-style-type: none"> • Working in partnership with Family Services Welfare Benefit Advisers where those in difficulty have children; • Provision of floating support services to provide practical assistance and support to help people maintain their homes and their independence; • Allocation of foodbank vouchers; and • Development of a Sustainable Tenancies Strategy to maximise income collection and target early intervention and support for those in most need. <p>Barnet has also been allocated £1.2m in Homelessness Prevention Grant to be spent on preventing private tenants from becoming homeless and £2.45m from the Household Support Fund which may be used to support households, for example, through small grants to meet daily needs such as food, clothing, and utilities; whilst this funding currently must be spent by March 2022, it will assist those currently under financial pressure to sustain their tenancies and is likely to have a sustained impact on household finances into 2022/23.</p>			
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		<p>There will also be robust communications regarding the rent increase and service charge increase, including informing all tenants in February 2022 including what they need to pay, providing tenants with an explanation of the rent increase and targeted offers of support as required, and informing frontline staff of the increases in order to manage enquiries.</p>			
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8. Outcome of the Equalities Impact Assessment (EqIA)²³

Please select one of the following four outcomes

Proceed with no changes

The EqIA has not identified any potential for a disproportionate impact and all opportunities to advance equality of opportunity are being addressed

Proceed with adjustments

Adjustments are required to remove/mitigate negative impacts identified by the assessment

Negative impact but proceed anyway

This EqIA has identified negative impacts that are not possible to mitigate. However, it is still reasonable to continue with the activity. Outline the reasons for this and the information used to reach this decision in the space below

Do not proceed

This EqIA has identified negative impacts that cannot be mitigated and it is not possible to continue. Outline the reasons for this and the information used to reach this decision in the space below

Reasons for decision

From the perspective of the tenant, the rent and service charge increase will be viewed as having an adverse impact. The Equality Impact Assessment is undertaken from this perspective and has been assessed as not having a disproportionate adverse effect on any specific group.

An average weekly increase of £4.28 in council social rents is being proposed from 1 April 2021; this will make the average weekly rent in the borough £108.64. An average weekly increase of £8.24 in council Affordable Rents is being proposed, making the average weekly rent £209. An average weekly increase of £11.73 in temporary accommodation rents is being proposed, making the average weekly rent £304.85. Due to the LHA cap, the average rent

increase applied to the affected temporary accommodation properties will be 3.99%. Following the rent increase, 762 TA properties' rents would remain below the April 2020 LHA rate.

The actual amount of increase will vary across property sizes for all tenures. Larger properties will see a greater increase in £ than smaller properties due to the higher rents.

The rent increase is applied to all council dwellings and all temporary accommodation properties that are currently charged below the Local Housing Allowance rate. Following the increase, 86.5% of temporary accommodation tenants affected will continue to pay a weekly rent below LHA. Based on the proposed approach, 119 of the 881 properties would be uplifted to the applicable April 2020 LHA rate; 762 properties would have their rents increased by 4.1% but would remain below the applicable April 2020 LHA rate.

The rent increase is applied to the property in that it has no bearing on the profile of the tenants, age, race, gender, or any other protected characteristic. The rent increase does not target or disproportionately affect any group of people based on the protected characteristics, although some sub-groups will be disproportionately affected due to their prevalence within the population.

The increase will also have more of an impact on households on lower incomes. Tenants on low incomes are able to obtain Housing Benefit (HB) or the Universal Credit (UC) housing element to assist with rent payments. Just under 60% of council tenants are in receipt of HB or the UC housing element, with approximately 48% receiving the full allowance and approximately 12% receiving partial. Within temporary accommodation, 91% of tenants are in receipt of HB or the UC housing element, with 63% receiving the full allowance and 27% receiving partial.

Barnet Homes will need to ensure that those council tenants and TA tenants who will be affected are given appropriate advice and support to help them avoid rent arrears and financial hardship. Informing tenants well in advance of the rent increase will help them to budget effectively and make informed and independent choices.

Barnet Homes and the council are also in a position to assist tenants with identifying additional income sources to help mitigate the impact. This can include welfare benefits advice for income maximisation, applications for discretionary payments and funding, referrals to floating support services and other specialist services, and making tenants aware that they can access independent financial and housing advice. Further, the Housing Options service operates an under-occupation scheme through which social housing tenants with spare bedrooms may receive financial incentives and other assistance when downsizing to a suitably-sized property.

It should be noted that all rent levels will remain well below both market rent and the potential 'Affordable Rent' (which may be set at 80% of market rent) and at or below the Local Housing Allowance (LHA) level for the borough. The LHA is the maximum amount payable through Housing Benefit or the housing element of Universal Credit. In addition, Barnet Homes' in-house Income Collection Team takes a proactive, supportive approach to preventing rent arrears and offering financial inclusion through money advice, referrals for support, and assistance in maximising income (through benefit claims, or advice on management of other debts, for example).

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Sign-off

9. Sign off and approval by Head of Service / Strategic lead ²⁴	
Name Shaun McLean	Job title Group Director of Resources, Barnet Homes
<input checked="" type="checkbox"/> Tick this box to indicate that you have approved this EqIA	Date of approval: 28/10/21
<input type="checkbox"/> Tick this box to indicate if EqIA has been published Date EqIA was published: Embed link to published EqIA:	Date of next review: 28/10/22

Footnotes: guidance for completing the EqIA template

¹ The following principles explain what we must do to fulfil our duties under the Equality Act when considering any new policy or change to services. They must all be met or the EqIA (and any decision based on it) may be open to challenge:

- **Knowledge:** everyone working for the council must be aware of our equality duties and apply them appropriately
- **Timeliness:** the duty applies at the time of considering proposals and before a final decision is taken
- **Real Consideration:** the duty must be an integral and rigorous part of your decision-making and must influence the process.
- **Sufficient Information:** you must assess what information you have and what is needed to give proper consideration.
- **No delegation:** the council is responsible for ensuring that anyone who provides services on our behalf complies with the equality duty.
- **Review:** the equality duty is a continuing duty – it continues after proposals are implemented/reviewed.
- **Proper Record Keeping:** we must keep records of the process and the impacts identified.

² Our duties under the Equality Act 2010

The council has a legal duty under this Act to show that we have identified and considered the impact and potential impact of our activities on all people with ‘protected characteristics’ (see end notes 9-19 for details of the nine protected characteristics). This applies to policies, services (including commissioned services), and our employees.

We use this template to do this and evidence our consideration. You must give ‘due regard’ (pay conscious attention) to the need to:

- **Avoid, reduce or minimise negative impact:** if you identify unlawful discrimination, including victimisation and harassment, you must stop the action and take advice immediately.
- **Promote equality of opportunity:** by
 - Removing or minimising disadvantages suffered by people with a protected characteristic
 - Taking steps to meet the needs of these groups
 - Encouraging people with protected characteristics to participate in public life or any other activity where participation is disproportionately low
 - Consider if there is a need to treat disabled people differently, including more favourable treatment where necessary
- **Foster good relations between people who share a protected characteristic and those who don’t:** e.g. by promoting understanding.

³ EqIAs should always be proportionate to:

- The size of the service or scope of the policy/strategy
- The resources involved
- The size of the likely impact – e.g. the numbers of people affected and their vulnerability

The greater the potential adverse impact of the proposal on a protected group (e.g. disabled people) and the more vulnerable the group is, the more thorough and demanding the process required by the Act will be. Unless they contain sensitive data – EqIAs are public documents. They are published with Cabinet papers, Panel papers and public consultations. They are available on request.

⁴ When to complete an EqIA:

- When developing a new policy, strategy, or service
- When reviewing an existing service, policy or strategy

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- When making changes that will affect front-line services
 - When amending budgets which may affect front-line services
 - When changing the way services are funded and this may impact the quality of the service and who can access it
 - When making a decision that could have a different impact on different groups of people
 - When making staff redundant or changing their roles

Wherever possible, build the EqIA into your usual planning and review processes.

Also consider:

- Is the policy, decision or service likely to be relevant to any people because of their protected characteristics?
- How many people is it likely to affect?
- How significant are its impacts?
- Does it relate to an area where there are known inequalities?
- How vulnerable are the people who will be affected?

If there are potential impacts on people but you decide not to complete an EqIA you should document your reasons why.

⁵ **Title of EqIA:** This should clearly explain what service / policy / strategy / change you are assessing.

⁶ **Focus of EqIA:** A member of the public should have a good understanding of the proposals being assessed by the EqIA after reading this section. Please use plain English and write any acronyms in full first time - eg: 'Equality Impact Assessment (EqIA)'

This section should explain what you are assessing:

- What are the main aims or purpose of the proposed change?
- Who implements, carries out or delivers the service or function in the proposal? Please state where this is more than one person or group, and where other organisations deliver it under procurement or partnership arrangements.
- How does it fit with other services?
- Who is affected by the service, or by how it is delivered? Who are the external and internal service-users, groups, or communities?
- What outcomes do you want to achieve, why and for whom? E.g.: what do you want to provide, what changes or improvements, and what should the benefits be?
- What do existing or previous inspections of the service tell you?
- What is the reason for the proposed change (financial, service, legal etc)? The Act requires us to make these clear.

⁷ **Data & Information:** Your EqIA needs to be informed by data. You should consider the following:

- What data is relevant to the impact on protected groups is available? (is there an existing EqIA?, local service data, national data, community data, similar proposal in another local authority).
- What further evidence is needed and how can you get it? (e.g. further research or engagement with the affected groups).
- What do you know from service/local data about needs, access and outcomes? Focus on each characteristic in turn.
- What might any local demographic changes or trends mean for the service or function? Also consider national data if appropriate.
- Does data/monitoring show that any policies or practices create particular problems or difficulties for any group(s)?
- Is the service having a positive or negative effect on particular people or groups in the community?

⁸ What have people told you about the service, function, area?

- Use service user feedback, complaints, audits
- Conduct specific consultation or engagement and use the results
- Are there patterns or differences in what people from different groups tell you?
- Remember, you must consult appropriately and in an inclusive way with those likely to be affected to fulfil the equality duty.
- You can read LBB [Consultation and Engagement toolkit](#) for full advice or contact the Consultation and Research Manager, rosie.evangelou@barnet.gov.uk for further advice

⁹ Age: People of all ages, but consider in particular children and young people, older people and carers, looked after children and young people leaving care. Also consider working age people.

¹⁰ Disability: When looking at disability, consideration should be given to people with different types of impairments: physical (including mobility), learning, aural or sensory (including hearing and vision impairment), visible and non-visible impairment. Consideration should also be given to: people with HIV, people with mental health needs and people with drug and alcohol problems. People with conditions such as diabetes and cancer and some other health conditions also have protection under the Equality Act 2010.

¹¹ Gender Reassignment: In the Act, a transgender person is someone who proposes to, starts or has completed a process to change their gender. A person does not need to be under medical supervision to be protected. Consider transgender people, transsexual people and transvestites.

¹² Marriage and Civil Partnership: consider married people and civil partners.

¹³ Pregnancy and Maternity: When looking at pregnancy and maternity, give consideration to pregnant women, breastfeeding mothers, part-time workers, women with caring responsibilities, women who are lone parents and parents on low incomes, women on maternity leave and 'keeping in touch' days.

¹⁴ Race/Ethnicity: Apart from the common ethnic groups, consideration should also be given to Traveller communities, people of other nationalities outside Britain who reside here, refugees and asylum seekers and speakers of other languages.

¹⁵ Religion and Belief: Religion includes any religion with a clear structure and belief system. As a minimum you should consider the most common religious groups (Christian, Muslim, Hindu, Jews, Sikh, Buddhist) and people with no religion or philosophical beliefs.

¹⁶ Sex/Gender: Consider girls and women, boys and men, married people, civil partners, part-time workers, carers (both of children with disabilities and older cares), parents (mothers and fathers), in particular lone parents and parents on low incomes.

¹⁷ Sexual Orientation: The Act protects bisexual, heterosexual, gay and lesbian people.

¹⁸ Other relevant groups: You should consider the impact on our service users in other related areas.

¹⁹ Impact: Your EqIA must consider fully and properly actual and potential impacts against each protected characteristic:

- The equality duty does not stop changes, but means we must fully consider and address the anticipated impacts on people.
- Be accurate and transparent, but also realistic: don't exaggerate speculative risks and negative impacts.
- Be detailed and specific where you can so decision-makers have a concrete sense of potential effects.

