

**MEETING**

**ASSETS, REGENERATION AND GROWTH COMMITTEE**

**DATE AND TIME**

**MONDAY 7TH SEPTEMBER, 2015**

**AT 7.00 PM**

**VENUE**

**HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ**

**TO: MEMBERS OF ASSETS, REGENERATION AND GROWTH COMMITTEE (Quorum 3)**

Chairman: Daniel Thomas  
Vice Chairman: Gabriel Rozenberg

Richard Cornelius  
Pauline Coakley Webb

Philip Cohen  
Geof Cooke  
Rohit Grover

Nagus Narenthira  
Shimon Ryde

**Substitute Members**

Tom Davey  
Val Duschinsky

Caroline Stock  
Alison Moore

Paul Edwards  
Ross Houston

**You are requested to attend the above meeting for which an agenda is attached.**

**Andrew Charlwood – Head of Governance**

Governance Service contact: Faith Mwende: 0208 359 4917, Email: [faith.mwende@barnet.gov.uk](mailto:faith.mwende@barnet.gov.uk)

Media Relations contact: Sue Cocker 020 8359 7039

**ASSURANCE GROUP**

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**Decisions of the Assets, Regeneration and Growth Committee**

1 June 2015

Members Present:-

**AGENDA ITEM 1**

Councillor Daniel Thomas (Chairman)  
Councillor Gabriel Rozenberg (Vice-Chairman)

Councillor Pauline Coakley Webb  
Councillor Philip Cohen  
Councillor Geof Cooke  
Councillor Caroline Stock (as substitute)

Councillor Rohit Grover  
Councillor Nagus Narenthira  
Councillor Shimon Ryde

Apologies for Absence

Councillor Richard Cornelius

**1. MINUTES OF THE PREVIOUS MEETING**

**RESOLVED** – that the minutes of the meeting held on 16<sup>th</sup> March 2015 be agreed as a correct record.

**2. ABSENCE OF MEMBERS**

An apology for absence was received from Councillor Richard Cornelius, who was substituted by Councillor Caroline Stock.

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

The following interests were declared:

Councillor	Agenda Item	Nature of Interest	Details
Nagus Narenthira	8	Disclosable non-pecuniary	That the Councillor is a member of Hanuman Community Centre, West Hendon
Pauline Coakley Webb	8	Disclosable non-pecuniary	That the Councillor is a member of Friern Barnet Community Library.
Philip Cohen	10	Disclosable non-pecuniary	That the Councillor is an employee of Barnet Homes.

**4. REPORT OF THE MONITORING OFFICER (IF ANY)**

There was none.

## 5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

Councillor Hugh Rayner made a public comment in relation to item 9 (Land at Pavilion Way). Members asked questions following the comments, which were answered by Councillor Rayner.

Jasmin Parsons made a public comment in relation to items 7 (Breakdown of Existing and Proposed properties), 8 (Community Asset Strategy), 9 (Land at Pavilion Way) and 10 (London Borough of Barnet Accommodations Options Review). Members asked questions following the comments, which were then answered by Jasmin Parsons.

Councillor Sury Khatri made a public comment in relation to items 6 (Member's Item relating to Former Cophall School Grounds) and 8 (Community Asset Strategy). Members asked questions following the comments, which were answered by Councillor Khatri.

## 6. MEMBERS ITEM : FORMER COPHALL SCHOOL GROUNDS - COUNCILLOR DANIEL THOMAS

The Chairman introduced his Member's Item, which related to the Former Cophall School Grounds.

The Committee provided the following instruction on the Member's Item:

**RESOLVED: That officers work with Camden Community Sports and Football Association to help them realise their proposal in time for the September 2015 season. Officers are requested to bring a report to the September meeting of the Committee setting out means of achieving this objective.**

## 7. BREAKDOWN OF EXISTING AND PROPOSED PROPERTIES FOR EACH REGENERATION ESTATE

The Chairman introduced the item which related to a breakdown of existing and proposed properties for each regeneration estate in the borough.

Following discussion of the item, the Committee requested that this information should be shared with the Housing Committee.

The Committee **RESOLVED: to note the report.**

## 8. COMMUNITY ASSET STRATEGY

The Chairman introduced the report, which related to the Community Asset Strategy.

The Chairman **MOVED** the following motion:

- *3. That the Committee instruct officers to confirm the accuracy of assets stated on the Community Asset List and make necessary amendments to the list where applicable.*

The Committee unanimously agreed the motion; the motion was therefore carried.

Following discussion of the item the Chairman moved to the vote. Votes were recorded as follows:

For	5
Against	0
Abstain	4

The vote was therefore carried.

The Committee therefore **RESOLVED**:

- 1. To approve Appendix 1 - Draft Community Asset Strategy and note the contents of the report.**
- 2. To note that, following engagement with existing occupiers of community buildings, an implementation plan will be presented to Assets, Regeneration and Growth Committee on 07 September 2015.**
- 3. That the Committee instruct officers to confirm the accuracy of assets stated on the Community Asset List and make necessary amendments to the list where applicable.**

**9. LAND AT PAVILION WAY, BURNT OAK- APPROPRIATION OF THE SITE FOR PLANNING PURPOSES AND THE GRANT OF TENANCY AT WILL FOR A TEMPORARY SCHOOL BUILDING.**

The Chairman introduced the item, which related to land at Pavilion Way, Burnt Oak, and the appropriation of the site for planning purposes and the grant of Tenancy at Will for a temporary school building.

Following discussion of the item, the Chairman moved to a vote. Votes were recorded as follows:

For	5
Against	0
Abstain	4

Immediately following the vote Councillor Narenthira moved to refer the item to the next practicable meeting of Full Council. The reason given for the request to refer the item was that there had been a lot of opposition to the proposals, and that Burnt Oak Councillors – who were not present – had concerns about the effect the proposals would have on their ward. The referral was supported by:

- Councillor Coakley Webb
- Councillor Philip Cohen
- Councillor Geof Cooke

**RESOLVED – That having received the requisite number of support for referral, the item will be placed on the agenda for consideration by Full Council.**

**10. ADDENDUM TO THE REPORT - LAND AT PAVILION WAY**

The Chairman introduced the addendum to Item 9, which laid out further recommendations to the main report.

Following discussion of the item, the Chairman moved to a vote. Votes were recorded as follows:

For	5
Against	0
Abstain	4

The recommendations set out in the report were therefore carried.

Therefore, the Committee **RESOLVED**:

- 1. To note the additional response to the public advertising of the Council's intended appropriation of the Site as shown edged red on drawing number 23839 to planning purposes under Section 122 (2A) Local Government Act 1972**
- 2. That the Committee note the amendment to paragraph 3.1 of the main report as detailed in the report.**

**11. ADDENDUM TO THE REPORT - LAND AT PAVILION WAY**

The Chairman introduced the addendum to Item 9, which laid out further recommendations to the main report.

Following discussion of the item, the Chairman moved to a vote. Votes were recorded as follows:

For	5
Against	0
Abstain	4

Immediately following the vote Councillor Narenthira moved to refer the item to the next practicable meeting of Full Council. The reason given for the request to refer the item was that there had been a lot of opposition to the proposals, and that Burnt Oak Councillors – who were not present – had concerns about the effect the proposals would have on their ward. The referral was supported by:

- Councillor Coakley Webb
- Councillor Philip Cohen
- Councillor Geof Cooke



**RESOLVED – That having received the requisite number of support for referral, the item will be placed on the agenda for consideration by Full Council.**

**12. LONDON BOROUGH OF BARNET ACCOMMODATIONS OPTIONS REVIEW**

The Chairman introduced the item, which related to the London Borough of Barnet accommodations options review.

Following discussion of the item the Chairman moved to a vote. The votes were recorded as follow:

For	5
Against	0
Abstain	4

The recommendations were therefore carried.

The Committee therefore **RESOLVED:**

- 1. To acknowledge and note the contents of the Outline Business Case (OBC).**
- 2. To note that the preferred option for Barnet Council’s office accommodation is to proceed on the basis of a new build development at Colindale.**
- 3. To grant authority to procure a contractor through a framework panel.**
- 4. To delegate the authority to approve the appointment of the preferred contractor to enter into the pre-construction stage agreement to the Director of Commercial.**
- 5. To note that a Full Business Case (FBC) be prepared for consideration in December 2015.**

**13. BRENT CROSS CRICKLEWOOD STATION PROJECT UPDATE**

The Chairman introduced the item, which related to an update on the Brent Cross Cricklewood station.

Following discussion of the item, the committee unanimously **RESOLVED:**

- 1. To note progress on the Brent Cross Cricklewood Regeneration Project.**
- 2. To A) Approve the terms for the draft Collaboration Agreement between the Council and Argent and Related Companies as set out in the Exempt Report; B) Authorise the Chief Executive in consultation with the Leader of the Council to agree the detail of the Collaboration Agreement;**
- 3. To confirm as a matter of principle, that the Council is prepared to use its compulsory purchase powers pursuant to section 226(1)(a) of the Town and Country Planning Act 1990 (as amended) to acquire the land edged red on the plan at Appendices A & B.**

**4. To note that :-**

**A) the appropriate Chief Officers are commencing negotiations to acquire by private treaty the land and interests in the areas required to deliver the Thameslink Station as shown on the plan at Appendices A & B and to approve and enter into agreements and undertakings with the owners and/or occupiers of the land in the said areas so as to facilitate its acquisition**

**B) the appropriate Chief Officers are undertaking the work needed to prepare for a possible Compulsory Purchase Order (CPO) together with the associated documentation and, if necessary, will bring a further report back to the Committee seeking authority to make a CPO in respect of the land shown on the plan at Appendix C.**

**14. BARNET DEVELOPMENT PIPELINE**

The Chairman introduced the report which related to the Barnet Development Pipeline.

After considering the contents of the report, the Committee unanimously **RESOLVED:**

- 1. To note progress to date.**
- 2. To commence the procurement of a suitable building contractor with final appointment to follow the approval of the Full Business Case.**
- 3. For officers to report back to the Committee in September with a Full Business case and proposed development structure.**

**15. COMMITTEE FORWARD WORK PROGRAMME**

The Committee noted the work programme.

**16. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT**

There were none.

**17. MOTION TO EXCLUDE THE PRESS AND PUBLIC**

The Chairman did not exclude the press and public as the Committee decided to note the contents of the following item without discussion of its contents.

**18. BRENT CROSS CRICKLEWOOD STATION PROJECT UPDATE - EXEMPT APPENDIX D**

The Committee noted the exempt appendix.

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

There were none.

The meeting finished at 9.21 pm

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	AGENDA ITEM 6
	<p><b>Assets, Regeneration and Growth Committee</b></p> <p><b>7 September 2015</b></p>
<b>Title</b>	<b>Member's Items</b>
<b>Report of</b>	Head of Governance
<b>Wards</b>	All
<b>Status</b>	Public
<b>Enclosures</b>	None
<b>Officer Contact Details</b>	Faith Mwende: <a href="mailto:faith.mwende@barnet.gov.uk">faith.mwende@barnet.gov.uk</a> 020 8359 4917

### Summary

The report provides detail of the Members items submitted for the Assets, Regeneration and Growth Committee to consider at its meeting of 7 September 2015.

### Recommendation

**That the Assets, Regeneration and Growth Committee's instructions are requested in relation to the item submitted by Members.**

## 1. WHY THIS REPORT IS NEEDED

### 1.1. THE FOLLOWING MEMBERS ITEMS HAVE BEEN RECEIVED:

**Member's Item in the name of Cllr Pauline Coakley Webb:**  
**Brookdene Nature Reserve (land to the rear of 71 Holden Rd, N12)**

I ask that the ARG committee re-consider declaring the Brookdene Nature Reserve surplus to requirements and the granting of a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the public open space at the rear of 71 Holden Road on a 150 year lease subject to statutory consultation, planning etc., as detailed in reports discussed at the 14 December ARG committee meeting.

I ask for the committee to re-consider this as new information has emerged which was not available at the time of the original 'in principle' decision, and which calls into question the original decision.

