

HENDON RESIDENTS FORUM

WEDNESDAY 13TH JANUARY, 2016

AT 6.30 PM

HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ

Chairman: Councillor Sury Khatri BSc
(Hons) MSc (Lond)
(Chairman),
Vice Chairman: Councillor John Hart BA
(Hons) MA (Vice-Chairman)

Governance Services contact: hendon.residentsforum@barnet.gov.uk

ISSUES TO BE CONSIDERED AT THE FORUM MEETING

No	Issue Raised	Response
1.	Hendon Residents Forum Issues List	
2.	Hendon - Issues List with Responses	

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Vice Chairman: Councillor Councillor John Hart BA (Hons) MA (Vice-Chairman)

ISSUES TO BE CONSIDERED AT THE FORUM MEETING

Draft Parks and Open Spaces Consultation

On 18 January 2016 Barnet will be launching two consultations related to how we manage parts of our environment and environmental impact in the future. These consultations are for our Draft Parks and Open Spaces strategy and Draft Recycling and Waste Strategy. Please refer to Appendix 1 of the Issues List for more information.

	Issue Raised	Response
1.	<p style="text-align: center;">BACKGROUND AND CONTEXT</p> <p>“Request by adjoining property owners to purchase the unused & unmaintained Council land to the rear Ravensfield & Fenella House” at the Jan 2016 meeting of the Hendon Residents Forum. As you are aware, this issue was first raised at the Hendon Residents Forum in Jan 2015 (see attached email).</p> <p>As a direct result of raising this matter at the Jan 2015 meeting, LBB Council offered local residents the option to lease (but not purchase) the land. The proposed Heads of Lease included a number of significant limitations & restrictions.</p>	

AGENDA ITEM 1

Issue Raised	Response
<ul style="list-style-type: none"> • On 26th Oct 2015 Guy Rubin (writing on behalf of the residents) responded to LBB Councils offer to lease the land. Guy’s email flagged our concerns related to restrictions and obligations imposed by LBB and again expressed our preference to purchase rather than lease the land. • On 16 Nov 2015, Mr Church responded on behalf of LBB Council Officers (see attached) stating: “Council Officers have agreed in the past that the land should not be sold and hence a lease has been offered as set out in the Heads of Terms enclosed with my letter to you dated 5th May. I have to tell you that it is still considered that this view should not be changed”. <p>Note: the statement made by Mr Church that Council Officers have agreed in the past that the land should NOT be sold is misleading and only partially correct. The facts are that in 1995 a full economic analysis was undertaken by LBB and a decision was made by Council Officers to sell all of the surplus land behind Ravensfield for use as garden extensions to adjoining properties (no other use was permitted). Approx. half of the available plots were sold between July 1995 and Aug 2001. In Aug 2001 Council Officers reversed their original decision to sell the land in favour of retaining the land on the basis that: “the council is proposing to redevelop the site”. As far as I am aware, over the last 15 years <u>no</u> re-development plans have ever been submitted and as a result it has not been possible for the residents to challenge any proposed plans for how the land would be utilised and thus challenge the 2001 decision not to proceed with the sale of the remaining plots.</p>	

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	<p style="text-align: center;">ISSUES</p> <p>As this issue is still not resolved (and the Council Officers have not put forward any suggestions on how to resolve) I wish to re-raise this matter at the Hendon Residents Forum. I specifically wish to raise the following items:</p> <ol style="list-style-type: none"> 1. That this matter has been ongoing for 15 - 20 years without a satisfactory conclusion. It is my belief that LBB deliberately chose to hide this matter from public oversight by including this land as an Annex to the 2007 – 2014 lease for Fenella House to MDXU. MDXU have already responded to an earlier FOI request and have confirmed to the ICO that they have absolutely no documents related to this land. It is therefore reasonable to assume that MDXU never had any need for this land (otherwise there would be documents to support this need) and it may well be that this Annex was imposed by LBB on MDXU. If I am wrong in this assumption then I am happy to review documentary evidence to the contrary. Note: I was surprised when MDXU stated that they held no information related to the unused land. However, Mr Peter Vermeulen undertook a detailed internal review of my FOI request and has formally confirmed to the ICO that MDXU hold no information related to the unused land. 2. The lack of transparency by LBB Council Officers in their decision making process (to reject the option by local residents to purchase, rather than lease, the land). As an LB Barnet resident, I find it unacceptable that Council Officers are not required to give a full account of their decision not to sell the 	