-
- Questions to ask when assessing whether and how the proposals impact on service users, staff and the wider community:
 - Are one or more protected groups affected differently and/or disadvantaged? How, and to what extent?
 - Is there evidence of higher/lower uptake of a service among different groups? Which, and to what extent?
 - Does the project relate to an area with known inequalities (where national evidence or previous research is available)?
 - If there are likely to be different impacts on different groups, is that consistent with the overall objective?
 - If there is negative differential impact, how can you minimise that while taking into account your overall aims?
 - Do the effects amount to unlawful discrimination? If so the plan **must** be modified.
 - Does it relate to an area where equality objectives have been set by LBB in our [Barnet 2024 Plan](#) and our [Strategic Equality Objective](#)?

²⁰ **Cumulative Impact**

You will need to look at whether a single decision or series of decisions might have a greater negative impact on a specific group and at ways in which negative impacts across the council might be minimised or avoided.

²¹ **Mitigating actions**

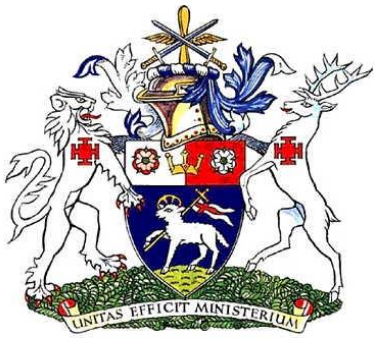
- Consider mitigating actions that specifically address the impacts you've identified and show how they will remove, reduce or avoid any negative impacts
- Explain clearly what any mitigating measures are, and the extent to which you think they will reduce or remove the adverse effect
- Will you need to communicate or provide services in different ways for different groups in order to create a 'level playing field'?
- State how you can maximise any positive impacts or advance equality of opportunity.
- If you do not have sufficient equality information, state how you can fill the gaps.

²² **Monitoring:** The Equality Duty is an ongoing duty: policies must be kept under review, continuing to give 'due regard' to the duty. If an assessment of a broad proposal leads to more specific proposals, then further monitoring, equality assessment, and consultation are needed.

²³ **Outcome:**

- Make a frank and realistic assessment of the overall extent to which the negative impacts can be reduced or avoided by the mitigating measures. Also explain what positive impacts will result from the actions and how you can make the most of these.
- Make it clear if a change is needed to the proposal itself. Is further engagement, research or monitoring needed?
- Make it clear if, as a result of the analysis, the policy/proposal should be stopped.

²⁴ **Sign off:** You will need to ensure the EqIA is signed off by your Head of Service, agree whether the EqIA will be published, and agree when the next review date for the EqIA will be.



Housing and Growth Committee

AGENDA ITEM 14

November 2021

Title	Small Site Modular Programme- at Reets Farm Close (NW9), Whetstone Close (N20), Park Road (EN4), and Manor Park Road (N2) ('the Sites')
Report of	Chairman of the Housing & Growth Committee - Councillor Richard Cornelius
Wards	Reets Farm Close (West Hendon) Whetstone Close (Totteridge) Park Road (East Barnet) Manor Park Road (East Finchley)
Status	Public with accompanying Exempt Report (not for publication by virtue of paragraph 3 of Schedule 12a of the Local Government Act 1972 as amended as this relates to information of a financial or business nature)
Urgent	No
Key	Yes
Enclosures	None
Officer Contact Details	Abid Arai, Head of Development Delivery abid.arai@barnet.gov.uk Julia Xu, Programme Manager Julia.xu@barnet.gov.uk

Summary

This report sets out the proposal for twenty-two modular homes being developed across four sites with EDAROTH, a subsidiary of Atkins. EDAROTH develops under-utilised land using Modern Methods of Construction (MMC) to deliver high-quality affordable housing that is sustainable. These homes will be constructed using the latest modular building techniques, enabling 50% quicker delivery and which is also achieving net zero carbon, operational.

This opportunity enables Barnet to meet affordable housing targets outlined in the Borough's corporate objectives, while also developing more difficult small sites/land parcels. Upon completion, the project will deliver 18 new homes to be held in the Council's Housing Revenue Account (HRA) stock. It is proposed that all homes are rented at the Mayor's London Affordable (LAR) Rent level with Council secure tenancies.

Four additional homes will be for market sale on the Manor Park Road site, creating a c£1.868m net capital receipt for the General Fund available for either reinvestment or releasing pressure of borrowing elsewhere.

Details of the sites selected for this modular development are outlined below.

Officers Recommendations

- 1. That the Committee approves the list of Sites for development as outlined in this report**
- 2. That the Committee endorses in principle the development including the grant or disposal of any land interests, financing and income generating approach detailed for the Sites**
- 3. That the Committee approves EDAROTH as the party for the delivery of the Sites**
- 4. That the Committee notes the Council costs outlined in the report**
- 5. That the Deputy Chief Executive be authorised to take such actions and make such decisions to enable and facilitate the proposals set out in this report:**
 - (i) to include to appropriate the whole or part of the Sites including to planning purposes and to authorise any steps lawfully required in connection with the same; and**
 - (ii) to consider any objections in connection with any intended appropriation**
 - (iii) to dispose of any public open space land or any land appropriated pursuant to (i) above and to authorise any steps lawfully required in connection with the same**
 - (iv) to negotiate and settle any claims resultant on engaging s 203 of the Housing and Planning Act 2016; and;**
 - (v) to dispose of the Sites as outlined in this report; and**
 - (vi) to apply for all required statutory consents; and**
 - (vii) as otherwise may be required in accordance with all lawful requirements and as detailed at section 5.3**
- 6. That the Deputy Chief Executive be authorised In consultation with the Chairman of this Committee to :**
 - (i) approve and confirm that the Council may proceed with the development with EDAROTH in accordance with section 5.6.1 of this report**

(ii) to enter into and conclude such documents as required to give effect to the proposals outlined in this Report or agree alternative terms in consultation with the Chairman of the Housing and Growth Committee based on the broad principles outlined at 2 above and enter into and conclude such documents or to agree variations to any documents as may be required from time to time

7. That the Committee notes that the necessary adjustments will be made in the event of any appropriation of any HRA land as between the Council's HRA and General Fund Accounts as required

8. That the Committee notes that the budget allocation approval will not be confirmed until P&R in December 2021

1. Why this report is needed

- 1.1 The Assets, Regeneration and Growth Committee (ARG) approved at its meeting on 9 July 2014, the approach to, and the principles underpinning, the creation of a development pipeline on council owned land.
 - 1.1.1 The Council's Housing Strategy 2015-2025 sets out how the Development Pipeline will include the building of new homes on existing Council land held in the Housing Revenue Account (HRA) to be delivered by the Council's Arm's Length Management Organisation (ALMO), Barnet Homes.
 - 1.1.2 Barnet Homes has reviewed a number of the available HRA sites and identified those upon which, initially, 320 of the 500 projected target new homes could be built, e.g. unused garage sites within established residential areas or sites with capacity on poor quality amenity space, which could be improved as a result of development.
 - 1.1.3 On 17 March 2016 ARG approved the Outline Business Case (OBC) for Barnet Homes to make planning applications with a view to developing affordable homes on these sites and to expect a full business case for the transfer of the sites in September 2016.
 - 1.1.4 In December 2016, the Assets, Regeneration and Growth Committee (ARG) approved the Full Business Case (FBC) for the Development Pipeline Tranche 3 affordable housing programme. A number of smaller scale sites were outside the development cost per unit set in Tranche 3 and were transferred to a separate delivery programme, known as Microsites.
 - 1.1.5 The Microsites programme OBC was approved at ARG in September 2018 and gave delegated authority to the Deputy Chief Executive, in consultation with the Chairman of the Committee, to agree the terms of the development agreement and transfer the sites to Opendoor Homes.
 - 1.1.6 Reets Farm Close was a part of the Microsites 2 tranche and there was a previous investigation of development on this site. The OBC was taken to committee, but these were found to be financially unviable at the time and OpenDoor Homes did not

progress with the development.

- 1.1.7 A revised microsites development programme was approved September 2019, following the original FBC being rejected and decisions by Barnet Homes to return some sites back to the Council including the four small sites explored in this report. In addition to Reets Farm Close, Whetstone Close, Park Road and Manor Park Road were among these returned sites. Jubilee Gardens was also included in this tranche, but further development on the site was discounted due to constraints. This site has not been considered further in this report.
- 1.1.8 These four sites were being considered for disposal via the GLA small sites programme, however in parallel the Council worked with EDAROTH to develop a possible development solution utilising MCC technics, from this came the viable proposals outlined in this report.

Commercial Partner

- 1.2 EDAROTH is a wholly owned subsidiary of Atkins and has been created to deliver social and affordable housing. EDAROTH homes are manufactured offsite in the UK and meet the opportunity for Carbon Zero target based on the current building regulations definition which captures regulated (in use) emissions only. The homes are 10% above national space standards and offer a 100-year Build Offsite Property Assurance Scheme accreditation. Carbon emissions associated with onsite construction activities are less than 25% of the emissions associated with the construction of traditionally built UK housing. This is directly linked to manufacturing offsite and reducing time onsite, and therefore reducing energy usage requirements.
- 1.3 The Build Offsite Property Assurance Scheme (BOPAS) is a specialist building warranty for properties built using Modern Methods of Construction.
- 1.4 The BOPAS policy is based on a specialist risk based evaluation which demonstrates to funders, lenders, valuers and purchasers that homes built from non-traditional methods and materials are tested, checked and certified and they will be sufficiently durable as to have a certain life expectancy of a minimum of 60 years.
- 1.5 For funders and lenders, it provides confidence that the construction system is fit for purpose and removes any reservations or uncertainty concerning the construction methodology for valuation purposes.
- 1.6 Along with the above benefits, the BOPAS accreditation can offer the home/building owner lower life cycle costs and should there be any structural defects during the initial 10-year period, recourse to latent defect insurance.
- 1.7 This report sets out EDAROTH's proposal for delivering these objectives through modular development on small sites.

2. Reasons for recommendations

- 2.1 The Corporate Plan, Barnet 2024, includes several key priorities that the disposal and development of these sites will contribute to, including, ensuring decent quality housing, investing in communities and responsible delivery of major regeneration schemes.

- 2.2 The LBB Medium Term Financial Strategy 2019/24 and Budget for 2019/20 includes a substantial forward programme of income generating activities for the Estates Service and Housing Service collectively. The Reets Farm, Manor Park Road, Whetstone Close and Park Road sites are part of a rolling programme of site disposals and developments that contribute to this objective.
- 2.3 The population in Barnet is expected to increase by 16% from 391,500 to 466,500 by 2041. The recent Strategic Housing Market Assessment shows that there is a need to provide up to 3,060 new homes a year to accommodate this growth.
- 2.4 This directly tallies with the recently completed London Plan 2021 that sets a target for LBB to deliver 2,325 new homes per year up to 2028/29.
- 2.5 The Council has an important role to play in delivering Government targets for housing growth over the coming years. MHCLG published figures show that Barnet delivered just under 2,000 homes per annum in the three years to 2019, 86% of its current target.
- 2.6 To deliver an increase in housing completions requires the Council and the wider public sector to increase its own pipeline of housing delivery. To that end, the Council is reviewing its assets to consider all suitable sites for redevelopment potential.
- 2.7 With a third of the Borough in designated green belt, Barnet Council has to be innovative in how new homes can be built in the Borough.
- 2.8 The proposed 22unit scheme from these small sites will contribute to these targets and requirements.