That information is as follows:

- 1) The western part of the Council-owned woodland plot adjacent to Dollis Brook is both Metropolitan Open Land (MOL) and a Site of Local Importance for Nature Conservation (SLINC) - the report to the ARG Committee in December 2014 that first proposed the sale did not mention either the MOL or SLINC status of the western part of the site. It should for councillors to decide if this is relevant and the information should have come to the committee in December 2014
- 2) The report to that committee also did not acknowledge that there was well-established informal public access to the site. In fact the report stated that "The land is landlocked and not capable of being accessed for maintenance or the public except by fording the brook, which is not practical." (Paragraph 1.1).
- 3) Paragraph 3.4 stated that ' fording the brook or constructing a bridge was considered' and 'providing a bridge would provide access for maintenance at a cost '
- 4) No mention was made of allowing public access, yet following on from the large number of responses to the consultation, the council has responded that:

**"There will be no change to the public access rights however as was stated in the original report to committee the site is bounded on three**

sides by private ownership and the brook to the rear and public access is restricted.

**"The documentation submitted with the application indicates that it is an objective of the developer to facilitate both communal access from the development to the woodland area and also wider access from other members of the public.**

**"Access is currently gained by walking through the brook, but an access across the river through a new bridge would be sought. It is likely that members of the general public would access this site not through the development but from the west using the Dollis Valley Greenwalk."**

Given that 'restricted' is not the same as 'inaccessible' and that this area is used and appreciated by local residents, clearly expressed in the responses to the consultation, the future of the land should take onto account resident's views.

One of the reasons given in the recommendations in December 2014 was 2.1 'To secure a capital receipt from an area of currently unusable Public Open Space'

Clearly no one had checked this with residents if they felt it was unusable.

- 5) It should also be noted that in terms of future planning discussions relating to amenity space for this proposed development the council's response has been:

**"The scheme would have approximately 156sq.m of communal space. The scheme is not reliant on the woodlands to make up the numbers for communal space as far as I am aware, however, it is an asset for future residents.**

**"Therefore unless we are otherwise advised, the asset for future residents, on having a gate to allow them into the woodland space is not essential for planning consent."**

I ask that the committee consider supporting the granting of a lease on some land on the eastern part of the site, adjacent to Brookdene, on condition that all the MOL land (and preferably more) is retained by the Council and that the capital receipt is used to improve the local area including providing access to all of the woodland by means of a new footbridge over Dollis Brook from the grassed open space off Southover.

This would give residents, including those with limited mobility, safe access to the area alongside the brook.

I also ask the committee to instruct officers to investigate the possibility of completing the Dollis Valley Greenwalk through the retained land involving the use of a small part of the Old Finchleians sports ground not used for sport.

This would include construction of additional footbridges funded by the balance of the capital receipt and any available grant aid, and would contribute to several of the Council's policy aims such as encouraging exercise, promoting access for the disabled and enhancing the environment - at present walkers are diverted 600 metres on residential roads.

This is the right time to re-consider this decision as the consultation results from the proposals will be discussed at the next ARG committee and the matter has not yet been considered at Planning Committee.

## **2. REASONS FOR RECOMMENDATIONS**

- 2.1 No recommendations have been made. The Assets, Regeneration and Growth Committee is requested to give consideration and provide instruction.

## **3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED**

- 3.1 Not applicable.

## **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 When matters 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 The Council's Constitution Responsibility for Functions, section 6 illustrates



that a Member, including appointed substitute Members of a Committee may have one item only on an agenda that he/she serves. Members items must be within the term of reference of the decision making body which will consider the item.

5.3.2 There are no legal references in the context of this report.

#### 5.4 **Risk Management**

5.4.1 None in the context of this report.

#### 5.5 **Equalities and Diversity**

5.5.1 Member's 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.


#### 5.6 **Consultation and Engagement**

5.6.1 None in the context of this report.

### 6. **BACKGROUND PAPERS**

6.1 Email to Governance Service on 25 August 2015.

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	<p><b>Assets Growth and Regeneration Committee</b></p> <p><b>07<sup>th</sup> September 2015</b></p>
<p style="text-align: center;"><b>Title</b></p>	<p><b>Land to the rear of 71 Holden Road, North Finchley, N12 7DR</b></p>
<p style="text-align: center;"><b>Report of</b></p>	<p>Chief Operating Officer</p>
<p style="text-align: center;"><b>Wards</b></p>	<p>Totteridge</p>
<p style="text-align: center;"><b>Status</b></p>	<p>Public</p>
<p style="text-align: center;"><b>Urgent</b></p>	<p>No</p>
<p style="text-align: center;"><b>Key</b></p>	<p>Yes</p>
<p style="text-align: center;"><b>Enclosures</b></p>	<p>Appendix A - Representations Appendix B - Summary of most frequently asked questions Appendix C – Fact sheet summary Appendix D – Councillors queries Appendix E - Plan</p>
<p style="text-align: center;"><b>Officer Contact Details</b></p>	<p>Chris Smith – Head of Estates <a href="mailto:Chris.Smith@barnet.gov.uk">Chris.Smith@barnet.gov.uk</a> Glenn Miller – Director of Estates and Valuation <a href="mailto:Glenn.Miller2@capita.co.uk">Glenn.Miller2@capita.co.uk</a> Jeremy McDermott– Registered Valuer <a href="mailto:Jeremy.McDermott@barnet.gov.uk">Jeremy.McDermott@barnet.gov.uk</a></p>
<p><b>Summary</b></p>	
<p>On the 15<sup>th</sup> of December 2014, the Assets Growth and Regeneration Committee (ARG) considered and approved a decision relating to the disposal of the rear of 71 Holden Road North Finchley N12 7DR on a long lease subject to planning, a tree maintenance plan and advertising in the local paper.</p> <p>As a result of statutory public open space public consultation and advertising under Sec 123 (2A) of the Local Government Act 1972, representations have now been received and are reported to herein in the report which is being brought to the Committee for consideration. (See appendix A)</p> <p>The Committee is now requested to consider the representations of the public consultation and to ratify the Committee’s decision of the 15<sup>th</sup> of December.</p>	

## Recommendations

### That the committee

1. Consider the objections received.
2. Declare the land as surplus to the Council's requirements.
3. Approve the granting of a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the public open space land at the rear of 71 Holden Road on a 150 year lease subject to planning, and a tree maintenance plan. A condition of the lease will be that the public are afforded access to the amenity land
4. Delegate authority to the Chief Operating Officer in consultation with the Chairman of the Assets Regeneration and Growth Committee to negotiate and finalise the terms of the Lease including the 2 year call option

### 1. WHY THIS REPORT IS NEEDED

- 1.1 This report is required to consider the representations and objections received following advertising under Sec 123 (2A) of the Local Government Act 1972.

### 2. REASONS FOR RECOMMENDATIONS

- 2.1 Following the meeting of the 15<sup>th</sup> of December 2014 Public consultation was undertaken under section 123(2) of the Local Government act 1972.
- 2.2 The Council received 63 objections predominantly relating to the opposition to the disposal of the land which are detailed in (Appendix A)
- 2.3 Officers provided responses by way of answers to their specific questions and a summary of the frequently asked questions was also provided and is attached in (Appendix B). The answers supplied have mitigated these objections and explained how the Public will benefit from the proposed disposal.
- 2.4 There is also a clause in the prospective lease that the land will remain accessible to the public.
- 2.5 The disposal by means of a long lease ensures that the Council retains limited control over the future of the site and preserves the visual impact of the woodland. This evidenced by previous transactions such as:
  - Noah's Ark Hospice Byng Road - A long lease was granted for 125 years from July 2010 for the land to managed by the wildlife trust.
  - Land at the rear of 258 -280 Long Lane Finchley N3 2RN (Long Lane Pastures) - A twenty five year lease as a nature reserve
  - Former disused railway line Bunns lane & Deans Lane - A twenty five year term granted from 1988
  - Totteridge fields - A twenty five year term was granted from January 2002 to manage as a nature reserve.

- Oakhill Woods - A five year licence was granted effective from April 1999 thereby on a year to year basis thereafter.

### **3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED**

- 3.1 Retaining the site will incur a continuing maintenance liability or further deterioration would occur. The opportunity presented to the Council allowed a disposal to take place with the Council still retaining control by way of a long lease.
- 3.2 **Selling the freehold interest in the land.** This was rejected because it is essential that the council retain reasonable control over the on-going use of the land, which giving up the freehold would not provide
- 3.3 **Purchasing a right of way from the developer to provide access from Holden Road.** This was rejected because it would mean the council would incur continuing maintenance liability in addition to the premium for securing a right of way.
- 3.4 **Fording the brook or constructing a bridge.** Providing a bridge would provide access for maintenance at a cost, which would be substantial in relation to its potential use. We also looked at the complexities of this and there are a number of obstacles to be overcome principally regarding rights of way. No maintenance had been carried out and the woodland is in a neglected state. The most economical solution is to dispose of the site by way of a long lease.
- 3.5 **Advertising the land in the Open Market.** The value of the land will only be achieved by developing the frontage land. In addition it is not that easily accessible except through the frontage site which is trespassing or fording the brook. Therefore the disposal of the land would be of limited interest except to a special purchaser.

### **4. POST DECISION IMPLEMENTATION**

- 4.1 HB Public Law to draft the option agreement.
- 4.2 Agree a tree maintenance plan for the site and public access and right of way over the land
- 4.3 Monitoring the planning application for the development of No. 71 Holden Road.
- 4.4 Monitoring the lease to ensure covenants and the maintenance plan are carried out by the tenant.

### **5. IMPLICATIONS OF DECISION**

- 5.1 **Corporate Priorities and Performance**

- 5.1.1 The Council's Corporate Plan 2015-20 states that the Council, working with local, regional and national partners, will strive to ensure that Barnet is a place:
- Of opportunity, where people can further their quality of life
  - Where people are helped to help themselves, recognising that prevention is better than cure
  - Where responsibility is shared, fairly and
  - where services are delivered efficiently to get value for money for the taxpayer.
- 5.1.2 Disposing of this land by way of a long lease will help meet these objectives by obtaining a significant capital receipt and improving the access rights and maintenance of a largely inaccessible parcel of amenity land.

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

- 5.2.1 Following the acceptance of the Council's proposal there is a significant financial contribution for the leasehold disposal of the Public Open Space site as previously detailed in the exempt report.

## 5.3 **Social Value**

- 5.3.1 There are a number of benefits from the proposal:
- A condition of the 150 year lease will protect the area from development and removes the liability of the land from the (LBB) and hence the rate payers.
  - The land will be managed through an agreed Woodland Management Plan to improve its ecological contribution including clearing brambles, putting up signs, bat and bird boxes.. This would be part of the Section 106 Planning Agreement.
  - The Council will be given a right of access to the remaining woodland which they currently have no access rights.
  - At pre-application stage, it was agreed that the following would be sought through the Section 106 process, acknowledging also that a Capital infrastructure payment would be substantial as a result of this development:
  - Affordable housing provision, either on site, off site or in the form of a commuted payment and a contribution towards employment and training

## 5.4 **Legal and Constitutional References**

- 5.4.1 Local authorities are given powers under Section 123(1) of the Local Government Act 1972 (as amended) to dispose of land held by them in any manner they wish. The proposed sale will be at market value to the adjoining owner who is a special purchaser as he controls access to the Council's land.
- 5.4.2 Legal Services commented upon the contents of the Official Copy of Title and information collated from the Council's deeds. The Mayor and Burgesses of the London Borough of Barnet possess the Freehold Title of the Land with Title Absolute and the title does not stipulate how the land should be held nor is there any fetter on the Council's power to dispose (other than complying with the requirements of sec 123 LGA 1972 which has now been undertaken)
- 5.4.3 Council Constitution, Responsibility for Functions, Annex A – The Assets, Regeneration and Growth Committee has responsibility for "Asset Management – all matters relating to land and buildings owned, rented or proposed to be acquired or disposed of by the Council.