	Issue Raised	Response
	<p>land, particularly given #1 above. I request that this issue is retained on the Agenda for future Hendon Residents Forum meetings until the matter is fully resolved. Note: I have found it necessary to use the full scope of the FOI Act legislation to obtain relevant information from both LBB and MDXU (including, in the case of MDXU, the need to escalate a formal complaint to the ICO). I shall continue to use those avenues available to me to ensure transparency over LBB decision making process and also obtain information related to MDXU estate strategy (which MDXU has chosen to withhold in their response to my FOI request).</p> <p>3. The lack of any proposed plans for the redevelopment of Ravensfield House (and as a result no ability for local residents to challenge any proposals put forward for the use of the unused land). Of particular interest are: the Restrictive Covenants that relate to the land as a result of the 1934 deed of sale (to, at that time, Hendon Borough Council) and also any legal requirements related to change of use for the land. Note: these Restrictive Covenants were imposed by LBB as part of the earlier garden extension land sales and are therefore known to LBB Legal.</p> <p>4. The lack of any maintenance of the unused land (by either LBB or MDXU) over the last 10 years (resulting the land being overgrow, and eye sore and a haven for vermin). The current condition of the land behind our properties is not acceptable.</p> <p>Tony Mason Local Resident</p>	

	Issue Raised	Response
3.	<p style="text-align: center;">Hendon Residents Forum questions</p> <ol style="list-style-type: none"> 1. Could you update us on plans to improve pedestrian safety in the Holders Hill/ Devonshire Rd/ Dollis Rd area? 2. Mil Hill East tube station will only receive an upgrade to step free access in the event of any excess profits from development in the area. Have the excess profits been generated? If not, when will they be assessed? 3. When will accessibility be improved at the Quakers Course bus stop? It was supposed to be done around August or September last year. 4. Will there be dedicated cycle lanes in Millbrook Park? Why were they not installed on Inglis Way when the road was being re-laid? 5. What representations are Barnet making to the LFEPA consultation? 6. What is the present position concerning library cuts in the Hendon libraries? 7. What is happening with Stonegrove Children's centre? 8. What will the council do to improve public convenience facilities near tube stations, once the night tube comes in? 9. What representations are the council making to the Government consultation on national planning policy which would permit development in the green belt? 10. What representations is the council making to the Metropolitan 	

	Issue Raised	Response
	<p>Police over their plans to merge Barnet BCU with other boroughs; and to cut the number of police stations?</p> <p>11. How many secure accommodation places does the council provide to enable juveniles detained by the police to be transferred from police custody, as required by law?</p> <p>12. What is the council doing to support residents affected by flooding from the Silkstream?</p> <p>13. What is the council doing to improve residents' parking in Garden City, Edgware? With the Premier House conversion already happening, there will be even more cars parking in Garden City and Manns Road at night, leaving residents unable to find spaces.</p> <p>Andrew Dismore</p>	

Contact: Governance Service, Assurance Group, London Borough of Barnet, NLBP, Building 2, Oakleigh Road South, London N11 1NP.
Tel: 020 8359 5129, Email:

Future meeting dates:

Date of meeting	Location
30 th March 2016	Hendon Town Hall

APPENDIX 1**Chairs Briefing – Environment Consultations**
Area Committees & Residents Forum, January 2015

On 18 January 2016 Barnet will be launching two consultations related to how we manage parts of our environment and environmental impact in the future. These consultations are for our Draft Parks and Open Spaces strategy and Draft Recycling and Waste Strategy. Barnet is now the most populous London borough and is set to grow further in the coming years. Along with a booming population, the council faces financial challenges. So we are asking members of the public to get involved and give us their views, about how we can manage these services in the future.

Draft Parks and Open Spaces strategy

Barnet has a collection of over 200 green spaces which are widely loved by residents. At the heart of the new strategy is a vision that the borough's parks and open spaces will i) continue to make Barnet a desirable place to live and do business, ii) that parks can improve the health of residents and iii) that they help reduce pollution in the borough. The strategy also supports the council's commitment to ensuring the borough's parks and green spaces are "amongst the best in London."

The draft strategy sets out five alternative options to the current Parks and Green Spaces service structure, for how the borough's parks and open spaces could be managed. These include Shared public services, Third party contract management, Social enterprises and partnerships, Trusts and foundations, Area based precepts and levies.

Recycling and Strategy

Key to the draft strategy is encouraging residents to take more responsibility over the waste they produce and to encourage them to recycle more. The four key aims are:

- To provide services that help Barnet manage its environmental impact
- To encourage residents to re-use more to manage costs of waste collection and disposal
- To encourage residents, businesses and visitors to recycle the waste they produce, using enforcement where necessary
- To embrace new technologies and ways of working that help improve the council's waste and recycling service

The draft strategy outlines the council's plans to provide every household in the borough, including people who live in flats and above shops, with easy access to the mixed recycling service. It stresses the importance of the council working in partnership with property developers, landlords and joint organisations such as North London Waste Authority to help find new ways to communicate and engage with residents to help improve recycling rates within the borough. The draft strategy sets a goal of 50% recycling rate by 2020.

How to get involved

The consultation will be on the councils web site from 18 January, or as paper copies at council buildings including libraries.

Fliers will be available at the meeting with details on how people can get involved.

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