Background

- 2.9 Reets Farm, Whetstone Close, and Park Road are garage blocks owned by the Council. These three sites are held in the HRA and it is intended that 18 units will be for affordable rent and 4 for open market sale on the site at Manor Park Road, which is held in General Fund. Following due diligence undertaken on the Sites, it has been established that the HRA sites comprise vacant housing land as defined in The General Housing Consents 2013.
- 2.10 The homes can be delivered using Modern Methods of Construction (MMC), which accelerates delivery. The three Housing Revenue Sites (HRA) will also generate a rental income back into the HRA account and additional Council tax.
- 2.11 The Council will secure vacant possession of the garages at Reets Farm, Park Road and Whetstone by serving the requisite notice on the occupiers. LBB will then grant EDAROTH on each site a short-term lease of approximately three years at a peppercorn rent. The leases will contain provisions to enable the Council to take back ownership of the land/ land and buildings.
- 2.12 The construction of the houses will use MMC, i.e. a panelised system fabricated offsite and assembled on site. This minimises construction challenges on small sites and enables a faster build programme- the frames are erected in two days, which means the project goes from foundations to a watertight structure in less than 48 hours. In using a prefabricated system, it also helps minimise logistical disruptions on site while achieving a better quality and durability. The MMC homes are of a highly

efficient energy building standard achieving typically an EPC of A. Generally, the efficient building envelope and use of renewable energy (i.e. Air Sourced Heat Pump or similar) means that heating bills will be around 50% lower than the a gas boiler system in a traditionally built home thereby helping to address the growing challenge of fuel poverty in the social and affordable housing sectors.

2.13 Proposed summary of deliverables (subject to planning): 22 homes. A mix of 83% will be affordable and 17% market sales, as well as a mix of 1, 2 and 3 bed homes.

- Reets Farm 3 no. affordable units
- Whetstone Close 3 no. affordable units
- Park Road 12 no. affordable units
- Manor Park 4 no Market Houses
- Jubilee Gardens Discounted as not viable (refer to Section 1.1.7)

2.14 For the affordable units in HRA, Barnet Homes will be responsible for letting and managing the properties in perpetuity

Appraisal strategy

2.15 EDAROTH have prepared an indicative development appraisal for each of the Sites, this has been reviewed by the Council's development and finance teams.

2.16 The assumptions in the appraisal are based on the following:

2.17 GLA grant of £100,000 per affordable home has been included.

2.18 Standard strip foundations, no contamination on site and services are assumed to be available.

2.19 Allowances have been made regarding demolition and flood mitigation for the Park Road site.

2.20 In addition to factoring in build cost inflation a further 10% contingency has also been reflected in the cost.

2.21 CIL and SDLT have been appropriately considered. Social housing relief from CIL will be sought on the HRA sites and any CIL liability at Manor Park Road will be met from the surplus generated.

Benefits

2.22 Developing these small sites using the EDAROTH MMC houses will create the following benefits for London Borough of Barnet:

- 22 New Homes with the majority being for London Affordable Rent
- Circa £1.868m net capital receipt for the General Fund
- HRA homes have a consistent net revenue surplus of c£0.019m per annum in the first 10 years, which tapers to £0.005m per annum in the subsequent 40 years to account for maintenance costs (excluding inflation)

- Estimated additional Council Tax income £37,422 per annum (assuming Band D across all 22 homes)
- Improvement of under-utilised garage sites
- Freehold retained by London Borough of Barnet on all but the homes that are sold on the open market (Manor Park)
- Delivery of homes that meet the net zero target based on the current building regulation definition of operational emissions
- End-to-End delivery by EDAROTH
- Development risk carried by EDAROTH

2.23 The leases will be granted for a nominal amount (at one pound). This is further explored in the legal section **Error! Reference source not found.** below.

3. Alternative options considered and not recommended

- 3.1 Do nothing with the sites- This option would not contribute to the increased supply of new housing and particularly affordable housing, nor the income generated from assets. If these sites are left undeveloped, they will not realise their full economic potential and there is an increased risk of continuing anti-social behaviour and fly tipping.
- 3.2 Disposal- There is the option to sell the sites onto the GLA portal and get a capital receipt. However, this doesn't deliver the Council's corporate objectives for providing housing in the borough. This also would not allow the sites to realise their full economic potential.
- 3.3 Preferred course of action- This report recommends developing the sites with EDAROTH's modular methods. This would increase affordable housing quota internally within the borough. Open market sales for the Manor Park units will also bring in revenue for the Council.
- 3.4 The option to develop the Manor Park Road site as market rent, in lieu of market sale, has been explored and the two options produce the following gains:
- Market Sale: £1,868,000 net capital receipt gain for the General Fund (at completion)
 - Market Rent: £1,950,000 net General Fund revenue gain (over 50 years)
- 3.5 The gain produced is comparable for both tenures. The key difference is the timescale – market rent delivers this over a 50year period, where market sale will provide an immediate return to the General Fund, which can be used to release pressure elsewhere, i.e. reducing borrowing or reinvested elsewhere.

4. Post decision implementation

- 4.1 Following Committee approval, a conditional agreement for lease (CAFL) will be drafted and entered into with EDAROTH, subject to formal board approval
- 4.2 Securing grant funding from GLA.
- 4.3 Serving notice when required to the garage tenants to obtain vacant possession.
- 4.4 Obtaining site surveys and title reports to de-risk delivery.
- 4.5 Preparing and submitting Planning application(s) for the developments
- 4.6 Upon the satisfaction of the condition's precedent in the AFL, the Council and EDAROTH will evaluate any cost adjustments to account for discharging any planning conditions and finalising land appropriation if required, and agree whether to proceed with the works. If agreed to proceed, contracts will become unconditional with the leases granted enabling EDAROTH to mobilise on site.

5. Implications of decision

5.1 Corporate Priorities and Performance

- 5.1.1 The Council's corporate plan sets out the aim to ensure Barnet is a pleasant, well maintained borough that is protected and invested in by:
 - Ensuring decent quality housing that buyers and renters can afford, prioritising Barnet residents that will be delivered by increasing supply to ensure greater housing choice for residents and delivering new affordable housing, including new homes, on Council-owned land.
 - Investing in community facilities to support a growing population, such as schools and leisure centres that will be delivered by investing in community facilities such as enhancing our indoor and outdoor sporting facilities and maintaining our 21st century libraries.
- 5.1.2 Responsible delivery of our major regeneration schemes to create better places to live and work, whilst protecting and enhancing the borough - delivered by working with The Barnet Group to deliver housing on smaller sites across the borough.
- 5.1.3 The Corporate Plan further sets out how the Council will deliver these ambitions within financial constraints by ensuring that taxpayers money goes as far as it can through adhering to the following key principles:
 - A fair deal - by delivering the services that matter most and making decisions to prioritise our limited resources alongside providing value for money for the taxpayer by ensuring we are transparent in how we operate.
 - Maximising opportunity - by taking a commercial approach to generating income, and looking for new opportunities to generate revenue from our estate, alongside capitalising on opportunities from responsible growth and development to boost the local economy

- 5.1.4 The London Plan 2021 and draft Local Plan recognise the need to deliver more housing in the borough. The Council's Housing Strategy 2019-2024 continues to emphasise that delivering more homes that people can afford is a key priority and sets out how the Council will deal with a number of challenges including high prices, a shortage of affordable housing and the potential threats to the qualities that make the Borough attractive.
- 5.1.5 Barnet's Health and Wellbeing Strategy recognises the importance of access to good quality housing in maintaining Well-Being in the Community.
- 5.1.6 Lack of affordable housing is highlighted in Barnet's Joint Strategic Needs Assessment (JSNA) as one of the top three concerns identified by local residents in the Residents' Perception Survey.

5.2 Resources

- 5.2.1 Key summary points of the recommended route (Manor Park in GF funded by capital receipts and the other 3 HRA sites funded by grant and PWLB):
- Manor Park is funded by capital receipts. At completion, c£1.868m general fund net capital receipt surplus would be generated from the market sale.
 - The 3 HRA sites are funded by a combination of the grant £0.100m per affordable unit and PWLB borrowing of £2.721m.
 - HRA sites- first 10 years net revenue is £0.019m per annum, and it tapers to £0.005m per annum for the subsequent 40 years to account for maintenance costs (excluding inflation).

5.3 Legal and Constitutional References

- 5.3.1 The Council's Constitution, Article 7 – Committees, Forums, Working Groups and Partnerships sets out the responsibilities of all Council committees. The H&G Committee's remit includes 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 overseeing major regeneration schemes, asset management, employment strategy, business support and engagement.
- 5.3.2 The three sites (Reets, Whetstone and Park Road) are all held in the HRA. S 32 (1) of the Housing Act 1985 states that without prejudice to the provisions of Part V (Right to Buy) a local authority has the power by this section, but not otherwise, to dispose of land held by them for the purposes of this part. Section 32(2) states that a disposal under this section may be affected in any manner but shall not be made otherwise than with the consent of the Secretary of State.
- 5.3.3 The General Housing Consents 2013 ("the 2013 Consent") allows for the disposal of Housing Land without SoS consent, provided that such disposal falls within the ambit of the General Consent.

- 5.3.4 The starting point for the General Housing Consents is that no land held in the HRA may be disposed of for a consideration less than is equal to its market value.
- 5.3.5 Paragraph A3.2.A of the 2013 Consent permits the disposal of vacant land i.e. land and assets that are not dwellings, at any price. The three above sites are considered to be vacant housing land because they do not comprise of any dwelling houses as that term is defined in the 2013 consent being only garages not associated with any dwelling or secure tenancy.
- 5.3.6 Manor Park Road is held in the General Fund (GF). The provisions relating to any disposal of GF land are governed by the provisions of s 123(2) of the Local Government Act 1972 ("the 1972 Act"). This states that except with the consent of the SoS no disposal of land shall take place under that section save by way of a short tenancy, except for a consideration not less than the best that can be reasonably obtained.
- 5.3.7 Section 123(7) of the 1972 Act states that a short tenancy comprises the grant of a term for less than seven years. The proposed leases to EADROTH do not therefore qualify as a disposal for s 123 purposes and therefore the proposed premium of £1 is permissible pursuant to s 123(2). The Council's Constitution has taken for the purposes of the interpretation of Table A Article 10.9 that disposal has the same meaning afforded to it by section 123. As such s 123 does not apply and it does not constitute a disposal for the purposes of the Council's Constitution. It follows that no SoS is required either.
- 5.3.8 Where any parts of the Sites comprise public open space and such land is no longer required for the purposes for which it is currently held the land will need to be appropriated to the proposed alternative use or to planning purposes pursuant to s122 of the 1972 Act. The Council will at the direction of the Deputy Chief Executive in accordance with the recommendations outlined in this report be required in such cases if it intends to appropriate public open space land to first both advertise such intention for not less than 2 consecutive weeks in a local newspaper and then to consider any objections to such appropriation in reliance on the provisions of s 122 (2A) of the 1972 Act prior to making any such decision . Any intended disposal of the land must also be advertised by the Council for two consecutive weeks in a local newspaper in accordance with s 123 (2A) of the LGA 1972 or s 233 (4) of the Town and Country Planning Act 1990 if such land has first been appropriated to planning purposes and proper consideration given to any objections received relating to such intention to dispose prior to any decision to dispose being confirmed. Any HRA land appropriated to planning purposes cannot be disposed of at less than best consideration except with the consent of the SoS (s 233(3)) except if it is a grant of a lease of less than 7 years or an assignment of an existing lease which has less than 7 years to run. The consent of the SoS is not envisaged as being required for the HRA sites and will not arise in respect of Manor Park which is a disposal at market value.
- 5.3.9 S 122(1) of the Local Government Act allows a local authority to appropriate land which is no longer required for its current use to another use. The effect of appropriating land to planning purposes is that it engages the provisions of sections 203 of the Housing and Planning Act 2016 the effect of which is to override any covenants restrictions or third party rights which would otherwise impede the development. The affected parties' rights are commuted into claims for compensation dependent on those claims being valid. The Council will be required to settle any valid

claims with the relevant party whose rights have been overridden. Before considering whether or not to appropriate the Council must be able to demonstrate that it has a legitimate and lawful basis for making its decision to appropriate. HRA land appropriated to planning purposes is automatically re-sited to the GF with required accounting adjustments required to be made between the two accounts to compensate the HRA for the market value of the land transferred.

5.3.10 S 123(1) allows a local authority to dispose of land held by them in any manner they wish subject to the remaining provisions of that section.

5.3.11 Section 1(1) of the Localism Act 2011 confers a general power of competence on local authorities which permits them to do anything that private individuals may do but this is subject to the general principles of public law. The Council will need to have regard to the account in which the housing stock is ultimately to be held and the provisions of section 74 of the Local Government and Housing Act 1989 including any financial adjustments between the Council's General Fund and the Housing Revenue Accounts which may be required to be made.