5.4.4 The Council Constitution, The Management of Asset, Property and Land Rules, Appendix 1, Table A sets out the authorisation thresholds and requires the disposal of an asset to be authorised by the Assets Growth and Regeneration Committee.

## 5.5 Risk Management

5.5.1 There are no risks in granting an option to sell the leasehold interest in the land for a period of two years as the risks will occur during the option period.

5.5.2 The risk that impact on the corporate plan is obtaining satisfactory planning outcome.

5.5.3 The main condition of the option is obtaining satisfactory planning consent on the adjoining site and if this is not granted the sale will not proceed. This is a financial project risk, which will terminate the activity

## 5.6 Equalities and Diversity

5.6.1 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.
- Foster good relations between people from different groups.

5.6.2 This will be done at design concept and prior to build by assessing the impact of our actions on different groups in Barnet including those identified in equality legislation as protected characteristics, namely: age, disability, gender, gender reassignment marriage, civil partnership, pregnancy, maternity, sexual orientation, religion or belief

## 5.7 Consultation and Engagement

5.7.1 The matter went to public consultation and representations are included in Appendix A. Councillors have also been afforded the opportunity to visit the site at a predetermined date and case workers will be available to answer any queries they may have.

## 5.8 Insight

5.8.1 As stated previously the matter went to public consultation and the representations are included in Appendix A. We also have summarised the main body of the representations into six standard question and answers which are also enclosed in appendix B and a fact sheet in Appendix C. In addition Councillors were also consulted (see Appendix D)

## 6. BACKGROUND PAPERS

6.1 Assets Growth and Regeneration report of the 15<sup>th</sup> December 2014: <https://barnet.moderngov.co.uk/documents/s19829/ARG%20Public%20Report%2071%20Holden%20Road%20-%20Publish.pdf>

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Faith Mwende  
Committee Clerk  
London Borough of Barnet  
North London Business Park  
Oakleigh Road South  
London N11 1NP

5/8/15

Dear Ms Mwende

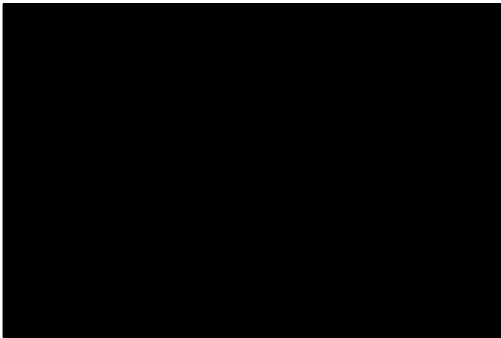
**Metropolitan Open Land to the rear of Brookdene, 71 Holden Road**

Though I now live in Golders Green I was brought up in Finchley and still go there regularly. I was surprised to learn that the land between Brookdene and the Dollis Brook is to be sold on a long lease to a developer. I understand the land is Metropolitan Open Land and Site of Interest for Nature Conservation. The paths worn through the undergrowth show that local people do use the area, accessing it using the stepping stones across the stream. As a Barnet resident, I would object to our Metropolitan Open Land being sold off so that an attractive spot currently open to the public becomes part of private development.

One additional point I would make is that access to the area could be improved cheaply and easily with larger flatter stepping stones.

Yours sincerely

Charles Harvey



1 August, 2015

Ms Faith Mwendu  
Members Room  
Hendon town Hall  
London NW4 4AX

Dear Ms Mwendu

**Land to the rear of 71 Holden Road, adjoining Dollis Brook**

A thoughtful neighbour of mine has brought to my attention the fact that Barnet Council is proposing to lease the above land to a property developer. I am writing to raise my serious objections to this proposal.

One of the main reasons why I moved into the Woodside Park area 35 years ago was the natural beauty and green spaces which are available for residents here. The land in question is publicly owned and is certainly not derelict nor is it unappreciated by local residents. In fact my neighbours and I think of it not just as "land to the rear of 71 Holden Road" but as a nature reserve, the Brookdene Nature Reserve.

This unspoilt and beautiful area is a haven for many kinds of wildlife and should rightly be preserved for the enjoyment of future generations. The land is easily accessible and I have often taken my grandchildren there to appreciate its beauty.

I urge you and your fellow Councillors to visit the area to appreciate that it would be a very retrograde step to spoil it by allowing the construction of housing or other property.

Please convey my reservations to Barnet Council. I would also appreciate it if you could acknowledge receipt of this letter by email or letter.

Yours sincerely



Dr R C Raichura


**McDermott, Jeremy**


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**From:** Neil Watson [REDACTED]  
**Sent:** 10 August 2015 17:58  
**To:** Mwende, Faith  
**Subject:** holden road development

I am concerned at the proposed change of usage of Brookdene open space and hope the councils present policies on biodiversity will be upheld. Neil Watson [REDACTED]

# THE FINCHLEY SOCIETY

Derek Warren  


  
10th August 2015

To The Assets, Growth and Regeneration Committee, London Borough of Barnet.

Land behind Brookdene, that used to be 71 Holden Road, N 12.

The Dollis brook, together with the land either side, is a wonderful Green Corridor running through the Borough, and it is essential to retain as much of this as possible, especially as there is so much pressure on the Green Belt. We are extremely lucky to have areas of grassland and trees, but there is little woodland such as the area behind Brookdene.

This section by the brook contains some fine mature trees including oak, ash, alder, yew, sycamore, larch, together with much undergrowth, resulting in a haven for a great variety of wildlife. We would therefore be unhappy to see it go out of the Council's control.

At a recent visit a sparrowhawk kept returning to feed its young, and the cuckoo pint was showing its bright red berries. But unfortunately there is a patch of Japanese knotweed.

There are well worn paths and it is a pity that the Council have never incorporated this area into the Brook Side Walk, or made it into a small nature reserve.

We do feel strongly that the area must never be built on, or be taken out of the control of Barnet Council.

*Derek Warren*, for the Environment & Transport Committee.

By email to Faith Mwende, Cllr. D Thomas, and Cllr. R Cornelius.

David Jones [REDACTED]  
To: f.mwende@barnet.gov.uk  
Sale by lease of land on east bank of Dollis Brook(rear of 71 Holden Road)

5 August 2015 13:52

Dear Ms Mwende,

It has been brought to my attention that there is an area of green land to the rear of 71 Holden Road ,which some call Brookdene Nature Reserve,which the Council may sell to a developer on a long lease. This sale would deprive the community of the amenity of this green site. Since this is an unspoilt site ,accessible at present to the public,it would be unforgivable for this to be sectioned off as part of a property development.

As a long standing resident of this area I would like to record my objection to this course of action by the council.

Yours Sincerely

D G Jones  
[REDACTED]

(  
THEY TO E-MAIL ABOVE BUT E-MAIL FAILED)  
SO HERE WITH HARD COPY.  
(



11<sup>th</sup> Aug. 2015

Members of the LLB Assets, Growth & Regeneration Committee

Dear Members

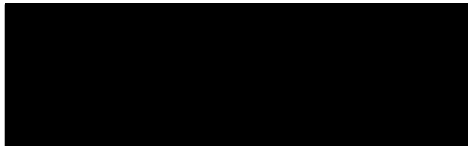
Brookdene Nature Reserve

I have only once visited this very valuable little nature reserve but I am horrified to learn that it is under threat of destruction to provide a quick profit for developers. Any development is not likely to ease the housing crisis as the government has not seen fit to ban developers from selling their new properties abroad.

Of course you will know that, as Britain's population grows, habitat for what remains of our wildlife is dwindling fast so it is important that each little pocket that remains is protected. Dollis Brook, mostly very shallow with its stepping stone crossing is a delight for children & an essential life-sustainer for wildlife. The trees provide nest-sites, food & shelter for birds, mammals & insects.

Please visit this place before you make any decisions about it.

Yours sincerely,



Wendy Reynolds

---

**From:** Frances [REDACTED]  
**Sent:** 13 August 2015 14:13  
**To:** Mwende, Faith  
**Subject:** unspoilt green land to the rear of 71 Holden Rd that backs onto Dollis Brook-Brookdene

[REDACTED]

Dear Ms Mwende

I have learned that the above is to be disposed of as surplus to requirements.

It would be an absolute shame to dispose of unspoilt woodland of this nature and I would like to register my opposition to this plan as a council tax payer and a member of West Finchley Residents Association.

yours sincerely  
Frances Fogarty



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

## McDermott, Jeremy

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**From:** Marilyn Lee [REDACTED]  
**Sent:** 13 August 2015 19:29  
**To:** Mwende, Faith  
**Subject:** PUBLIC SPACE UNDER THREAT land behind 71 Holden Road

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Committee Clerk, Faith Mwende

Dear Faith Mwende

I am on the committee of the West Finchley Residents Association, but I am writing this as an individual. The WFRA is aware as the Chairman attended the exhibition of the plans for this redevelopment of the whole of the land to the rear of 71 Holden Road (primarily the existing maisonettes) some three weeks ago. The WFRA were told by Peter Pickering that the Council's Assets and Resources Committee will be deliberating in September on granting a long lease of this parcel of land to the developers and that there is no planning application yet, but who knows. However I would like to show my support with the fight against the so called 'Nature Reserve' which I believe is a way of building 43 housing units behind 71 Holden Road!

I am opposed to this development because it is a development. The area as you have rightly said is a natural place for wildlife. The walks along the brook are a delight. There was a fear that when the path was repaired and made easier for people to walk along that the wildlife would be disturbed but as nature is wonderful the birds etc have returned.

The idea that there will be 43 housing units horrifies me too which to me smells of a developer making money. We have already been duped by the development on Nether Street, Fursby House with the '2 houses' built on the front. We have now found out that they are infact 7 flats. I believe the owners/developers never informed any of the neighbours and I think did not get planning permission. Therefore I am very suspicious of this so called 'Nature Reserve'.

Yours

Marilyn Lee



Cllr David Thomas

Chair

Assets, Growth and Regeneration Committee

London Borough of Barnet

13 August 2015

Dear Sir,

**Planning Ref 15/04857/FUL: Area to rear of 71 Holden Road (Brookdene Nature Reserve)**

I wish to object to the proposal to dispose of this woodland area through a long lease in order to facilitate the construction of up to 43 dwellings by a developer.

As a local resident I believe this development will be highly detrimental to the people and environment of West Finchley and Woodside Park.

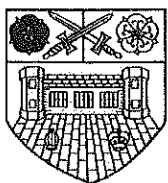
The specific grounds for my objection are:

**The development will have an adverse effect on nature conservation and result in the loss of well-established trees** in the Woodside Park and West Finchley areas. There are relatively few mature woodlands of this kind in the local area and its destruction and/or incorporation into a housing development will deprive local people of access to green space and increase the urbanisation of the area. There are important environmental and health benefits to be gained from preserving precious woodland oases in suburban and urban areas which the Council should take full account of.

**The adverse effect it will have on a conservation area:** the site is designated as a site of interest for nature conservation. Its value for nature conservation will be greatly diminished or destroyed by the construction of housing on the site and the loss of the open and wild nature of the existing woods. Its development will reduce the range of habitats available to birds and other wildlife. I understand that the site is also designated as Metropolitan Open Land and should not therefore be subject to this type of intensive development.

The proposed **development of this site is not appropriate for the local area:** the woodland forms an important part of the Green Valley route along Dollis Brook, a route which has recently received significant investment from the Mayor of London's fund. It is therefore highly contradictory to undermine what has recently been achieved along the Dollis Brook Valley greenspace by allowing intensive housing to be built in place of riverside woodland.

For the same reasons an intensive residential development of this scale will have **an adverse effect on the surrounding area and on adjoining neighbours.** It will fundamentally alter the attractive landscaping of the Dollis Brook valley and the amenity value of this landscape to local residents.