5.3.12 Section 4 of the Localism Act 2011 enables the Council to do for a commercial purpose anything that it is empowered to do under section 1 of the 2011 Act provided that they do so through a company.

5.3.13 Section 95 of the Local Government Act 2003 allows a local authority to do for a commercial purpose anything that they are authorised to do for carrying on any of their ordinary functions.

5.3.14 Any stock that is intended to be let as affordable rent housing will be held for the purposes of part II of the Housing Act 1985 and accounted for through the Council's HRA Account with any adjustments required made to reflect if relevant the value of the land being transferred between the HRA and GF accounts.

5.3.15 Public procurement rules do not apply to the proposed arrangements because they are predominantly land contracts/transfers outside the ambit of The Public Contracts Regulations 2015, and the legal agreements will not impose any contractual obligations on EDAROTH to carry out and complete the works, and the Council will not be specifying the work or exercising a decisive influence on the type or design of the work

5.4 **Insight**

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

5.5 **Social Value**

5.5.1 Increasing the utility of existing assets through mixed use redevelopment will enable the Council's portfolio of assets to go further towards supporting local needs by helping to provide new opportunities for housing, (in particular, affordable housing) and new, improved community facilities.

5.5.2 Any contractors or parties involved in the development will be encouraged to provide opportunities for employment, training and apprenticeships for local people and use

local suppliers where appropriate.

5.6 Risk Management

- 5.6.1 EDAROTH will carry out most of the necessary works, surveys and investigations “at risk”. When EDAROTH decides to develop the sites with the modular homes and proposes a final fixed price for the Council to purchase the modular homes, the Council can decide if it wants to proceed with the development. If the costs to the Council are deemed excessive or unreasonable, it will be in a position to stop the matter, reimbursing EDAROTH for only costs incurred for site surveys and planning designs, and as such, the risk to the Council is limited.
- 5.6.2 Once planning application and the subsequent site possession have been granted, both EDAROTH and the Council will undertake a review of the cost taking into consideration any adjustments incurred to discharge planning conditions and/or finalising land appropriations if required. When both parties agree to proceed with the works, any work carried out in relation to the boundary walls and the demolition of the derelict garages poses little to no risk as the land is Council owned.
- 5.6.3 Risks will be assessed and recorded on a risk register by the Council’s professional team and site monitoring will be undertaken at regular agreed intervals.
- 5.6.4 Allowance has been made for site anomalies, which will be firmed up with surveys if the proposals are taken forward.
- 5.6.5 Planning risk can either add or remove value however this is borne by the developer.
- 5.6.6 Construction risk- All development and construction risk are borne by the developer
- 5.6.7 Market risk- External agency reports have been produced a detailed report included valuation will be commissioned prior to entering into an agreement to lease
- 5.6.8 Funding Risk- No direct funding obligations, the 20% deposit on financial close is refundable to the Council t
- 5.6.9 Currently EDAROTH has in principle approval from its Board to proceed with the proposals. EDAROTH has advised that the final approval of its Board is required prior to the Agreements for Lease being exchanged and as such no absolute assurance can be provided prior to that time.

5.7 Equalities and Diversity

- 5.7.1 The 2010 Equality Act outlines the provisions of the Public-Sector Equalities Duty which requires Public Bodies to have due regard to the need to:
- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010.
 - Advance equality of opportunity between people from different groups and foster good relations between people from different groups.
- 5.7.2 Any Equalities Impact Assessments will be undertaken on individual schemes as they are brought forward, and the proposals outlined will give appropriate consideration and

where required consider any matters raised in these assessments. However, the proposals in this report are not considered at this stage to raise any negative impacts for equalities and demonstrate that the Council has paid due regard to equalities as required by section 147 of the Equality Act 2010

5.8 Corporate Parenting

5.8.1 None in the content of this report.

5.9 Consultation and Engagement

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

5.9.2 Neighbours will be consulted through the planning process with particular attention paid to those immediately adjacent to the sites who may be impacted by the building works.

5.9.3 Public consultation(s) will be agreed with Planners to ensure appropriate opportunity for public feedback.

5.10 Environmental Impact

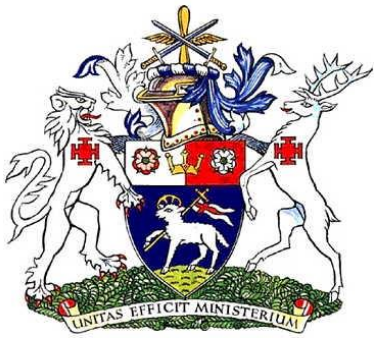
5.10.1 Modern Method of Construction (MMC) offer considerable environmental advantages. Benefits of offsite modular construction including less construction waste, fewer vehicle movements to site, which also equates to less noise, dust and transport-related emissions in the area and less CO2 produced during construction (Refer to Section 1.2 and 2.12 for more information).

5.10.2 The finished buildings are of a highly efficient energy building standard achieving typically an EPC of A, therefore significantly reducing operational costs and the associated CO2 emissions (Refer to Section 1.2 and 2.12 for more information).

6. Background papers

6.1 None

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AGENDA ITEM 15

Housing and Growth Committee 16th Nov 2021

Title	Housing Revenue Account (HRA) Acquisitions
Report of	Chairman of Housing and Growth Committee
Wards	All
Status	Public
Urgent	No
Key	Yes
Enclosures	Appendix 1– HRA Acquisitions (Phase 3) Full Business Case
Officer Contact Details	Shahid Navapurwala, Acquisitions Service Manager – Growth & Development, Barnet Homes. shahid.navapurwala@barnethomes.org

Summary

Against a backdrop of increasing housing demand and rising costs associated with providing temporary accommodation, this report outlines a proposed third phase of the Housing Revenue Account (HRA) Acquisitions Programme, to build upon the successes of earlier phases, and to provide the Council with an opportunity to both capitalise on available grant funding and help meet housing demand for larger homes.

Due to the lack of affordable housing supply in the borough, acquiring additional properties will provide the opportunity to further increase affordable housing supply relatively quickly at a lower cost than other temporary accommodation alternatives, as well as providing security of tenure to help satisfy Barnet’s long-term housing needs.

Officers Recommendations

1. That the Committee approve the acquisition of up to 120 properties purchased from Q3 2021/22 onwards funded through HRA borrowing and grant funding as outlined in Appendix A. (Subject to further approval of funding by the Council by Policy & Resources Committee).

2. That the Committee delegate authority to the Deputy Chief Executive to approve the purchase of individual properties as part of the acquisition programme.

1. Why this report is needed

- 1.1 Due to continuing high demand for housing and rising housing costs, the number of households in temporary accommodation has increased by 10.5% since 2015/16.
- 1.2 An opportunity has arisen for the Council to attract grant funding from the Greater London Authority (GLA) to support the acquisition of former council homes. Each purchase completed before the end of March 2023 will attract £65k in grant funding on the condition that homes are let at affordable rents.
- 1.3 With the changes in retained right to buy receipt (RTB) rules, a new HRA acquisitions programme also affords the council an opportunity to commit unspent right to buy receipts and to help subsidise the purchase of larger homes in borough to meet housing demand.
- 1.4 Building upon the successes of the initial tranche of acquisitions, Barnet Homes have carried out an assessment of the viability of also purchasing both homes formerly sold under the right to buy and larger homes directly on the private market, to be owned by the Council and have developed a business case for proceeding with this as set out at Appendix A.

2. Reasons for recommendations

- 2.1 Acquisition of additional properties will provide the opportunity to increase affordable housing supply relatively quickly at a lower long-term cost than other forms of temporary accommodation.
- 2.2 The on-going cost of the accommodation will be more predictable than that procured through third party providers and will serve to better control temporary accommodation cost inflation.
- 2.3 The programme will also be utilised to deliver an additional supply of larger family homes to meet the housing needs of the borough's housing applicants.
- 2.4 The programme delivers an average surplus of between £65k and 381k per property over a 50-year period that is more favourable than existing methods providing temporary accommodation which could potentially cost £245k per unit over a similar period.
- 2.5 Through the modelled programme, the council will be also able to acquire a mixture of s106 units, ex- Council stock and a series of larger units from the open market to help meet demand for larger households in addition to the grant funded buy backs.
- 2.6 The proposed programme enables the council to capitalise on the availability of grant funding to subsidise the delivery of affordable homes. As grant funding is only available until the end of March 2023, additional purchases with RTB funding is proposed to both provide the Council with the ability to buy back former council homes in 2023/24, and to utilise RTB receipts to target homes for larger households for which there is currently unmet demand.

- 2.7 The proposed programme can be demonstrated to provide new affordable supply in addition to the existing Opendoor Homes programme as it will specifically target units that Opendoor Homes would otherwise be unable to acquire

3. Alternative options considered and not recommended

- 3.1 Do nothing – this would mean there is no positive financial impact to forecasted future General Fund budget pressures, and the council would not capitalise on the opportunity to deploy grant funding to supply additional affordable homes. Should inflation in the cost of delivering alternative temporary accommodation options increase, then this will further increase the pressure on the Council's General Fund. It is therefore not recommended.
- 3.2 An option to utilise grant funding on the current purchasing programme with Opendoor Homes was also considered. However this option would not be affordable within Opendoor Homes business plan, due to the higher borrowing cost and requirement for units to be let at Local Housing Allowance rates instead of Affordable Rent levels (65% of market rents).

4. Post decision implementation

- 4.1 The accommodation will be used as affordable housing, let on flexible tenancies or other types of tenancy.
- 4.2 Barnet Homes would seek to acquire approximately 120 one, two, three and four bedroom homes on behalf of the council that could be demonstrated to fit within the parameters of the business case. These units would be expected to be acquired from Q4 2021/22.
- 4.3 Barnet Homes would provide a full management service for properties purchased and units would be used to provide affordable accommodation, let at 65% of market rents.
- 4.4 The Council would monitor progress and expenditure of the project through Contract Performance monitoring, which is sponsored by the Deputy Chief Executive.

5. Implications of decision

5.1 Corporate Priorities and Performance

- 5.1.1 The programme aligns with the Council's Corporate Plan 2021-25 objective to 'Deliver more homes that people can afford, ensuring that communities across the borough get a 'growth benefit' from investment.
- 5.1.2 It also aligns with the Council's Housing Strategy 2019-2024 that aims to:
- Deliver more homes that people can afford
 - Deliver safe and secure homes

- Tackle homelessness and rough sleeping in Barnet.

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

- 5.2.1 The Council would need to provide an average capital investment of approximately £382k for each property acquired, but the business model shows that this could be recouped over a 50-year period, during which time the value of the property would be expected to increase. If Housing & Growth Committee approve the proposals in this report, Policy & Resources Committee will be asked to approve the funding which will be required.
- 5.2.2 The proposal is for approximately 120 properties to be acquired from Q4 2021/22 onwards, which would require a capital investment of approximately £49.8m of which £3.9m will be GLA grant funded and £10.7m funded through RTB receipts.
- 5.2.3 The project would be also be funded through £35.2m Housing Revenue Account borrowing.
- 5.2.4 The tables below indicate the potential overall financial position delivered by the scheme using average purchase prices and rents expected to be delivered through the scheme.

Table 1 – Revenue position vs. existing TA options

Activity / cumulative	Year 1	Year 10	Year 20	Year 30	Year 40	Year 50
Average TA	2,897	31,720	70,387	117,522	174,979	245,018
Purchasing with	3,025	29,510	43,403	35,674	1,587	(64,630)
Saving	(128)	(2, 210)	26,984	81,848	173,392	309,648
Purchasing with RTB	(1,675)	(18,367)	(58,127)	(127,220)	(232,071)	(380,510)
Savings	4,572	50,087	128,514	244,742	407,050	625,518

Table 2 – Capital position

	HRA purchasing (grant)	HRA purchasing (no grant)
Average property price	338,165	390,000
Average delivery costs	46,280	55,225
Subsidy	65,000	178,090
Total borrowing per unit	319,444	267,135
Peak cash deficit	43,725 (Year 22)	N/A
NPV (50 years)	129,144	304,994
Gross yield	3.6%	5.42%
Total surplus per unit	64,630	380,510

- 5.2.5 The RTB receipt funded units deliver on average a higher surplus than the grant funded units due to a higher proportion of subsidy per unit and higher rental income. For grant funded units, expected supply has been modelled based upon previous programmes and this has suggested that a higher proportion of smaller units could reasonably be expected to be offered that meet grant funding requirements.
- 5.2.6 Grant funding has been made available by the GLA to purchase homes sold under the

right to buy with the Council receiving approximately £65k for each home acquired. Initial conversations with the GLA have indicated that a bid for funding from the Council would likely receive their support.

5.3 Legal and Constitutional References

5.3.1 The acquisition of properties falls within the remit of the Housing and Growth Committee – Council Constitution, Article 7 – Committees, Forums, Working Groups and Partnerships which

“Housing matters including housing strategy, homelessness, social housing and housing grants, commissioning of environmental health functions for private sector housing. Responsibility for regeneration strategy and oversee major regeneration schemes, asset management” and other matters.

5.3.2 Section 120 of the Local Government Act 1972 gives the Council the power to acquire property whether situated inside or outside of their area for the purposes of:

- (a) any of their functions under the 1972 or any other enactment, or
- (b) the benefit, improvement or development of their area.

5.4 Insight

5.4.1 A reduction in the supply of affordable housing, coupled with sustained levels of increased demand provide the rationale for this programme:

- There has been a 12% increase in new Part VII homelessness applications between 2015/16 and 2020/21.
- There has been an increase (10.5%) in the number of households in temporary accommodation (numbers have increased from 2,172 in April 2012 to their current level of 2,399 at the end of March 2021). Barnet remains one of the highest users of temporary accommodation in the UK.
- At the end of July 2021 there were 131 households in 4-bedroomed temporary accommodation that cost the council approximately £433,000 per annum over and above rents collected

5.5 Social Value

5.5.1 The Public Services (Social Value) Act 2012 requires the authority to consider how in conducting the procurement of a service, it may act so as to secure the improvement of the economic, social and environmental wellbeing of the area. Procurement of a service is not under consideration in this decision.

5.6 Risk Management

5.6.1 There are a number of key risks associated with the delivery of this programme:

- There is a risk that there will be an insufficient volume of units available for

purchase at the projected average purchase price that meet the grant requirements. To mitigate against this risk Barnet Homes will actively promote the scheme to Barnet leaseholders. Where there are no properties available for purchase that meet the modelled conditions, no additional units will be acquired.

- There is a risk that there is insufficient resource to deliver the project within planned timescales and to meet the grant and scale requirements. To mitigate against the risk Project plans and resource planning to be developed to identify the capacity required to deliver.
- There is a risk that the assumptions made are not realised and that the programme would fail to deliver the projected revenue savings over the life of the scheme. This risk will be monitored closely to track financial benefits.

5.7 Equalities and Diversity

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

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

5.7.2 A full equalities impact assessment was completed for The Housing Strategy 2015-2025 which identified that the Strategy would have a positive impact on all sections of Barnet's Community.

5.7.3 Analysis of data has shown that women and members of Barnet's black and minority ethnic communities are over represented among those living in temporary accommodation. Over 70% of households in temporary accommodation are from non-white households, compared to around 40% of the Borough's population as a whole. Of those in temporary accommodation the main applicant is female in 65% of households.

5.7.4 It is not expected that these groups will be adversely affected by implementing the policies set out in this report, however the impact will be monitored to ensure that these groups are not adversely affected.

5.7.5 All units of accommodation that are procured will meet minimum standards and in placing households into accommodation the Council will consider the needs of protected groups.

5.8 Corporate Parenting

5.8.1 In line with Children and Social Work Act 2017, the council has a duty to consider Corporate Parenting Principles in decision-making across the council. It is not

anticipated that this report has any implications for the council's corporate parenting duties.

5.9 Consultation and Engagement

5.9.1 A range of stakeholder consultation and engagement has occurred as part of the public engagement programme developed for the London Borough of Barnet's Housing Strategy.

A summary of these activities includes:

- The Housing Strategy consultation ran for three months, from 5th November 2018 to 11th February 2019, alongside the Homelessness and Rough Sleeping Strategy consultation. It primarily consisted of an online survey on Engage Barnet. Supporting documents were also available on Engage Barnet, allowing residents to view the draft strategy on there.
- In addition, presentations were made to the Barnet Homes Performance and Advisory Group, the Children's Partnership Board, the Youth Board and Health and Well Being Board.

5.9.2 A roadshow was also held in November 2018 for residents to meet the chair of the Housing Committee and give their views on the strategy. This event had a particular focus around private renters, inviting attendees to share their experiences of residing in that sector.

5.10 Environmental Impact

N/A

6 Background papers

6.8 Appendix 1 – HRA Acquisitions Business Case

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HRA Acquisitions Programme

Phase 3

Business Case

Outline Business Case (OBC):

HRA Acquisitions Programme (Phase 3)

Author:	<i>Shahid Navapurwala</i>
Date:	<i>04 August 2021</i>
Service / Dept:	<i>Growth & Development, The Barnet Group</i>

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1. Executive Summary

This paper outlines a proposed third phase of the Housing Revenue Account (HRA) Acquisitions Programme, to build upon the successes of earlier phases, and to provide the Council with an opportunity to both capitalise on available grant funding and help meet housing demand for larger homes.

In November 2016 the Council approved an outline business case for the delivery of new affordable homes acquired with HRA borrowing (Phase 1). This programme saw the delivery of 21 new affordable homes for housing applicants.

Building upon this success, the Council approved various phases of purchases utilising General Fund borrowing which saw the deployment of an additional £53m budget (Phases 1,2 and 3) and a second HRA acquisitions programme delivering over 80 units of affordable accommodation in borough. By early October 2021, The Barnet Group had delivered 450 new affordable homes for Barnet's housing applicants in less than 5 years.

	Locations	Budget	No of Units
General Fund (Phase 1)	Bedfordshire	5m	28
HRA (Phase 1)	Greater London	6.4m	21
General Fund (Phase 2)	Bedfordshire & Cambridgeshire	8m	41
General Fund (Phase 3)	Greater London	40m	106
Touchpoint	Greater London	25m	75
HRA (Phase 2)	Barnet	31m	79*
Opendoor Homes	Greater London	170m	100*
Total		285.4m	450

*programme not yet complete

The proposed programme will reflect learning and insights gained through the successful delivery of multiple acquisition programmes and deliver:

- A robust procurement process that has been developed and refined over time
- Expertise and organisational knowledge that has been acquired through the delivery of successful programmes to date
- Scalability that affords the capacity to deliver new affordable homes in volume

The proposed programme will help address homelessness and General Fund temporary accommodation budget pressures through the provision of affordable homes as an alternative to more expensive temporary accommodation. Initiatives such as the development of new affordable homes, investing in homelessness prevention activities and additional private rented sector supply through the successful let2barnet brand are key elements to the Council's approach to managing homelessness demand. The delivery of a further phase of acquisitions is another key mitigation measure that complements the range of actions undertaken and plays an important role in helping manage General Fund homelessness budget pressure.

The proposed financial model for the new programme will also generate wider benefits for both the Council and housing applicants, with funding used to acquire larger family homes within the borough, the buy-back of properties acquired under the right-to-buy programme and section 106 affordable homes in the borough.

2. Introduction and Strategic Context

With a lack of affordable housing supply, high private sector rents and the impact of welfare reforms, the last few years have been a challenge for all Local Authorities with increasing homelessness demand and growing numbers in temporary accommodation which has placed pressure on already limited housing supply.

This picture has been replicated at a local level, with Barnet experiencing increased high levels of demand for affordable housing, with limited sources of affordable supply. Demand has been exacerbated by the buoyant private rental market in the borough which is increasingly unaffordable for those on lower incomes. Loss of private rental accommodation is one of the most common reasons for a homelessness application, with residents who might previously have made their own arrangements in the private rental sector approaching the local authority. To further compound matters, the Homelessness Reduction Act has generated additional demand for the borough since April 2018.

Barnet's Strategic Housing Market Assessment (SHMA) provides an objective assessment of housing need in Barnet and shows that 17,600 affordable homes are needed by 2041. This equated to 704 affordable homes a year.

Supply & Demand in Barnet: A Snapshot

- There has been a 12% increase in new Part VII homelessness applications between 2015/16 and 2020/21.
- There has been an increase (10.5%) in the number of households in temporary accommodation (numbers have increased from 2,172 in April 2012 to their current level of 2,399 at the end of March 2021). Barnet remains one of the highest users of temporary accommodation in the UK.
- At the end of July 2021 there were 131 households in 4-bedroomed temporary accommodation that cost the council approximately £433,000 per annum over and above rents collected

This has posed a major challenge to Barnet Homes' Housing Options Service – for example, trying to ensure that the limited supply of housing is provided to those with the greatest need, and that emergency and temporary accommodation is used effectively, whilst also attempting to identify new sources of housing supply. In addition, the cost of providing temporary accommodation has increased significantly. A key priority for Barnet Homes since 2013 has to been to strive to reduce the impact that the high cost of temporary accommodation has on the Council's General Fund (GF).

To help provide affordable housing solutions, Barnet Homes has developed and delivered a range of initiatives, including developing successful cost effective long-term temporary accommodation solutions and various development and acquisition programmes. This proposal seeks to build upon the successes and framework established in previous phases of our successful acquisition programmes to deliver a greater volume of affordable homes.

3. Rationale

The opportunity to acquire additional affordable housing has been revisited following an announcement by the Mayor of London of available grant funding for boroughs to 'buy back' former council homes. The grant funding is available until the end of March 2023 and offers grant of £65k per unit where properties are then let at affordable rents to homeless households or £100k where properties are let at social rents.

This also affords the council an opportunity to address growing demand for larger homes. A shortage of supply of larger family homes has meant that the number of families requiring larger properties in temporary accommodation continues to grow. A programme to acquire affordable homes in borough will help address some of this demand.

This proposal supplements the previously approved HRA programmes and focuses on the acquisition of a further 120 properties purchased from Q3 2021/22 onwards, targeting different homes than those currently pursued in the Opendoor Homes 500 programme.

This approach aligns with the London Borough of Barnet's *Housing Strategy 2015-2025* that aims to:

- Increase the supply of affordable housing available to homeless households (page 27)
- Encourage institutional investment in the private rented sector (page 20)

And with the Council's Corporate Plan:

- Where services are delivered efficiently to get value for money for the taxpayer

4. Project Definition

Project Objectives

The key objectives of this project are to:

- Increase affordable housing supply by procuring affordable homes in the borough
- Increase the supply of larger family homes for households in temporary accommodation
- Reduce the cost of temporary accommodation and subsequent pressure on the Council's General Fund
- Increase the asset base of the borough's Housing Revenue Account
- Capitalise on available grant funding to help meet housing demand for affordable homes

5. Options

Our learning and insight gained through the delivery of a successful acquisitions programme since Q3 2016/17 has proven invaluable and has helped formulate future scheme planning. The market in London has recently stabilised and our experience to date has evidenced that there is a supply of units to be acquired that can be delivered at more affordable levels than temporary accommodation alternatives.

In response to the analysis and feedback received on our existing schemes, the following approaches have been explored in more detail.

1. Do nothing – do not apply for grant funding and continue to acquire properties on licence from existing temporary accommodation providers

Existing temporary accommodation rates mean that for each new household placed in 2-bed emergency temporary accommodation costs the Council approximately £2,940 net per annum. For larger households, this cost increases to an average of over £3,300 net per annum.

This 'do nothing' position would mean there is no positive financial impact to forecasted future General Fund budget pressures, and the council would not capitalise on the opportunity to deploy grant funding to supply additional affordable homes. Should inflation in the cost of delivering alternative temporary accommodation options increase, then this will further increase the pressure on the Council's General Fund. It is therefore not recommended.

2. The Council acquires properties formerly sold under the right to buy and properties on the open market, funded through Housing Revenue Account borrowing

The Barnet Group would source and deliver assets secured from Barnet leaseholders and on the open market and purchases would be funded by the Council via PWLB borrowing. Whilst PWLB borrowing rates remain relatively low, modelling has factored in a rate of 2.5% to consider any potential increases over the term of the programme.

Barnet Homes would provide a full management service for properties acquired and units would be used to provide secure accommodation, at 65% of the market rent. The units would be let on flexible tenancies.