# The Barnet Society

*Campaigning for a better Barnet*

Faith Mwende  
Governance Officer  
Assurance Group  
London Borough of Barnet  
North London Business Park  
Oakleigh Road South  
London N11 1NP

13 August 2015

Dear Faith Mwende,

**Land to rear of 71 Holden Road, North Finchley  
(aka Brookdene Nature Reserve, Dollis Brook)**

The Barnet Society is extremely concerned about Barnet Council's proposal to grant a 150-year lease to the developer of 71 Holden Road. Although the site is outside our normal area of interest, it would set a precedent that could jeopardise many others in Barnet.

The land in question is a vital link in the chain of Sites of Local Importance for Nature Conservation along the Dollis Brook, part of a remarkable thread of greenery extending most of the length of the Borough. It is an indispensable wildlife corridor, and a source of pleasure and well-being to residents and visitors out of all proportion to its slender width.

The Dollis Valley is one of the green spaces that are among Barnet's most distinctive features. As pressure to build inexorably increases, so will their value to residents. Our descendants would be amazed and unforgiving if we sold, relinquished control of, or failed to maintain such irreplaceable assets.

We object strongly to the principle of transferring public assets to private ownership to the exclusion of the public, however short the lease. We would only be prepared to consider such a course if the net benefit to Barnet residents of sale to a responsible body could be clearly demonstrated. However no such case has been made.

The Brookdene site deserves proper protection and management, and to be made more – not less – publicly accessible. The public interest would only be truly served if it were made an integral part of the Dollis Valley Walk, policies to which Barnet Council is already committed (UDP: GBEnv4, enhancing Special Areas and O12, Green Chains). These are incompatible with private ownership, and we therefore oppose the proposal as it stands.

Founded in 1945, The Barnet Society campaigns for improvements to the environment of Chipping Barnet and surrounding areas and for protection of the Green Belt

President: Aubrey Rose CBE Vice Presidents: Jenny Remfry Robin Marson David Lee  
Chair: Nick Jones Vice Chair Gail Laser Hon Treasurer: Penny Dye

Post: 28 The Drive, Barnet, Herts EN5 4JQ E: info@barnetsociety.org.uk W: www.barnetsociety.org.uk

## McDermott, Jeremy

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**From:** McDermott, Jeremy  
**Sent:** 11 August 2015 17:25  
**To:** CoakleyWebb, Cllr Pauline  
**Cc:** Members Enquiries; Kerrison, Rita; 'glenn.miller2@capita.co.uk'  
**Subject:** FW: Land to the rear of 71 Holden Road North Finchley N12 7DR  
**Attachments:** No. 24300 Land to the rear of 71 Holden Road Title Search Compliant.pdf; Holden Road.xlsx

Cllr.P.Coakley Webb

In response to your queries please see below.

Trusting the above is in order.

**Jeremy McDermott BSc MRICS**  
**Valuer - Barnet Estates**  
**CAPITA Customer and Support Group**

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**My understanding is that the western part of the site does have SINC status , could you please confirm ?**

That is correct Please find the maps attached which show the area designated as a SINC coloured green and the area of land proposed to be leased edged in red

**Why was SINC status not in the report to ARG?**

As SINC status relates to a small area of land bordering the brook to the West of the site and the land is to be kept in its existing use and condition, with the benefit of a management plan, SINC status is not expected to be affected. It was therefore not identified as a reason not to proceed with the lease. The report to ARG currently being prepared will include an explanation of the SINC designation and boundary.

**It is correct that the west side of the site is MOL with SINC status whereas the eastern section has no status?**

The western part of the plot adjacent to Dollis Brook is Metropolitan Open Land (MOL) with SINC status and our understanding is the eastern side has no such status

**Could I please have the total number of objections received?**

44 objections were received immediately following the statutory advertising of the committee decision and a further 11 have been received since, all of which will be provided to the committee.

**Following last weeks meeting of the Assets and Capital board on 30th July, could you please let me know when the minutes will be available and those of any meetings held since January this year?**

We would advise that as ACB is not a decision making board but a meeting where senior officers have the opportunity to discuss their input into the recommendations that are intended to be taken to the ARG committee, minutes are not usually circulated outside the attendees. We should be in a position to release the minutes shortly

**Is the draft report on this item, due to go to ARG on 7th Sept, available and what will be the officer recommendation?**

The draft is not currently available but will be distributed to Governance for publication on the 19<sup>th</sup> of August. Members consideration will be shortly after that. As the report is directed only to the consideration of objections received it will not include an officers recommendation. Additionally it is not intended to re state all of the information provided as part of the original committee submission, a copy of which will be attached for information. Please advise if you would like a copy.

**Why is it going back to ARG?**

The purpose of the referral of this matter back to ARG is for consideration of representations and will include all objections received.

**Will there be a report back on the consultation and will details of the objections be included?**

Yes and as above

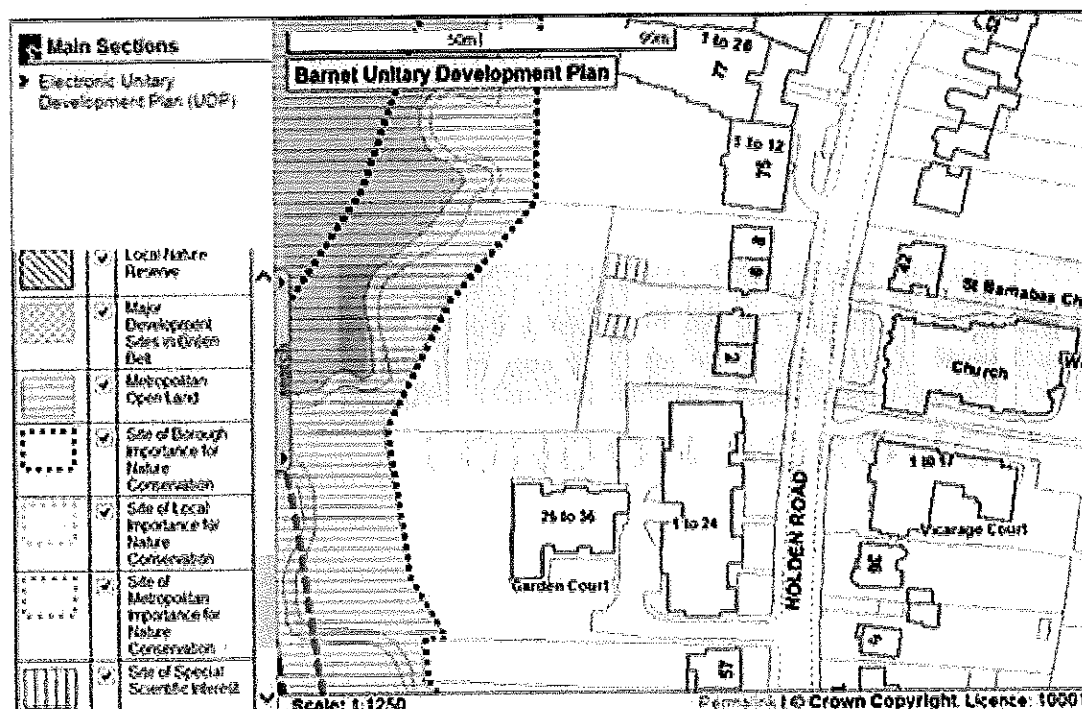
**On planning could you please tell me the ratio of new build to amenity space i.e. Would the developer be able to build, as per the plans, without any extra space?**

The site area to the east of the vertical dividing line and forming the built up area of the site is approximately 2250sq.m. Approximately 1920sq.m is built up. This leaves peripheral communal space at ground floor level. However, there are communal areas and terraces at upper floor levels which contribute to provide the formal amenity space for the development.

The planning statement for the application states that each unit has private amenity space either in balconies, enclosed gardens or roof terraces to meet or exceed the requirements of the local plan. There would also be three communal areas one of which would include children’s play space. The scheme would have approximately 156sq.m of communal space. The scheme is not reliant on the woodlands to make up the numbers for communal space as far as I am aware, however, it is an asset for future residents.

**If the western side of the site was retained as MOL with SINC status and the eastern side only used by the developer for amenity space would this have any impact on the current new build plans.**

The boundaries of the Eastern part of the site designated as MOL with SINC status are not sufficiently clear to enable accurate measurement without a comprehensive land survey however



Above is an excerpt from the proposals map for the Barnet Local Plan. The site is one directly opposite the church (behind the A, R and N for Barnet).

This shows the application site on the left hand (western) side of Holden Road. At the rear of the red line site are two designations:

Green: Metropolitan Open Land

Black dots: SINC (Site of Importance for nature conservation).

I can confirm that the extent of the red line site is as per the vertical red line site on the plan above. So it is clear that the actual development site is set a substantial distance away from both these designations.

These designations would not affect the development footprint or the basement car park.

**Have any discussions taken place as to what would be included in a S106 agreement?**

At pre-application stage, it was agreed that the following would be sought through the Section 106 process, acknowledging also that a CiL payment would be substantial as a result of this development:

Affordable housing provision, either on site, off site or in the form of a commuted payment

A contribution towards employment and training

A Woodlands Management Plan

A Travel Plan

Contributions to the green walk.

Depending on the considerations of highways officers, any highway modifications that may be necessary to contribute to safe access and highway effectiveness.

**Re 6e below. This didn't answer my question.**

**If the developer has a lease on the land will the public be barred from accessing it ?**

There will be no change to the public access rights however as was stated in the original report to committee the site is bounded on three sides by private ownership and the brook to the rear and public access is restricted.

The documentation submitted with the application indicates that it is an objective of the developer to facilitate both communal access from the development to the woodland area and also wider access from other members of the public. Access is currently gained by walking through the brook, but an access across the river through a new bridge would be sought. It is likely that members of the general public would access this site not through the development but from the west using the Dollis Valley Greenwalk

**When does council expect plans to be submitted?**

The application has been submitted. This took place late on 31 July. The application was registered on 3 August. There is a 13 week expiry date of 2 November. The applicants have entered into a planning performance agreement with the Council and the aim is to take the application to committee on 28 October with completion of the Section 106 agreement on or by 11 November.

The application is currently out for consultation internally and externally.

**Jeremy McDermott BSc MRICS**  
**Valuer - Barnet Estates**  
**CAPITA Customer and Support Group**

London Borough of Barnet,  
North London Business Park, Oakleigh Road South, London N11 1NP  
Tel: 020 8359 7925 : Mobile: 07824350808 : Fax: 0870 889 7450  
Barnet Online: [www.barnet.gov.uk](http://www.barnet.gov.uk)



Please consider the environment - do you really need to print this email

**From:** Mary O'Connor [REDACTED]  
**Sent:** 05 August 2015 13:14  
**To:** McDermott, Jeremy  
**Subject:** Re: FW: Woodland Area, to the Rear of Brookdene 71 Holden Road London N12 7DR

Dear Mr McDermott,

\* Thank-you for your email. Can I please speak at the 7th September Assets and Regeneration Committee Meeting? If so, can you inform me of the conditions?

Can you clarify some points in your email and the attachment for me please? For emphasis I have added bold and underline to some quotes.