The programme will be part subsidised with £3.9m GLA grant-funding.

There will be two elements to the programme:

- **60 purchases of former council homes delivered by the end of March 2023. These properties will attract a grant of £65k per unit from the GLA**
- **60 purchases of properties on the open market, to include larger homes and a continuation of buy backs of former council homes where leaseholders approach directly seeking a sale after March 2023. These purchases will be funded with Right to Buy receipts and will complete by the end of March 2024**

Proposed hurdle rate

To provide the council with flexibility with which it secures assets for the programme, it is proposed that the following conditions be set as minimum requirements for acquisitions:

1. Assets acquired must deliver a **positive NPV of cash over a 50-year period**
2. The programme will focus on acquiring properties within Barnet, with at least 60 former council homes acquired

Learning from previous phases has demonstrated that the success of programmes is contingent on the level of flexibility afforded through governance. The proposed minimum requirements will enable the council to consider a wider range of opportunities (including s106 acquisitions and larger homes) based upon their outputs and provide the ability to act swiftly to secure assets for the council.

Available grant funding

The Mayor of London announced on 13th July 2021 that subsidy would be made available for London Local Authorities to acquire former council homes. A sum of £100k per unit is available where properties are let at social rents, and £65k where instead let at affordable rents. Initial modelling indicated that the larger grant funding per unit was not sufficient to offset the reduced rent levels when compared to the affordable rent offer. It was therefore decided to pursue grant funding on the basis of £65k subsidy per acquisition, with properties being let at affordable (65% of market) rents.

Barnet will be required to submit a bid for this funding to the GLA from August 2021 and indicate a target number of units expected to be purchased by the deadline for deployment of funds of March 2023.

For those units that do not meet the GLAs grant funding requirements, unspent Right to Buy (RTB) receipts will be used to part subsidise purchases.

Proposed schedule of properties targeted

Given the timeframe within which purchases must complete, a bid for £3.9m will be submitted, equating to a total of 60 purchases by the end of March 2023. A further 60 properties are expected to complete in 2023/24 that won't attract GLA grant funding, however RTB receipts will be used to subsidise these purchases. This will provide a vehicle through which the council can continue to re-acquire former council homes and also source larger homes to meet housing demand from larger families. A breakdown of expected acquisitions is provided below.

Table 1 – Projected supply of units

	2021/22	2022/23	2023/24	Total
Grant funded	7	53	-	60
RTB funded	3	26	31	60
Total purchases	10	79	31	120

Focus on larger units

With a growing number of larger households in temporary accommodation and fewer initiatives able to meet this demand whilst delivering within their business plan, it is proposed that a proportion of funds are made available to help increase the supply of larger homes.

A breakdown of supply to be targeted through the programme is provided below.

Table 2 – Supply of units to be targeted

	Grant funded		RTB funded	
	#	%	#	%
1-bed	14	23%		
2-bed	27	46%	15	25%
3-bed	19	32%	30	50%
4-bed			15	25%

Whilst the purchase of former council homes is largely determined by available supply and properties offered to the council for purchase, broadening the scope to include all properties on the open market in Barnet will enable a more targeted approach for larger units.

Key benefits

There are several key benefits realised through this model:

- Delivers at an average surplus of between £65k (GLA grant funded) and £381k (RTB funded) per property over a 50-year period that is more favourable than existing methods of providing temporary accommodation which could potentially cost between £245k and £262k per unit over a similar period.
- Delivers 120 additional affordable homes for the Council's HRA
- Provides additional larger homes to meet the boroughs housing demand
- Supports Barnet's strategy to increase the supply of affordable homes in a much shorter time frame compared to the development of new homes
- Provides an almost immediate, positive impact to the Council's General Fund, through the delivery of additional affordable homes as an alternative to existing temporary accommodation.
- Provides certainty of long-term temporary accommodation costs with future costs not subject to as yet unknown inflationary pressures.
- Provides security of tenure to satisfy the Borough's long-term housing needs.
- The Council will be able to acquire a mixture of s106 units, ex-Council stock and a series of larger units from the open market to help meet demand for larger households.
- Enables the council to capitalise on the availability of grant funding to subsidise the delivery of affordable homes
- Offers the council a means through which unspent RTB receipts can be committed as an alternative to returning them to the Treasury

Treasury strategy

The proposed approach will involve additional borrowing within the HRA. The risk of increased borrowing is minimal as this is borrowing to fund affordable housing, recognised as a low-risk investment. The risk of rising interest rates in the period before drawdown will be mitigated by a gateway review of each borrowing commitment, confirming the capacity of the model to repay the loan within 50 years.

Suggested approach

It is recommended that the option to purchase former council homes and units from the open market utilising available grant funding (option 2) is approved.

6. Expected Benefits

Please refer to **Appendix A** for a summary of expected benefits for this project.

7. Risks

Please refer to **Appendix C** for a summary of key risks and mitigating actions.

8. Financial Appraisal

The project would be funded through HRA borrowing. The programme would deliver approximately 120 units of affordable homes, with a focus on acquiring properties in borough.

A capital budget of £49.8m is required to deliver the programme, of which £3.9m will be grant funding.

A breakdown of the anticipated capital spend is provided in the table below.

Table 3 – Expected unit breakdown

Property Size	# acquisitions	Capital spend (£)	Grant (£)	RTB (£)	Net capital spend (£)
One Bedrooms	14	4.5m	0.9m	-	3.6m
Two Bedrooms	42	15.8m	1.8m	2.3m	11.7m
Three Bedrooms	49	21.8m	1.2m	5.3m	15.3m
Four Bedrooms	15	7.7m	-	3.1m	4.6m
Total	82	49.8m	3.9m	10.7m	35.2m

The tables below summarise the overall position of the models proposed, using average property purchase prices and rents expected to be delivered through the scheme.

Table 4 - Summary of cash flow impacts per unit

Activity / cumulative impact	Year 1 Revenue Cost	Year 10 Revenue Cost	Year 20 Revenue Cost	Year 30 Revenue Cost	Year 40 Revenue Cost	Year 50 Revenue Cost
Average TA	2,897	31,720	70,387	117,522	174,979	245,018
HRA purchasing (grant)	3,025	29,510	43,403	35,674	1,587	(64,630)
Saving	(128)	2,210	26,984	81,848	173,392	309,648
HRA purchasing (RTB)	(1,675)	(18,367)	(58,127)	(127,220)	(232,071)	(380,510)
Saving	4,572	50,087	128,514	244,742	407,050	625,518

Table 5 – Summary of impacts per unit

	HRA purchasing (grant)	HRA purchasing (no grant)
Average property price	338,165	390,000
Average delivery costs	46,280	55,225
Subsidy	65,000	178,090
Average borrowing per unit	319,444	267,135
Peak cash deficit	43,725 (Year 22)	N/A
NPV ¹(50 years)	125,670	304,994
Gross yield	3.6%	5.42%
Total surplus per unit	64,630	380,510

Where the Council were to acquire 120 units through Housing Revenue Account borrowing, the overall financial impact would likely deliver significant financial benefits.

¹ Net Present Value calculated to include both benefits to the HRA and the General Fund (through temporary accommodation cost avoidance)

Table 6 – Overall scheme summary

	HRA purchasing (grant)	HRA purchasing (RTB)	Total
Volume of units	60	60	120
Total revenue cost after 50 years	3.9m	22.8m	26.7m
TA cost avoidance over 50 years	14.7m	15.7m	30.4m
Total benefit	18.6m	38.5m	57.1m

Stress-testing of the financial model

Given the length of term of the programme and arrangements that the Council would be required to commit to, stress testing the assumptions is important to gauge the financial impact where some of the assumptions are not realised. The table below indicates the potential impact per unit where some of the key assumptions vary.

Table 7 – Stress testing financial models

	Grant funded NPV	Grant funded Revenue Surplus @50 years	RTB funded NPV	RTB funded Revenue Surplus @50 years
Base Case	129,144	64,630	304,994	380,510
10% increase in average purchase price	91,439	(1,841)	278,903	334,514
10% reduction in average rent	84,706	(21,830)	249,060	271,683
1% Increase in borrowing rate	38,072	(53,176)	188,835	281,995

In summary, where there are variances in the assumptions, the model continues to realise benefits in comparison to alternative temporary accommodation options which will be delivered at a net cost of between £245-262k per unit over the same period.

9. Dependencies

Assumptions

- Timely provision of any requested information and input from senior stakeholders.
- On-going political support for The Barnet Group to undertake acquisitions and for the on-going management of these properties.
- Ability to implement cost effective, quality management and maintenance arrangements for the acquired properties.
- Supply of stock suitable for purchase remains available and market conditions remain favourable.

Constraints

- There may be a lack of available supply in borough, that satisfies the requirements of the programme
- Grant funded units are required to complete before April 2023

Interfaces / Dependencies

- The Council and will need to approve the proposed approach, for the project objectives to be achieved

- There are other initiatives and projects underway that are also aimed at increasing affordable housing supply.

Appendix A: Benefits Realisation

Benefit Type	Description of the benefit	Who will benefit	Expected benefit value	Financial year that the benefit will be realised	Benefit Owner	How will the benefit be measured	Baseline value (£, % etc) and date
Financial	Temporary accommodation cost avoidance	LBB	Up to £30.4m over 50 years	From Q4 2021/22	LBB	Financial monitoring	
Strategic	Increase of affordable housing stock	LBB Housing Applicants	120 units	From Q4 2021/22	LBB	Performance monitoring	
Financial	HRA surplus	LBB	£26.7m over 50 years	From Q4 2021/22	LBB	Financial monitoring	

Appendix B – Financial Model

1. Average individual unit Income and Expenditure sheet (Grant funded unit)

	Year 1	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40	Year 45	Year 50
Income											
Rent	11,498	11,498	12,694	14,016	15,474	17,085	18,863	20,827	22,994	25,388	28,030
Gross income	11,498	11,498	12,694	14,016	15,474	17,085	18,863	20,827	22,994	25,388	28,030
Expenditure											
Routine Maintenance	750	812	896	990	1,093	1,206	1,332	1,471	1,624	1,793	1,979
Management Cost	500	541	598	660	728	804	888	980	1,082	1,195	1,319
Service Charge & Ground Rent	800	866	956	1,056	1,165	1,287	1,421	1,569	1,732	1,912	2,111
Void Loss & Bad Debt	460	460	508	561	619	683	755	833	920	1,016	1,121
Interest	7,986	7,646	7,171	6,633	6,024	5,336	4,557	3,676	2,679	1,551	275
Major Works	750	812	896	990	1,093	1,206	1,332	1,471	1,624	1,793	1,979
MRP	3,277	3,617	4,092	4,630	5,239	5,927	6,706	7,587	8,584	9,712	10,988
Net Expenditure	14,523	14,754	15,117	15,518	15,961	16,450	16,990	17,586	18,244	18,971	19,773
Net Revenue	(3,025)	(3,256)	(2,423)	(1,502)	(487)	635	1,873	3,241	4,750	6,417	8,257
Cumulative Net	(3,025)	(15,697)	(29,510)	(38,898)	(43,403)	(42,516)	(35,674)	(22,260)	(1,587)	27,098	64,630

2. Average individual unit Income and Expenditure sheet (RTB funded unit)

	Year 1	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35	Year 40	Year 45	Year 50
Income											
Rent	14,472	14,472	15,978	17,641	19,478	21,505	23,743	26,214	28,943	31,955	35,281
Gross income	14,472	14,472	15,978	17,641	19,478	21,505	23,743	26,214	28,943	31,955	35,281
Expenditure											
Routine Maintenance	750	812	896	990	1,093	1,206	1,332	1,471	1,624	1,793	1,979
Management Cost	500	541	598	660	728	804	888	980	1,082	1,195	1,319
Service Charge & Ground Rent	800	866	956	1,056	1,165	1,287	1,421	1,569	1,732	1,912	2,111
Void Loss & Bad Debt	579	579	639	706	779	860	950	1,049	1,158	1,278	1,411
Interest	6,678	6,394	5,996	5,547	5,038	4,462	3,811	3,074	2,240	1,297	230
Major Works	750	812	896	990	1,093	1,206	1,332	1,471	1,624	1,793	1,979
MRP	2,740	3,025	3,422	3,872	4,381	4,956	5,608	6,345	7,178	8,122	9,189
Net Expenditure	12,798	13,028	13,404	13,819	14,277	14,782	15,341	15,957	16,638	17,389	18,219
Net Revenue	1,675	1,444	2,574	3,823	5,201	6,722	8,402	10,257	12,305	14,566	17,062
Cumulative Net	1,675	7,802	18,367	34,934	58,127	88,635	127,220	174,723	232,071	300,290	380,510

2. Financial modelling assumptions

HRA Purchasing	
Annual Rent Inflation	2% (0% for first 5 years)
Void Loss and bad debt provision	4%
Subsidy	£65k (GLA) or 40% (RTB) of total expenditure where applicable
Maintenance Costs	£750 per annum
Housing Management Costs	£500 per annum
Inflation	2%
Major Works	£750 per annum
Service charge and ground rent	£800 per annum
Net Present Value Discount Rate	2.5%
Borrowing costs	2.5%

Some of the above assumptions have been adjusted from Opendoor Homes modelling assumptions to reflect scheme conditions and market requirements:

- An acquisition fee of 3.5% has been assumed within the capital cost to cover the cost of delivery

Appendix C: Initial Risk Register

Ref	Risk type	Risk description	Risk Owner	Date raised	Initial assessment			Control actions	Consequences/ potential impact
					Probability	Impact	RAG		
001	Project management	There is a risk that there is insufficient resource to deliver the project within planned timescales and to meet the grant and scale requirements	Acquisitions Service Manager	August 21	Medium	Low	Green	Project plans and resource planning to be developed to identify key milestones and capacity required to deliver. Purchases are dependent on the supply of former council homes for purchase – marketing to be carried out to inform Barnet leaseholders of the programme	Expected savings will not be achieved, and/or project activity will fall behind schedule with a potential loss of subsidy.
002	Financial	There is a risk that the assumptions made in modelling are not accurate and that the financial benefits are not realised	Acquisitions Service Manager	August 21	Medium	Medium	Yellow	Closely monitor activity to track financial benefits and early identification of risks.	Rents charged will not be affordable and will impact on the financial viability of the scheme
003	Financial	There is a risk that there will be an insufficient volume of units available for purchase that deliver the required programme benefits	Acquisitions Service Manager	August 21	Low	High	Red	Where there are no properties available for purchase that meet the hurdle rates across the whole scheme, no additional units will be acquired.	Delivery of new acquisitions may not be met, if unable to purchase properties at the right price. Full subsidy allocation may not be realised
004	Financial	There is a risk that legislation, and housing duties will change significantly over the term of	Acquisitions Service Manager	August 21	Medium	Low	Green	Lettings capacity will be closely monitored and where necessary,	The cost of delivering the scheme will increase

Ref	Risk type	Risk description	Risk Owner	Date raised	Initial assessment			Control actions	Consequences/ potential impact
					Probability	Impact	RAG		
		the lease and Barnet Homes will have insufficient numbers of suitable applicants to let properties to, increasing void times and impacting on affordability						TBG will consider other lettings routes for properties acquired	
005	Financial	There is a risk that house price inflation will exceed levels anticipated in modelling and impact on the viability of units	Acquisitions Service Manager	August 21	Medium	Low		Where HPI exceeds expectations, further review of the business model will be carried out.	Delivery of new acquisitions may not be met, if unable to purchase properties at the right price.
006	Financial & Reputational	There is a risk that there will be conflicting demands on TBG's acquisition services which in turn impact on the properties sourced for the programme	Acquisitions Service Manager	August 21	Medium	Low		Hurdle rates for other programmes impact on the ability to acquire in-borough properties, resulting in Barnet properties being prioritised for this programme.	Delivery of new acquisitions may not be met, if unable to purchase properties at the right price.

Document Control

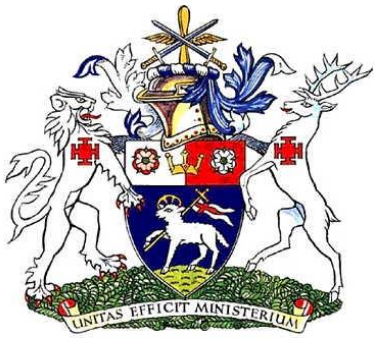
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Housing and Growth Committee

16th November 2021

Title	Opendoor Homes purchasing programme – Progress Report
Report of	Chairman of Housing and Growth Committee
Wards	All
Status	Public
Urgent	No
Key	Yes
Enclosures	Appendix 1– ODH 500 Homes Progress Report.
Officer Contact Details	Shahid Navapurwala, Acquisitions Service Manager, Growth & Development, Barnet Homes. shahid.navapurwala@barnethomes.org ,

Summary

Against a backdrop of increasing housing demand and rising costs associated with providing temporary accommodation, a programme of up to 500 purchases by Opendoor Homes, funded by a loan facility with the Council was approved by Assets Regeneration and Growth Committee in September 2019.

The terms of the loan facility require Opendoor Homes to provide a progress report following each tranche of 100 purchases and for the council to formally approve a continuation of the programme. This report seeks Committee approval for the continuation of the programme for a further 100 purchases.

Officer's Recommendations

1. That the Committee approve the continuation of the Opendoor Homes purchasing programme for a further 100 units, as per the terms of the loan facility.
2. That the Committee note the update on delivery of placements for care leavers mentioned at paragraph 1.3 of this report.

1. Why this report is needed

- 1.1 To help tackle increasing demand for housing, rising housing costs, and growing numbers of households in temporary accommodation, Assets, Regeneration and Growth Committee approved a loan facility with Opendoor Homes for the purchase of up to 500 homes to meet housing demand.
- 1.2 The terms of the loan facility require that the Housing and Growth Committee formally review each tranche of 100 purchases in the form of a progress report and provide authority for the programme to continue. This report is produced to meet the requirement of the loan facility following completion of the first 100 purchases.
- 1.3 On 25 January 2020 the Committee approved a report recommending the council engage with the Barnet Group on the delivery of placements for care leavers through the Opendoor Homes acquisition programme. A proposal to deliver 30 placements through a mixture of 1-bedroom flats and 3-bedroom flat shares has since been developed by the Barnet Group and Family Services that was approved by Opendoor Homes board on 20 September 2021. The first placements are expected to be made available in Q4 2021/22.

2. Reasons for recommendations

- 2.1 The programme has to date provided demonstrable benefits to the Council in the form of on-lending revenue and temporary accommodation cost avoidance. A continuation of the programme will mean that these benefits continue to accrue and deliver the expected outputs approved at Assets Regeneration and Growth Committee in November 2019.
- 2.2 The continuation of the programme will also help contribute to the Council's savings plan for the Housing General Fund.
- 2.3 The continuation of the programme will also help ensure that the strategic aims of the programme are met, and that the long-term growth of Opendoor Homes is supported.
- 2.4 A decision to continue with the programme will ensure Opendoor Homes will continue to be able to assist the Council in meeting the needs of different customers groups such as rough sleepers and care leavers.

3. Alternative options considered and not recommended

- 3.1 Suspension of the programme will mean that the Council will not fully realise the expected benefits of the programme and witness no growth in on-lending revenue coupled with increasing temporary accommodation costs. For these reasons this option is not recommended.

4. Post decision implementation

- 4.1 Opendoor Homes will continue to acquire properties on the open market under the terms of the approved business case to meet housing demand. A further progress report will be provided after completion of the second tranche of 100 homes (200).

- 4.2 The Council would continue to monitor progress and expenditure of the project through Contract Performance monitoring, which is sponsored by the Deputy Chief Executive.

5. Implications of decision

5.1 Corporate Priorities and Performance

5.1.1 The programme aligns with the Council's Corporate Plan 2021-25 objective to 'Deliver more homes that people can afford, ensuring that communities across the borough get a 'growth benefit' from investment.

5.1.2 It also aligns with the Council's Housing Strategy 2019-2024 that aims to:

- Deliver more homes that people can afford
- Deliver safe and secure homes
- Tackle homelessness and rough sleeping in Barnet.

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

5.2.1 Following completion of the 100th purchase, Opendoor Homes had drawn down £37.5m which is approximately 22% of the total capital budget for the programme.

5.2.2 At the end of September, a total of 79 properties had been let, delivering a total of almost 14,764 days of temporary accommodation cost avoidance and saving the council approximately £117k.

5.2.3 The council receives an on-lending fee for all capital borrowed. By the end of October this had provided the council with an additional £254k revenue.

5.2.4 Following the completion of the first 100 purchases, the cumulative benefit of the programme had reached £1,900 per day, equating to £0.7m a year. When the programme succeeds in delivering all 500 homes, this will increase to approximately £3.56m per year.

5.2.5 Further information is provided in the Progress Report in Appendix 1.

5.3 Legal and Constitutional References

5.3.1 The acquisitions of properties utilising private investment falls within the remit of the Housing and Growth Committee – Council Constitution, Article 7.5 – Responsibility for Functions.

5.3.2 In particular, the following matters fall within the remit of the Committee:

“Responsibility for housing matters including housing strategy, homelessness, social housing and housing grants, commissioning of environmental health functions for private sector housing.”

5.4 Insight

5.4.1 A reduction in the supply of affordable housing, coupled with sustained levels of increased demand provide the rationale for this programme:

- There has been a 12% increase in new Part VII homelessness applications between 2015/16 and 2020/21.
- There has been an increase (10.5%) in the number of households in temporary accommodation (numbers have increased from 2,172 in April 2012 to their current level of 2,399 at the end of March 2021). Barnet remains one of the highest users of temporary accommodation in the UK.

5.5 Social Value

5.5.1 The Public Services (Social Value) Act 2012 requires the authority to consider how in conducting the procurement of a service, it may act so as to secure the improvement of the economic, social and environmental wellbeing of the area.

5.5.2 Procurement of a service is not under consideration in this decision.

5.6 Risk Management

5.6.1 There are a number of key risks associated with the delivery of this programme:

- There is a risk that there will be an insufficient volume of units available for purchase at the projected average purchase price that meet business plan requirements. To mitigate against this risk Opendoor Homes will continue to source properties in affordable locations. Where there are no properties available for purchase that meet the modelled conditions, no additional units will be acquired.
- There is a risk that the assumptions made are not realised and that the programme would fail to deliver the projected revenue savings over the life of the scheme. This risk will be monitored closely to track financial benefits.

5.7 Equalities and Diversity

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

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

5.7.2 A full equalities impact assessment was completed for The Housing Strategy 2015 - 2025 which identified that the Strategy would have a positive impact on all sections of

Barnet's Community.

- 5.7.3 Analysis of data has shown that women and members of Barnet's black and minority ethnic communities are over-represented among those living in temporary accommodation. Over 70% of households in temporary accommodation are from non-white households, compared to around 40% of the Borough's population as a whole. Of those in temporary accommodation, the main applicant is female in 65% of households.
- 5.7.4 It is not expected that these groups will be adversely affected by implementing the policies set out in this report. However, the impact will be monitored to ensure that these groups are not adversely affected.
- 5.7.5 All units of accommodation that are procured will meet minimum standards and in placing households into accommodation the Council will consider the needs of protected groups.

5.8 Corporate Parenting

- 5.8.1 In line with the Children and Social Work Act 2017, the council has a duty to consider Corporate Parenting Principles in decision-making across the council. It is not anticipated that this report has any implications for the council's corporate parenting duties.

5.9 Consultation and Engagement

- 5.9.1 A range of stakeholder consultation and engagement has occurred as part of the public engagement programme developed for the London Borough of Barnet's Housing strategy.

A summary of these activities includes:

- The Housing Strategy consultation ran for three months, from 5th November 2018 to 11th February 2019, alongside the Homelessness and Rough Sleeping Strategy consultation. It primarily consisted of an online survey on Engage Barnet. Supporting documents were also available on Engage Barnet, allowing residents to view the draft strategy on there.
 - In addition, presentations were made to the Barnet Homes Performance and Advisory Group, the Children's Partnership Board, the Youth Board and Health and Well Being Board.
- 5.9.2 A roadshow was also held in November 2018 for residents to meet the chair of the Housing Committee and give their views on the strategy. This event had a particular focus around private renters, inviting attendees to share their experiences of residing in that sector.