1. In 1) of your email, it is stated that "Subject to statutory open space consultation, the Committee **has** approved the granting of a two year call option to purchase the public open space at the rear of 71 Holden Road on a 150 year lease subject to planning. The public are **not excluded** but the land is land locked and access can only be gained through the brook."
  1. I find the wording confusing. Has the two year call option already been granted and if so has a deposit been paid?
  2. If it has been granted, who granted this and when? Can I have a copy of the Options Agreement?
  3. If the lease is granted, will not the lessee be able to exclude the general public as is the case with other Barnet Council land that is leased to various organisations?
2. If the two year call option has already been granted, what protection of the woodland is provided during this time? Who is responsible for maintenance during this time? Much of the value of the woodland by nature is the ground cover - how will this be maintained during the two-year option? During the two-year option who is responsible for things like the Environment Agency requirements as the site goes to Dollis Brook? Can I have a copy of the Woodland Management Plan?
3. In the "Frequently asked questions" attachment, it states "The Council will be given a right of access to the remaining woodland which they **currently have no access rights**". In the introduction it states that the land is owned freehold by the Council. How does this not give the Council access rights? And by the Council having a right of access, does that include the residents of Barnet? Why refer to the "remaining" woodland. Is it to be reduced in size?
4. Who are the members and what is the purpose of the Assets and Capital Board? I have attempted to find the composition of this board on the Barnet Council website but can find no mention of its purpose or members. Is there a founding document or constitution that I can read?
5. As the Assets and Capital Bond meeting of 30th July 2015 has now been can I have a copy of the minutes or if these are not available yet, when they are? If the minutes are not yet available, what was the outcome of them considering the representations?
6. What is meant by the Assets and Capital Board "will then be requested to consider the representations and confirm it is in order to present to (ARG) on the 7th of September."? Are the Assets and Capital Board going to make representations to the Assets and Regeneration Committee?
7. "There **will be a statutory public open space consultation**; however the Committee has approved the granting of a two year call option to purchase the public open space at the rear of 71 Holden Road on a 150 year Lease which is subject to planning." There **has been** a public notice and representations. But this statement says there **will be** a statutory public open space consultation. Can you advise me of when in the future this will be and what form it will take?
8. It states the public are not excluded from the area. This is the present - if the lease is agreed, then does the lessee then have the right to exclude the general public? "A condition of the 150 year lease

which is to be granted will protect the area from ANY development. No development will take place." Is erecting a fence on the land to prevent public access development?

I continue to be very concerned at Barnet Council's actions with regard to this woodland so I would appreciate a reply as soon as possible.

Regards,

Mary

**McDermott, Jeremy**

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**From:** Michelle Romm [REDACTED]  
**Sent:** 15 August 2015 19:54  
**To:** Mwende, Faith  
**Subject:** Fwd: Objection 71 Holden rd n12

Sent from my iPhone

Begin forwarded message:

**From:** Michelle Romm [REDACTED]  
**Date:** 15 August 2015 19:52:39 BST  
**To:** "[cllr.d.thomas@barnet.gov.uk](mailto:cllr.d.thomas@barnet.gov.uk)" <[cllr.d.thomas@barnet.gov.uk](mailto:cllr.d.thomas@barnet.gov.uk)>, "[faith.mwende@barnet.gov.uk](mailto:faith.mwende@barnet.gov.uk)" <[faith.mwende@barnet.gov.uk](mailto:faith.mwende@barnet.gov.uk)>  
**Subject:** **Objection 71 Holden rd n12**

To whom it may concern,

Re: Development to the rear of 71 Holden Road N12

We most strongly object to the proposed building development on land of natural beauty to the rear of 71 Holden Road N12 adjacent to Dollis Brook. My family and I have enjoyed walking through this unspoilt woodland area on a regular basis and southwards following the Brook alongside Brent Way and Finchley Golf Course. There is absolutely no doubt that new buildings on the proposed site will be a total blight to the whole area.

It is also of deep concern, not only to us, but our neighbours in Brent Way that should planning permission be granted for the above development, a precedent will be set for the council to approve future development plans along the whole of Dollis Brook. This project is totally unacceptable to all residents and children living in Brent Way.

One of the main reasons why my husband and I moved to this particular area along with other families and their children, is the existence of the delightful open spaces that surround our property. We sincerely hope that planning permission will not be granted as it is detrimental to the whole area.

Yours sincerely,

Michelle and Ben Shasha  
[REDACTED]



**McDermott, Jeremy**

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**From:** Linda Farley [REDACTED]  
**Sent:** 15 August 2015 20:24  
**To:** Mwende, Faith  
**Subject:** Fw: Assests, Growth and Regeneration Committee. Land to rear of 71 Holden Road, N12

Dear Faith,

I originally sent this message on Thursday 13 August, but it did not reach you as I had the wrong e-mail address for you. The Councillors did receive the message I think. Please accept this message now and include it in the papers for the Assests, Growth and Regeneration Committee.

Thank-you,

Linda Farley

On Thursday, 13 August 2015, 21:45, Linda Farley [REDACTED]

I am writing to ask you not to agree to the disposal of the public open space behind 71 Holden Road which currently comprises a lovely resource for Barnet residents who prize the natural world and access to green and tranquil places.

I am a Barnet resident who enjoys the green spaces in the borough and values especially the unspoilt, more natural areas. Many of the Boroughs parks are dull and not very enjoyable, but the open areas along the Dollis Green walk are lovely, interesting, peaceful and full of wild life. I think it important for the well being of the local community that areas like this piece of land are preserved unspoilt and with free access.

I am also shocked and alarmed that the Council is not only contemplating this sale, but seems to be pushing it through with as little public consultation as possible. I think the process of selling public open space will impoverish the larger community and wonder what local people will be left with when this process ends?

Linda Farley

## McDermott, Jeremy

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**From:** Carolyn Whitehead [REDACTED]  
**Sent:** 16 August 2015 23:17  
**To:** Mwende, Faith  
**Subject:** Objections to the proposed sale of woodland at Holden Road

Dear Ms. Mwende,

I am writing to you in your position of Committee Clerk to the Assets, Growth and Regeneration Committee to register my objections to the proposed sale on a 150 year lease of the area of woodland at the rear of 71 Holden Road/Brookdene.

Briefly, I do not see how any wild area in the borough can be considered "surplus to requirements"; London needs all the wild areas it can get. People do use this woodland, as a cursory inspection of the area will show, so sections 1.1 and 2.1 of the Assets, Regeneration and Growth Committee document/report for the meeting on Monday 15<sup>th</sup> December 2014 are incorrect in stating that it is "not capable of being accessed for (...) the public" and is "un-useable".

What is more, it is of important value to wildlife because of its connection with Dollis Brook and the adjacent designated areas of Metropolitan Open Land and Site of Importance for Nature Conservation. Disturbing the Brookdene site by, for example, turning it into gardens or a landscaped area for a new housing development would inevitably have a detrimental effect on the ecology of Dollis Brook, the MOL and the SINC. Has any preliminary environmental impact assessment of the proposed use of the land been carried out at the Brookdene woodland site?

If a later environmental impact assessment were carried out and it was decided for nature conservation reasons that no development or change whatsoever could be made on the site, would the purchaser of the 150 year lease have any claim they could pursue against the Council for selling a site to them which they were then unable to use?

Whilst the potential purchaser will apparently have to agree to lease conditions including "a tree maintenance plan and no building on the woodland site", they clearly would intend changing the appearance, quality and use of the site from its current natural, wild space to one that would be of less value ecologically; if they did not intend at least landscaping the site (or worse - using it for car parking?), then why would they pay to purchase it? If they just want a nice green space alongside their proposed housing development, why not leave the land exactly as it is now - unspoiled and in public ownership?

The only apparent benefit to the Council in selling this land is, according to the Assets, Regeneration and Growth Committee document/report mentioned above, financial: the income from the sale and the claim that the Council has a continuing maintenance liability for the Brookdene woodland site. This latter objection seems trivial; presumably, the Council has a similar responsibility for maintenance of the Dollis Brook itself and the adjacent MOL and SINC; when the Council is carrying out whatever maintenance is required in these other areas, the additional cost of extending the maintenance into the 0.7 of an acre of the Brookdene woodland area would surely be very small.

This land is designated Public Open Space. It is a public asset. It is of ecological value. I do not believe it is in the best interests of the residents of Barnet that this public land be sold.

Thank you for taking the time to read and note my objections to this sale.

Yours sincerely,

Carolyn Whitehead  
[REDACTED]

---

**From:** Carolyn Whitehead [mailto: [REDACTED]]  
**Sent:** 16 August 2015 23:17  
**To:** Mwende, Faith  
**Subject:** Objections to the proposed sale of woodland at Holden Road

Dear Ms. Mwende,

I am writing to you in your position of Committee Clerk to the Assets, Growth and Regeneration Committee to register my objections to the proposed sale on a 150 year lease of the area of woodland at the rear of 71 Holden Road/Brookdene.

Briefly, I do not see how any wild area in the borough can be considered "surplus to requirements"; London needs all the wild areas it can get. People do use this woodland, as a cursory inspection of the area will show, so sections 1.1 and 2.1 of the Assets, Regeneration and Growth Committee document/report for the meeting on Monday 15<sup>th</sup> December 2014 are incorrect in stating that it is "not capable of being accessed for (...) the public" and is "un-useable".

We note your comments regarding the meeting of the 15<sup>th</sup> of December. There will be no change to the public access rights however as was stated in the original report to the committee the site is bounded on three sides by private ownership and the brook to the rear and public access is restricted.

The documentation submitted with the application indicates that it is an objective of the developer to facilitate both communal access from the development to the woodland area and also wider access from other members of the public.

The difficulties faced by the Council maintaining the Woodland are covered off in the FAQ attached.

What is more, it is of important value to wildlife because of its connection with Dollis Brook and the adjacent designated areas of Metropolitan Open Land and Site of Importance for Nature Conservation. Disturbing the Brookdene site by, for example, turning it into gardens or a landscaped area for a new housing development would inevitably have a detrimental effect on the ecology of Dollis Brook, the MOL and the SINC. Has any preliminary environmental impact assessment of the proposed use of the land been carried out at the Brookdene woodland site?

In essence three documents have been produced following site surveys.

- 1, A Scoping Survey.
- 2, A Tree Survey.
- 3, A Management Plan.

These have been carried out by qualified specialists at Southern Ecological Solutions Ltd, our appointed Ecology Consultants.

These cover the work that is normally done and they will form part of the planning application when it is submitted.

Please also see attached in the FAQ's

If a later environmental impact assessment were carried out and it was decided for nature conservation reasons that no development or change whatsoever could be made on the site, would the purchaser of the 150 year lease have any claim they could pursue against the Council for selling a site to them which they were then unable to use?

This is explained further in the FAQ's doc attached. The Developer does not propose to use the land at all as part of the proposed agreement the land will remain as is.

Whilst the potential purchaser will apparently have to agree to lease conditions including "a tree maintenance plan and no building on the woodland site", they clearly would intend changing the appearance, quality and use of the site from its current natural, wild space to one that would be of less value ecologically; if they did not intend at least landscaping the site (or worse – using it for car parking?), then why would they pay to purchase it? If they just want a nice green space alongside their proposed housing development, why not leave the land exactly as it is now - unspoiled and in public ownership?

The tree maintenance plan will be annexed to the lease. The purchase of the land will ensure the land is better maintained

The only apparent benefit to the Council in selling this land is, according to the Assets, Regeneration and Growth Committee document/report mentioned above, financial: the income from the sale and the claim that the Council has a continuing maintenance liability for the Brookdene woodland site. This latter objection seems trivial; presumably, the Council has a similar responsibility for maintenance of the Dollis Brook itself and the adjacent MOL and SINC; when the Council is carrying out whatever maintenance is required in these other areas, the additional cost of extending the maintenance into the 0.7 of an acre of the Brookdene woodland area would surely be very small.

This is covered off in the FAQ's attached

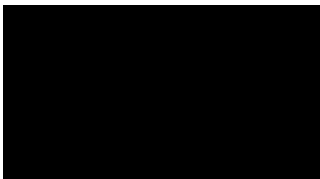
This land is designated Public Open Space. It is a public asset. It is of ecological value. I do not believe it is in the best interests of the residents of Barnet that this public land be sold.

Noted

Thank you for taking the time to read and note my objections to this sale.

Yours sincerely,

Carolyn Whitehead



**From:** Mary O'Connor [mailto: [REDACTED]]  
**Sent:** 05 August 2015 13:14  
**To:** McDermott, Jeremy  
**Subject:** Re: FW: Woodland Area, to the Rear of Brookdene 71 Holden Road London N12 7DR

Dear Mr McDermott,

Thank-you for your email. Can I please speak at the 7th September Assets and Regeneration Committee Meeting? If so, can you inform me of the conditions?

Can you clarify some points in your email and the attachment for me please? For emphasis I have added bold and underline to some quotes.

1. In 1) of your email, it is stated that "Subject to statutory open space consultation, the Committee **has** approved the granting of a two year call option to purchase the public open space at the rear of 71 Holden Road on a 150 year lease subject to planning. The public are **not excluded** but the land is land locked and access can only be gained through the brook."
  1. I find the wording confusing. Has the two year call option already been granted and if so has a deposit been paid?

2. If it has been granted, who granted this and when? Can I have a copy of the Options Agreement?
3. If the lease is granted, will not the lessee be able to exclude the general public as is the case with other Barnet Council land that is leased to various organisations?
2. If the two year call option has already been granted, what protection of the woodland is provided during this time? Who is responsible for maintenance during this time? Much of the value of the woodland by nature is the ground cover - how will this be maintained during the two-year option? During the two-year option who is responsible for things like the Environment Agency requirements as the site goes to Dollis Brook? Can I have a copy of the Woodland Management Plan?
3. In the "Frequently asked questions" attachment, it states "The Council will be given a right of access to the remaining woodland which they **currently have no access rights**". In the introduction it states that the land is owned freehold by the Council. How does this not give the Council access rights? And by the Council having a right of access, does that include the residents of Barnet? Why refer to the "remaining" woodland. Is it to be reduced in size?
4. Who are the members and what is the purpose of the Assets and Capital Board? I have attempted to find the composition of this board on the Barnet Council website but can find no mention of its purpose or members. Is there a founding document or constitution that I can read?
5. As the Assets and Capital Bond meeting of 30th July 2015 has now been can I have a copy of the minutes or if these are not available yet, when they are? If the minutes are not yet available, what was the outcome of them considering the representations?
6. What is meant by the Assets and Capital Board "will then be requested to consider the representations and confirm it is in order to present to (ARG) on the 7th of September."? Are the Assets and Capital Board going to make representations to the Assets and Regeneration Committee?
7. "There **will be a statutory public open space consultation**; however the Committee has approved the granting of a two year call option to purchase the public open space at the rear of 71 Holden Road on a 150 year Lease which is subject to planning." There **has been** a public notice and representations. But this statement says there **will be** a statutory public open space consultation. Can you advise me of when in the future this will be and what form it will take?
8. It states the public are not excluded from the area. This is the present - if the lease is agreed, then does the lessee then have the right to exclude the general public? "A condition of the 150 year lease which is to be granted will protect the area from ANY development. No development will take place." Is erecting a fence on the land to prevent public access development?

I continue to be very concerned at Barnet Council's actions with regard to this woodland so I would appreciate a reply as soon as possible.

Regards,

Mary

On Tue, Jul 21, 2015 at 1:10 PM, McDermott, Jeremy <[Jeremy.McDermott@barnet.gov.uk](mailto:Jeremy.McDermott@barnet.gov.uk)> wrote:

Ms O'Connor,

Thank you for your interest and representations concerning the above and we sincerely apologise for the delay in replying to you.

Please note that your representations in respect of the woodland area, to the rear of Brookdene 71 Holden Road London N12 7DR will now be considered by the London Borough of Barnet, at its next Assets and Regeneration Committee (ARG) meeting on the 7<sup>th</sup> of September 2015

In response to the most frequently raised questions regarding the representations received, please find attached a frequently asked questions document, that sets out the Council's responses to the various queries.

Please also find below answers to many of the queries received.

1. Subject to statutory open space consultation, the Committee has approved the granting of a two year call option to purchase the public open space at the rear of 71 Holden Road on a 150 year lease subject to planning. The public are not excluded but the land is land locked and access can only be gained through the brook.

2. The land will remain as it is, currently land locked and will be managed through an agreed Woodland Management Plan to improve its ecological contribution. This would be part of the Section 106 Planning Agreement.

3. Only a portion of this land is metropolitan open space.

4. The sale of a long leasehold for 150 years of an area of public open space will enable the Council to retain an element of control over the management of the woodland. The capital receipt which will be generated will be available for delivering the Council's corporate objectives, without any loss of visual amenity.

5. The land has not been maintained due to access difficulties hence there is an accrued maintenance liability in the future for the Council if it is not sold. The site is not accessible to the public and it would be an advantage for the Council to take this opportunity, to enable a sale of a long leasehold interest for 150 years by means of a two year option to purchase. The sale will secure a capital receipt from an area of currently unusable public open space, which will not be built on, and will continue to provide a visual backdrop from Dollis Brook Pathway.

6. The land will remain as it is, currently land locked and largely inaccessible to the public. The land will remain undeveloped but will provide garden / amenity land for the frontage development. No fording the brook or constructing a bridge was considered but it is believed it would not be sufficient reason not to dispose of the site. Providing a bridge would provide access for maintenance at a cost which would be substantial in relation to its potential use. No maintenance has been carried out and the woodland is in a neglected state. The most economical solution is to dispose of the site by way of a long lease.

In relation to your queries raised regarding the '*Woodland area to the rear of Holden Road N12*' please find attached response and frequently asked questions sheet for your information.



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 **The Greenacre Project**

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Chris Smith  
Head of Estate Management  
1<sup>st</sup> Floor, Building 2  
North London Business Park  
Oakleigh Road South, N11 1NP

32 Long Lane  
London N3 2PU

3<sup>rd</sup> April 2015

Dear Mr Smith,

**Green Land to the Rear of 71 Holden Road.**

Firstly, I would like to request an extension to the time period for making comments upon the proposal to sell or lease the land to the rear of 71 Holden Road. I have only just learnt of the proposals and do require some time to consult with my colleagues and make a proper, considered response to this very important issue.

Secondly, in order to make a proper comment, we feel we require some further information and/or clarification on a number of points. I have set out these points below and would request a full and clear answer to every numbered point at your earliest opportunity.

1. I calculate that the land to the rear of 71 Holden Road is approximately 2700 sq. yards in total (55.8% of an acre). Could you confirm that the whole of this land is being considered for 'disposal' on a 150 year lease.
2. This area is shown on Council maps as Designated Metropolitan Open Space (MOL). Can you confirm this to be the case.
3. This area is shown on Council maps as a Site of Importance for Nature Conservation (SINC) and has been further identified as such, as part of a 'Site of Borough Importance – Grade 1' in the adopted version of the Borough's Development Management Policies (17.2 Biodiversity). Can you confirm this to be the case.
4. Has a proper environmental study been carried out in the last 12 months?
5. Has a proper survey been carried out to monitor protected species?
6. To whom are you proposing to lease the land and for what purpose?
7. There are rumours circulating the neighbourhood that a property developer is trying to get rights to this land and all buy all the existing maisonettes that presently occupy 71 Holden Road in order to carry out a major housing redevelopment scheme, rumoured to be in the order of 40-54 housing units. Are you aware of this?
8. A major housing development on and adjoining MOL would be in conflict to many stated council policies relating to planning, regeneration, green spaces and the environment. Are you proposing or in favour of such a development scheme?

We will make a full response on receipt of clarification to the above points, although I will say at this stage that disposal of such a protected and unspoilt piece of green land without proper consultation at the very least, is unacceptable in terms of loss of valuable public green space, loss of mature trees and harm to wildlife and biodiversity. I would therefore urge you to halt the process until a proper consultation, proper environmental surveys and various impact assessments be carried out. This is not a forgotten piece of backland – it is public green space, designated Metropolitan Open Land and a haven for wildlife.

Yours sincerely,

Mike Gee, Chair, Greenacre Project Environment Committee.

CC. Cllr. Richard Cornelius

**McDermott, Jeremy**

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**From:** Frances [REDACTED]  
**Sent:** 03 April 2015 10:20  
**To:** Smith, Chris  
**Subject:** RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

**BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR**

For the attention of Chris Smith,  
Head of Estate Management  
London Borough of Barnet,  
North London Business Park,  
Oakleigh Road South,  
London, N11 1NP.

email: [chris.smith@barnet.gov.uk](mailto:chris.smith@barnet.gov.uk)

**RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR**

Dear Mr Smith

strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
  - 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
  - 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
  - 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
  - 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
  - 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.
- I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

Yours sincerely  
Frances Fogarty

[REDACTED]



This email has been checked for viruses by Avast antivirus software.

[www.avast.com](http://www.avast.com)

**McDermott, Jeremy**

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**From:** Jkelly957 [REDACTED]  
**Sent:** 03 April 2015 13:13  
**To:** Smith, Chris  
**Subject:** BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith,  
Head of Estate Management  
London Borough of Barnet,  
North London Business Park,  
Oakleigh Road South,  
London, N11 1NP.

email: [chris.smith@barnet.gov.uk](mailto:chris.smith@barnet.gov.uk)

**RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR**

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

Name: josephine kelly

[REDACTED]

**McDermott, Jeremy**

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**From:** Peter Marsh [REDACTED]  
**Sent:** 03 April 2015 15:07  
**To:** Smith, Chris  
**Subject:** BE/AM/001.

Dear Sirs,

I strongly object to the proposed lease of woodland on Dollis brook. Any development would have an enormous detrimental effect on this area of natural beauty.

I would propose that there should be a longer period for public consultation and that the council should not attempt to slip this through by making the closing date in a holiday time.

Yours faithfully  
Peter Marsh

## McDermott, Jeremy

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**From:** Tanya Joseph [REDACTED]  
**Sent:** 03 April 2015 19:16  
**To:** Smith, Chris  
**Subject:** BE/AM/001.

### **RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR**

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.
- 7) As the area goes to Dollis Brook it also includes the Environment Agency's 8 metre zone to protect Dollis Brook and its banks.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

Tanya Joseph  
[REDACTED]

Sent from my iPhone

For the attention of Chris Smith,  
Head of Estate Management  
London Borough of Barnet,  
North London Business Park,  
Oakleigh Road South,  
London, N11 1NP.

email: chris.smith@barnet.gov.uk

**RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR**

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space. Green Chains does go along the brook - there is a mistake on the map. Each green chain is important to the total length of the chain. As this land contains many trees, undergrowth and regeneration it is particularly vital to the green chains as other areas do not have such a natural environment. As the area goes to Dollis Brook it also includes the Environment Agency's 8 metre zone to protect Dollis Brook and its banks. As Metropolitan Open Land it should be given absolute protection. The 150 year lease proposal would not give this. In the 15 Dec 2014 document no mention is made of a fauna and flora survey having been undertaken. Barnet Council's assurance that "a long lease ensures the Council retains limited control of the future of the site and preserves the visual impact of the woodland" implies very weak protection. This woodland must be properly managed as public open space for residents and wildlife. Hopefully this will be a hands-off approach where this woodland is left totally in its natural state - no asphalt, no asphalt paths, pollard trees and mown lawn. The attitude of Barnet Council in wanting to remove their responsibility is appalling.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed. At this time of year it is usually ankle deep and in Summer can frequently be crossed without getting your feet wet.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.
- 7) I have been wondering why a developer would want a piece of land that could not be built on. However, with this piece of land would Barnet Council grant the developer planning permission to build more units on the front area facing Holden Road if this is being redeveloped? If this is the case, this is concerning as it indicates that Barnet Council is favouring developers over residents? It concerns me that a developer would want a 150 year lease on some land that they could not build on without there being some other concession in the developer's favour. What is the concession?
- 8) Barnet Council's Motto is "Putting the Community First". This seems to no longer appropriate.
- 9) I am extremely concerned at the Public Notice being written to discourage any enquiries. I am unsure whether it was placed on the street at 71 Holden Avenue but I know it was not along the Dollis Valley Greenwalk at the point where the public leave the Greenwalk to enter the woodland. The Public Notice says that to see the plan you have to make an appointment. In this day and age why are these not available on-line? While I was emailed the plan when I rang up it was just that - the plan - same as I had already obtained online from the Land Registry. Why do the Public Notices not state the meeting where Barnet Council voted for these options? If they did, the public could directly look up the information available in the agenda and minutes. The answer given at the Residents' Forum of 25th March 2015, while giving the meeting where the decision was made, did not direct the questioner to information on that meeting's agenda. And again the answers were incorrect as the land is and has always been accessible to the public. The intention of this decision is to remove the accessibility of this land to the public! The answers were written as though Barnet Council was a developer, concealing the reality from the public.