5.10 Environmental Impact

- 5.10.1 New purchases will have an EPC rating of C or above.

6. Background papers

- 6.1 Appendix 1 – ODH 500 Homes Progress Report
- 6.2 [Housing Acquisitions Programme \(Phase 4\)](#)

Purchase of 500 street properties

Overview

Following Assets Regeneration and Growth Committee and Opendoor Homes board approval, the programme commenced in April 2020, in the midst of the pandemic. Whilst the impact of the pandemic undoubtedly created a very challenging procurement environment, The Barnet Group was quick to adapt processes to ensure the programme could continue despite these challenges. The Government's announcement concerning Stamp Duty also helped somewhat to create a catalyst in the market as increasing numbers of properties were marketed, albeit with increased competition from buyers.

By the end of October 2021, the first 100 new homes had been acquired. This has consequently brought financial benefits to the council in the form of on-lending revenue and temporary accommodation cost avoidance.

The programme has also afforded the council the opportunity to meet the need of other service users over and above the original business case:

- A total of £7.1m grant has been secured from the GLA to deliver homes for Rough Sleepers. The first tranche of this funding (£1.9m) was completed in July 2021 through the delivery of 15 studio flats. The programme assists the council with affordable move-on accommodation for this client group and helps reduce reliance on more expensive temporary accommodation.
- A proposal to deliver accommodation for care leavers with no recourse to public funds was approved by Opendoor Homes board in September. This will see the delivery of 30 placements through a mixture of 1-bed properties and 3-bedroomed shared accommodation and present a more cost effective alternative than temporary accommodation.

As we look forward to the next 100 homes, initial challenges brought about by the pandemic are starting to ease and we are on course to achieve our target of 125 purchases this year.

Budget

By the end of October we had drawn down 16% of the total capital budget.

Total loan facility	£170m
Total drawn down	£37.5m
Total committed	£29.3m
Drawn down funds remaining	£8.2m
Total facility remaining	£132.5m

By the end of October 2021 the 100th property had completed. Approval is sought to continue the programme as soon as possible so as to avoid a pause in the programme and disrupt new supply for Barnet's housing applicants. Short-term supply expected is provided in the table below.

	Oct 21	Nov 21	Dec 21	Jan 22	Feb 22	Mar 22
Homes forecasted to be purchased	10	12	8	12	13	18
Total portfolio forecasted	106	118	126	138	151	169

Project objectives and key outcomes for the Council

The effectiveness of the programme can be measured against the primary objectives agreed at Housing and Growth Committee in September 2019.

Objective	Outcome @31/10/21
Increase affordable housing supply by procuring affordable homes from the open market	By the end of October a total of 100 homes had completed, providing additional affordable accommodation for Barnet's housing applicants that otherwise would not have been available
Reduce the cost of temporary accommodation and subsequent pressure on the Council's General Fund	A total of 79 properties had been let, delivering a total of 14,764 days of temporary accommodation cost avoidance and saving the council a total of £117k .
Increase the asset base and affordable housing portfolio of Opendoor Homes, a subsidiary of The Barnet Group which is wholly owned by the Council	The first tranche of purchases has enabled Opendoor Homes to escalate its growth and August saw the entity reach a milestone of 500 homes.
Deliver on-lending revenue to the Council	The delivery of the programme also means that the council will benefit by virtue of an on-lending charge for all capital borrowed. To date this will provide an additional £254k revenue for the council by 31 st October 2021 (interest is charged bi-annually).

It can therefore be demonstrated that the programme has delivered against its key objectives agreed at the outset. By the end of October 2021, the programme is estimated to have delivered a **total estimated benefit to the council of £361k**. The cumulative benefit had reached £1,900 per day (equating to £0.7m pa) at the end of August, and where the programme succeeds in delivering all 500 homes, this would increase to approximately £9,743 per day (£3.56m pa).

Added to this, over time the growth of the programme and portfolio for Opendoor Homes will increasingly reduce reliance on the council and ultimately position Opendoor Homes to be able to secure finance independently and contribute to meeting the boroughs housing demand without any additional support from the council.

Current pipeline and portfolio performance

There was a total of 88 units in the pipeline at the end of October, representing a peak in the number of properties being pursued.

The performance of both the pipeline and portfolio compares very favourably with the business plan assumptions. This is due to more favourable borrowing rates and the acquisition of lower cost units (including grant funded studio units) seeing the average unit cost remain well below expectations. This provides assurance moving forward that the programme should continue to exceed business plan expectations both in the short and medium term.

Pipeline		
Outputs	Actual	Business Plan
Drawdown rate	3.25%	4.24%
NPV	£15.6m	£4.8m
Total revenue surplus	£25.0m	£7.9m
Peak revenue deficit	Nil	£4.0m
Peak revenue deficit year	N/A	Year 17
Average purchase price	£255,607	£282,500
Average total cap ex	£269,640	£317,710
Gross Yield	5.26%	4.39%
Repayment year	37	48
Total value of pipeline	£23.7m	
Units in pipeline	88	

Portfolio		
Outputs	Actual	Business Plan
Drawdown rate	3.05%	4.24%
NPV	£25.7m	£5.4m
Total revenue surplus	£39.2m	£9.0m
Peak revenue deficit	Nil	£4.5m
Peak revenue deficit year	N/A	Year 17
Average purchase price	£270,795	£282,500
Average total cap ex	£292,720	£317,710
Gross Yield	5.28%	4.39%
Repayment year	35	48
Total value of portfolio	£29.3m	
Units in portfolio	100	

Portfolio data

Borough		%
Barnet	27	27
Brent	3	3
Enfield	63	63
Haringey	5	5
Harrow	1	1
Newham	1	1
Total	100	100

Property Sizes		%
Studio	13	13
1 bed	10	10
2 bed	58	58
3 bed	17	17
4 bed	1	1
5 bed	1	1
Total	100	100

Summary of pipeline status

The pipeline has grown steadily since the start of the programme and peaked at 92 units that were actively being pursued at the end of September. There has also been 28 units that have been withdrawn during the programme as either vendor/chain circumstances have changed, or new information has come to light as part of the due diligence which has then instigated Open Door Homes to withdraw from purchases. The healthy pipeline demonstrates that sustained delivery of new stock is likely to continue at a strong rate.

Under review	5
Conveyancing	83
Total	88
Withdrawn	28

Voids and lettings

Void turnaround was initially challenging due to lockdown restrictions and reduced tenant mobility. However conditions have since improved and since April properties have taken around 60 days from the point of purchase through to letting. This has been consistently evenly split between refurbishment and letting. Void spend has consistently been within budget as refurbishments have been closely managed throughout the programme.

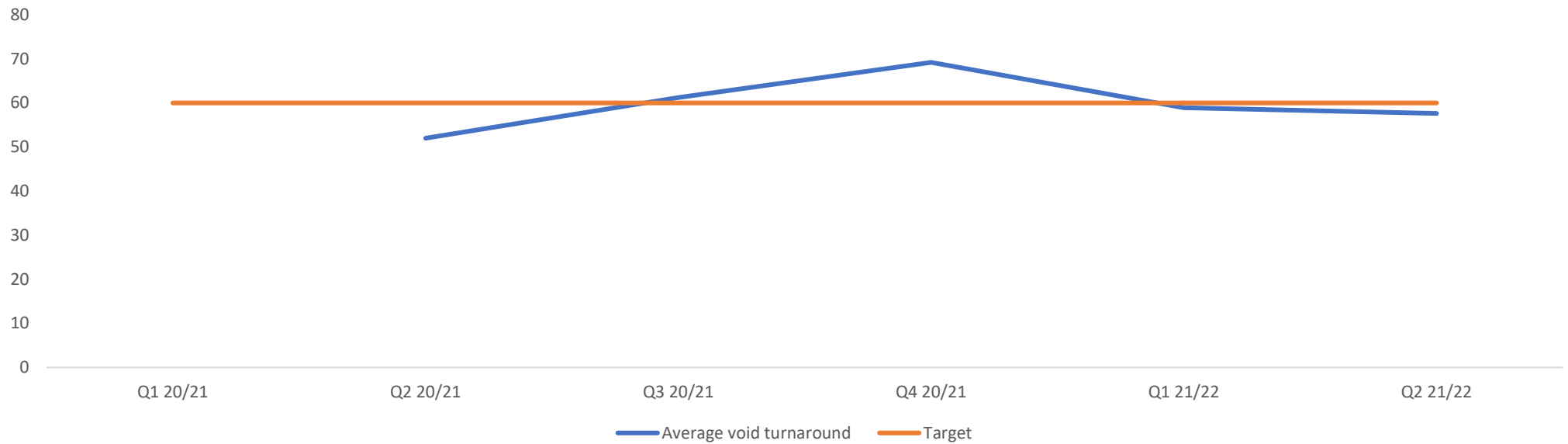
		Q1 20/21	Q2 20/21	Q3 20/21	Q4 20/21	Q1 21/22	Q2 21/22
New voids	In month	1	6	13	18	25	15
	YTD	1	7	20	38	25	40
New lettings	In month	-	2	12	19	19	16
	YTD	-	2	14	33	19	35
Average days to refurbish ¹	In month	21	44.3	28.7	33.7	30.1	29.3
	YTD	21	41	33	33.3	30.1	29.8
Average days to let ²	In month	-	37	25.8	32.7	29.6	31.9
	YTD	-	37	35.3	33.9	29.6	30.7
Average void turnaround ³	In month	-	52	61.2	69.2	58.9	57.6
	YTD	-	52	61.2	65.2	58.9	58.3
Void spend vs. Forecast Provision (£k)	In month	(3)	(2)	(19)	(101)	(13)	(17)
	YTD	(3)	(5)	(24)	(135)	(13)	(30)

¹ Average days to refurbish properties for refurbishments completed in month

² Average days to let for lettings completed in month

³ Average end to end time from completion to let for properties let in month

Average void turnaround vs target




Summary


Despite the challenges brought about by the pandemic, it can be evidenced that the programme has not only delivered against its key objective to provide additional affordable homes for Barnet’s housing applicants, but it has also significantly outperformed its business plan whilst also assisting other client groups such as rough sleepers and young people on remand.


There were two key areas that presented a challenge from the outset, in no small part due to the restrictions resulting from the pandemic: rate of completions and void turnaround. However these challenges have eased as lockdown restrictions have done likewise. Moving forward we expect the programme to continue to outperform the business plan and for the supply of affordable homes to continue to be delivered at a faster pace, whilst also providing the council with the on-going flexibility to assist other client groups where the need arises.


Appendix A - Sample stock


The following are some sample units acquired through the programme to date.

	Address	Archibald Close EN3
	Borough	Enfield
	Freeholder	A2 Dominion Homes Ltd
	Floor level	Ground
	Lease length	86 years
	Property size	2 bed
	Rent per week	£299.18
	Total cap-ex	£295,628
	Completion date	29/05/20
	Let date	13/07/20

	Address	Worcestors Ave EN1
	Borough	Enfield
	Freeholder	LB Enfield
	Floor level	Ground
	Lease length	95 years
	Property size	2 bed
	Rent per week	£299.18
	Total cap-ex	£303,376
	Estimated completion date	07/08/20
	Let date	12/11/20

	Address	Silkstream HA8
	Borough	Barnet
	Freeholder	LB Barnet
	Floor level	Second
	Lease length	94 years
	Property size	2 Bed
	Rent per week	£287.67
	Total cap-ex	£313,880
	Completion date	17/11/20
	Let date	07/01/21

	Address	Chaffinch Close
	Borough	Enfield
	Freeholder	Quadron Investments Limited
	Floor level	Second
	Lease length	159 years (extension agreed)
	Property size	2 Bed
	Rent per week	£299.18
	Total cap-ex	£282,960
	Completion date	03/03/21
	Let date	20/04/21

	Address	Boleyn Way EN5
	Borough	Barnet
	Freeholder	Sinclair Gardens Investments
	Floor level	Ground
	Lease length	99 Year
	Property size	Studio
	Rent per week	£159.00 London Affordable Rent
	Total cap-ex	£77,285 (£130k GLA grant)
	Completion date	26/04/21
	Estimated ready to let date	21/06/21

By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

AGENDA ITEM 20

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By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

AGENDA ITEM 21

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