## My visit to the rear of 71 Holden Road

Yesterday, I decided that I needed to visit this place again as it has been some years since I was there. I also wanted to make people aware that Barnet Council was going to pass this 0.29 hectares to a private developer for 150 years! I went along Dollis Valley Greenwalk, crossing Argyle Road and continuing until the Old Finchleians' ground was straight ahead. I jumped over Folly Brook and then paddled across the ankle-deep water in Dollis Brook to reach the rear of 71 Holden Road. I walked around the woodland along the natural paths as this is obviously an area visited often by the venturous. When walking through this area there were a few things that really struck me. None of the trees had been attacked by a chainsaw, there was much birdsong and it seemed the most isolated spot in London! The ground vegetation is mainly ivy and wild garlic and natural paths have formed. There are many mature trees but there is also lots of low vegetation and regeneration. While Barnet Council might require the developer to retain some of the mature trees, this natural space will be greatly changed and the public will be denied access to it.

I chatted to a Mum and her school-aged daughter who said this was her favourite spot. Like me they could not understand why Barnet Council would effectively sell this natural woodland to a private owner. But as they always enter through Dollis Brook and there have been no signs there they had no idea about Barnet Council's intentions.

Barnet Council's document only considers the financial aspect. There would be many people who would object if they knew what Barnet Council has planned. I am not sure if a notice was placed in Holden Road but there definitely was not one placed along Dollis Brook so the users of this woodland would not be aware of this proposal. Barnet Council's document said fording Dollis Brook was not practical. What nonsense! And for children that is part of the adventure. Barnet Council has not maintained it in the past, but do not want to retain it as it has "accrued a maintenance liability". Much of the charm of this woodland is because it has been left to nature. The document has an "Alternative Options Considered and Not Recommended" section which includes

*Retaining the site to preserve the visual amenity but this will incur continuing maintenance liability.*

*Fording the brook or constructing a bridge was considered but it is believed it would not be sufficient reason not to dispose of the site. Providing a bridge would provide access for maintenance at a cost, which would be substantial in relation to its potential use. No maintenance has been carried out and the woodland is in a neglected state. The most economical solution is to dispose of the site by way of a long lease.*

And their reasons for the recommendation to lease the site for 150 years to a private developer, thus excluding the public and destroying much of the natural value of the woodland

*To secure a capital receipt from an area of currently un-useable Public Open Space*

Like all Barnet Council owned land, the land belongs to the residents of Barnet. Barnet Council has no respect for this. Why are they only considering the 'visual amenity' and 'financial aspect'? If the councillors who voted to sell it or the staff who wrote this document had visited this area with their eyes open they would have recognised the value of the site. It is both a Borough Wide Site for Nature Conservation, and a natural space that has been enjoyed by many in the past, at present and should be available for the public in the future. Little areas like this allow children and adults to experience nature at its best in London. It does not require "maintenance". Nature will do that. Barnet Council's portfolio of Open Space needs to have variety - this is nature as nature intended with much biodiversity - spaces without the human intervention of asphalt paths, pollard trees and mown lawns

Barnet Council's document does not mention that this site is Metropolitan Open Land. It is also in the "green chain" that runs along Dollis Brook linking all the green areas along the brook and so allowing movement of fauna. The Environment Agency requires an 8 metre wide zone to protect the brook and its banks. They do not mention any fauna or flora survey so presumably none has been carried out. Is Barnet Council knowledgeable enough to be trusted with this Public Open Space?

This Woodland Metropolitan Open Space, green chains, Borough wide area for Nature Conservation and Dollis Brook and surrounds needs to be valued. Not effectively sold and the public be denied access. Barnet Council needs to put the community first which definitely means no disposing of public owned land!

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.  
Thank you.

I would like to speak to the Assets, Growth and Regeneration Committee if this matter comes before this or another committee again.

Name: Mary O'Connor





**McDermott, Jeremy**

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**From:** Lindsay Bamfield [REDACTED]  
**Sent:** 03 April 2015 14:01  
**To:** Smith, Chris  
**Subject:** re BE/AM001 Land to rear of 71 Holden Road, N12 7DR

Dear Sir

Re: BE/AM001 Land to rear of 71 Holden Road, N12 7DR,

I strongly object to the granting of a two year option and 150 year lease on this land.

This land is public open space and must remain so. If a private organisation leases this land it will no longer be public space.

The area is a valuable wildlife are and forms part of a vital green corridor through the borough.

L.B. Barnet appears to believe this land is surplus to its requirements but this is not so. The people of Barnet use this land for recreation as it is perfectly possible to cross the brook here. Walking and taking children exploring in their local environment is a healthy activity and should be encouraged in our current obesity epidemic. Physical activity must be promoted not denied by taking away open public land.

When my daughter was young we often walked along the brook and played in this area. I expect to bring my grandchildren here in a few years' time. I aim to keep my own health and fitness viable by continuing to use this open land for walks and nature appreciation, where the stresses of a demanding job in the public sector can temporarily be forgotten.

I call upon Barnet Council to reverse their decision saying that the land to the rear of 71 Holden Road is surplus to their requirements. I also ask them to not grant a two year option to HGS Properties - or any other company - to purchase a 150 year lease on this land.

Yours sincerely,

Lindsay Bamfield

[REDACTED]

## McDermott, Jeremy

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**From:** A M Popp [REDACTED]  
**Sent:** 03 April 2015 14:57  
**To:** Smith, Chris  
**Cc:** Andrew Newby  
**Subject:** behind 71 Holden Road

**Importance:** High

Hello Chris

I am very worried about the proposed 150 year lease on the land to the rear of 71 Holden Road - please treat this as AN OBJECTION.

Too much of our public space is being privatised. This is public 'Open Space'. What criteria fit it for privatisation?

Anyway - where is the environmental impact assessment of this wooded land? I could find none! Absolutely no disposal until we know that, for heaven's sake. This land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space. An assessment of its environmental and social value are just as important as financial value and visual amenity – which appear to be your sole concerns (according to the paperwork).

To say it is inaccessible is both helpful (it helps the wildlife) and untrue! I have walked along there myself - Crossing the stream when I was exploring.

Anyway – what about the Environment Agency's 8 metre-zone to protect Dollis Brook and its banks? Where is that addressed in your assessments and recommendation?

Don't grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease, not before the matters I raise above are fully explored.

Yours

[REDACTED]

**McDermott, Jeremy**

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**From:** Arl G [REDACTED]  
**Sent:** 03 April 2015 10:23  
**To:** Smith, Chris  
**Subject:** RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith,  
Head of Estate Management  
London Borough of Barnet,  
North London Business Park,  
Oakleigh Road South,  
London, N11 1NP.

**RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR**

Dear Chris Smith,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Yours sincerely

A R L Golland  
[REDACTED]

**McDermott, Jeremy**

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**From:** Johanna Knight [REDACTED]  
**Sent:** 03 April 2015 17:01  
**To:** Smith, Chris

Reference  
BE/AM/001

Mr Smith

I am writing to express my deep dismay and concern about the council's plan to lease the Public land of Dollis Brook for 150 years to a developer.

This land is ours, it belongs to the public of Barnet. It is an environmental treasure.

Under no circumstances would the majority of Barnet residents agree to this lease if they knew about it if you had done a proper public enquirey.

Johanna Knight  
[REDACTED]

## McDermott, Jeremy

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**From:** SIMON MARKS [REDACTED]  
**Sent:** 03 April 2015 16:40  
**To:** Smith, Chris  
**Subject:** re: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.
- 7) As the area goes to Dollis Brook it also includes the Environment Agency's 8 metre zone to protect Dollis Brook and its banks.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

Simon Marks  
[REDACTED]

## McDermott, Jeremy

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**From:** Monica Chabria [REDACTED]  
**Sent:** 03 April 2015 18:36  
**To:** Smith, Chris  
**Subject:** : BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith,  
Head of Estate Management  
London Borough of Barnet,  
North London Business Park,  
Oakleigh Road South,  
London, N11 1NP.

email: [chris.smith@barnet.gov.uk](mailto:chris.smith@barnet.gov.uk)

### **RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR**

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.
- 7) As the area goes to Dollis Brook it also includes the Environment Agency's 8 metre zone to protect Dollis Brook and its banks.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

**McDermott, Jeremy**

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**From:** Derek Dishman [REDACTED]  
**Sent:** 03 April 2015 14:47  
**To:** Smith, Chris  
**Subject:** BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith,  
Head of Estate Management  
London Borough of Barnet,  
North London Business Park,  
Oakleigh Road South,  
London, N11 1NP.

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.
- 7) As the area goes to Dollis Brook it also includes the Environment Agency's 8 metre zone to protect Dollis Brook and its banks.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

**McDermott, Jeremy**

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**From:** Anne Kruse [REDACTED]  
**Sent:** 03 April 2015 13:05  
**To:** Smith, Chris  
**Subject:** Land at rear of 71 Holden Road N12 7DR

For the attention of Chris Smith,  
Head of Estate Management  
London Borough of Barnet,  
North London Business Park,  
Oakleigh Road South,  
London, N11 1NP.

email: [chris.smith@barnet.gov.uk](mailto:chris.smith@barnet.gov.uk)

**RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR**

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.

- 7) The council needs to manage its green ways in a more coherent manner and not lease off part of public land

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

Name: Anne and Peter Kruse

[REDACTED]



## McDermott, Jeremy

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**From:** jayhollis [REDACTED]  
**Sent:** 03 April 2015 12:14  
**To:** Smith, Chris  
**Subject:** BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith  
Head of Estate Management  
London Borough of Barnet  
North London Business Park  
Oakleigh Road South  
London, N11 1NP

Re: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I am writing to oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, in respect of the flora and fauna there and a resource for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to the Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.

Furthermore, in the hands of a private developer I fear the space will be built upon within the period of the 150 lease and therefore lost forever. What assurances can Barnet Council give that this will not happen? None, I suspect.

## McDermott, Jeremy

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**From:** Corinne Gibson [REDACTED]  
**Sent:** 03 April 2015 11:51  
**To:** Smith, Chris  
**Subject:** BE/AM/001 Land to the rear of 71 Holden Road London N12 7DR

For the attention of Chris Smith, email: [chris.smith@barnet.gov.uk](mailto:chris.smith@barnet.gov.uk)  
Head of Estate Management  
London Borough of Barnet,  
North London Business Park,  
Oakleigh Road South,  
London, N11 1NP.

**RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR**

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on

the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to

the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road

Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

Name: Corinne Gibson  
[REDACTED]

**McDermott, Jeremy**

---

**From:** Corinne Gibson [REDACTED]  
**Sent:** 03 April 2015 11:51  
**To:** Smith, Chris  
**Subject:** BE/AM/001 Land to the rear of 71 Holden Road London N12 7DR

For the attention of Chris Smith, email: [chris.smith@barnet.gov.uk](mailto:chris.smith@barnet.gov.uk)  
Head of Estate Management  
London Borough of Barnet,  
North London Business Park,  
Oakleigh Road South,  
London, N11 1NP.

**RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR**

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on

the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to

the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road

Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

Name: Corinne Gibson  
[REDACTED]



**McDermott, Jeremy**

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**From:** Michael Kentish [REDACTED]  
**Sent:** 03 April 2015 11:08  
**To:** Smith, Chris  
**Subject:** BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith,  
Head of Estate Management  
London Borough of Barnet,  
North London Business Park,  
Oakleigh Road South,  
London, N11 1NP.

email: [chris.smith@barnet.gov.uk](mailto:chris.smith@barnet.gov.uk)

**RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR**

Dear Sir,

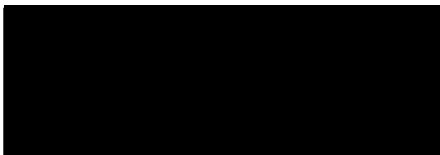
I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

Yours sincerely,  
Michael Kentish



**McDermott, Jeremy**

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**From:** Issy R-L [REDACTED]  
**Sent:** 03 April 2015 10:35  
**To:** Smith, Chris  
**Subject:** BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith,  
Head of Estate Management  
London Borough of Barnet,  
North London Business Park,  
Oakleigh Road South,  
London, N11 1NP.

email: [chris.smith@barnet.gov.uk](mailto:chris.smith@barnet.gov.uk)

**RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR**

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.  
Isabelle Reynolds-Logue

**McDermott, Jeremy**

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**From:** [REDACTED] Jeffrey Newman  
**Sent:** 03 April 2015 10:03  
**To:** Smith, Chris  
**Subject:** Land behind 71 Holden Road

Dear Mr Smith,

Though it is true that at times this area is very muddy, even impassable, I have walked along it frequently, particularly in summer. I wish to lodge a formal objection to its being sold by Barnet Council and in a way that has made it impossible to bring the issue to the public.

The land is not 'surplus to Council requirements': it does not belong to the Council but to the people of Barnet. The Council administers it on our behalf. Many will wish it to be maintain in its present condition as wild and as a wildlife corridor.

Please register my strong objections, both to the process and the proposal.

Rabbi Jeffrey Newman  
[REDACTED]

**McDermott, Jeremy**

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**From:** Jerry [REDACTED]  
**Sent:** 03 April 2015 09:32  
**To:** Smith, Chris  
**Subject:** Natural woodland being handed to private developers

Ref: BE/AM/001

Dear Chris Smith,

I am dismayed to read Barnet Council is intent on selling off yet more of our borough's precious green space.

The woodland in question behind property in Holden Road is an invaluable natural resource that should be preserved for generations to come - NOT leased to private developers so they can provide 'garden space' for the expensive apartments they intend to build.

I urge you to reject this proposed sale, and to pledge Barnet Council will protect and preserve the borough's vital but diminishing green space.

Yours,

Jeremy Logue

Sent from my iPhone



## McDermott, Jeremy

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**From:** tpph [REDACTED]  
**Sent:** 03 April 2015 09:30  
**To:** Smith, Chris  
**Subject:** BE/AM/001 - Land to the rear of 71 Holden Road

I am appalled that the council should think it can dispose of something as precious as this by merely treating it as something on which it can make a "Capital Receipt". Open space is a commodity of increasing rarity in the urban environment and must be protected and preserved for all to enjoy. I am in complete agreement with the sentiments below expressed.

The council should bring shame on itself for even considering such a scheme.

For the attention of Chris Smith,  
Head of Estate Management  
London Borough of Barnet,  
North London Business Park,  
Oakleigh Road South,  
London, N11 1NP.

email: [chris.smith@barnet.gov.uk](mailto:chris.smith@barnet.gov.uk)

### **RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR**

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.

## McDermott, Jeremy

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**From:** Tim Fearn [REDACTED]  
**Sent:** 03 April 2015 08:03  
**To:** Smith, Chris  
**Cc:** First Contact  
**Subject:** RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

FAO Chris Smith, Head of Estate Management, London Borough of Barnet

Dear Mr Smith,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed. I have personally entered this section of woodland on numerous occasions and see it as an essential piece of public green space.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.
- 7) Any development of this space will have a negative impact on both surrounding residents and also the Dollis Brook Greenway, which is a vital green corridor through our neighbourhood.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Yours sincerely,

Tim Fearn

[REDACTED]

## McDermott, Jeremy

---

**From:** Rhonda [REDACTED]  
**Sent:** 03 April 2015 10:37  
**To:** Smith, Chris  
**Subject:** BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

3<sup>rd</sup> April 2015

For the attention of Chris Smith  
Head of Estate Management  
London Borough of Barnet,  
North London Business Park,  
Oakleigh Road South,  
London, N11 1NP.

Dear Mr. Smith,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This land is regularly used by the public (including my children and me) and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

Rhonda Miller  
[REDACTED]

**Dennis Penner**



2<sup>nd</sup> April 2015

Chris Smith  
Head of Estate Management  
First Floor, Building 2  
NLBP, Oakleigh Road South  
London, N11 1NP

Dear Mr Smith

**Ref: BE/AM/001**  
**Land to the rear of 71 Holden Road, N12 7DR**

I have only recently seen your Notice in *The Hendon and Finchley Press*, which no longer appears to be sold in Finchley Church End. The proposed disposal of the open green space affects rather more people than those living in the immediate vicinity and ought, I think, to have been advertised more widely.

I think the Council should reconsider its decision to dispose of this land.

1. It is Metropolitan Open Land. What it can be used for, and your Notice offers no information about this, is very limited. For example, the 'Three Strands' approach, which underpins Barnet's Development Plans, give MOLs 'absolute protection' comparable to that given to the Green Belt.
2. The land – public open land – is designated as a Site of Borough Importance for Nature Conservation. It is part of a 'green chain' stretching through much of the borough along the Dollis Brook. A green chain is a series of conservation sites that open out along the brook, which links them together. Both the sites and the links are important for the movement and regeneration of wildlife.
3. I note that the area marked on your map for disposal extends from the rear of 71 Holden Road to the banks of the brook itself and therefore includes not only the MOL and the Conservation Site but also the 8m. wide zone imposed by the Environment Agency to protect the watercourse and its banks.
4. I should add that whoever drew up the proposals map has a very strange idea of the boundaries of conservation sites. Fauna and flora will spread through the area available whatever lines are drawn on maps. This is as it should be, and if the Council has any regard for our rapidly depleting natural environment it should go out of its way to ensure that such refuges are not lost or damaged.

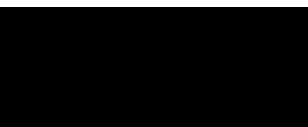
5. The inaccessibility of this piece of land suggests that its conservation value has probably been enhanced by its neglect. An environmental assessment would show to what extent this has happened. Rather than leasing it out to a particular company for purposes not given in your Notice but at the very least for the private benefit of a few householders (and at the worst to be built on), the whole of this land should be retained by the Council as an Open Space for the benefit of the public. There would, however, have to be restrictions if its conservation value is not to be diminished.

6. For instance, a 'Friends' group could be set up to oversee a full environmental assessment and draw up a management plan. Help would, I am sure, be forthcoming for this, and to apply to funding bodies for the resources to carry out the necessary improvements, including tree work. At some point early in the proceedings a footbridge over the brook would be needed both to encourage people to visit and see what had been achieved and to continue the Dollis Valley Greenwalk, which leaves the brook at this point. There should also be access from Holden Road.

7. These are preliminary suggestions only. The main point I wish to make clear is that every effort should be made to retain this piece of Open Space in public ownership and that the Council should not dispose of it simply because it can profit by doing so and some private organization can benefit.

I would appreciate the opportunity to speak to your committee should the matter come before them again.

Yours sincerely

A solid black rectangular box redacting the signature of the sender.

Friends of Windsor Open Space

**McDermott, Jeremy**

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**From:** R WILLIAMS [REDACTED]  
**Sent:** 03 April 2015 13:50  
**To:** Smith, Chris  
**Subject:** RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith, email: [chris.smith@barnet.gov.uk](mailto:chris.smith@barnet.gov.uk)

Head of Estate Management  
London Borough of Barnet,  
North London Business Park,  
Oakleigh Road South,  
London, N11 1NP.

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment

## McDermott, Jeremy

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**From:** Jasmin Parsons [REDACTED]  
**Sent:** 03 April 2015 14:15  
**To:** Smith, Chris  
**Cc:** Kay, Cllr Devra; Langleben, Cllr Adam  
**Subject:** Objection to BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith,  
Head of Estate Management  
London Borough of Barnet,  
North London Business Park,  
Oakleigh Road South,  
London, N11 1NP.

email: [chris.smith@barnet.gov.uk](mailto:chris.smith@barnet.gov.uk)

**RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR**

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

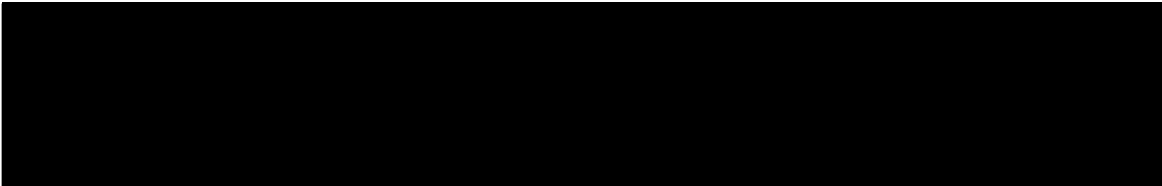
- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been deliberately 'maintained' it is very valuable as a natural site of beauty, for all flora and fauna there, but also the varied insect and small shy animals that rely on the natural habitat remaining constant and just as importantly for the local community and wider population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.
- 7) As the area goes to Dollis Brook it also includes the Environment Agency's 8 metre zone to protect Dollis Brook and its banks.
- 8) This is contrary to the Localism Act 2012 which states that not only is it the right of the community to be given full access to all planning information that predefines local assets and/ or amenities.

- 9) The Localism Act 2012 also states that the local community has the right to choose to manage the recognised local asset/ amenity before it can be offered to any other person/s/ authorities/ company.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

Name: Jasmin Parsons





**McDermott, Jeremy**

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**From:** John Colmans [REDACTED]  
**Sent:** 03 April 2015 14:52  
**To:** Smith, Chris  
**Subject:** LAND TO THE REAR OF 71 HOLDEN ROAD

Dear Mr Smith

Your Ref: BE/AM/001

LAND AT THE REAR OF 71 HOLDEN ROAD

I write in respect of Barnet Council's proposal to sell off land at the rear of 71 Holden Road on a long lease of 150 years to a private developer. I wish to register my objections to this proposal.

This area of land, which I understand to be Metropolitan Open Space, is held by the council for the benefit of the residents of Barnet. It also forms part of a green corridor which runs the entire length of the Dollis Brook, a corridor which, through the provision of signposts, residents are encouraged to use. As a long-term resident of North Finchley, a member of the London Natural History Society and an active local bird-watcher I am very familiar with this area. In the breeding season many common species of bird can be found here (Robin, Wren, Blackbird, Song Thrush, three species of tit etc) but there are also less familiar species: Great Spotted Woodpecker, Blackcap, Goldcrest, Coal Tit, for example, can all be found. More importantly, the brook is a regular haunt of both Kingfishers and Grey Wagtails, birds which are specific in their habitat requirements and therefore less adaptable to change. Moorhens also nest here and both Grey Heron and Little Egret have been recorded. The continued presence of these species will clearly be threatened by any development of the kind likely to occur if the land is disposed of.

To say the land is un-useable is therefore nonsense. People do use it but, more importantly, wildlife does. You describe the woodland as neglected but, I ask, what is wrong with that? Once again, as so often in recent years, Barnet Council's actions show that, in Oscar Wilde's phrase, they know 'the price of everything and the value of nothing.'

Yours faithfully

John Colmans  
[REDACTED]

**McDermott, Jeremy**

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**From:** Stewart Wild [REDACTED]  
**Sent:** 03 April 2015 11:40  
**To:** Smith, Chris  
**Cc:** [REDACTED]  
**Subject:** BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith  
Head of Estate Management  
London Borough of Barnet

RE: BE/AM/001 Land to the rear of 71 Holden Road, N12 7DR

Dear Sir,

I strongly oppose the granting of the two-year option and a 150-year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150-year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has changed little for more than a century. It is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are untrue statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect. The land is easily accessed by crossing the brook which is practical at most times of the year.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two-year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150-year lease.

signed

[REDACTED]

## McDermott, Jeremy

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**From:** Mary O'Connor [REDACTED]  
**Sent:** 02 April 2015 12:36  
**To:** McDermott, Jeremy  
**Cc:** Smith, Chris  
**Subject:** Land to the rear of 71 Holden Road

Dear Mr McDermott,

Following our conversation I am emailing my concerns before I email my objection to Chris Smith tomorrow. I presume an email by 5pm tomorrow fulfills the requirements of being received by 5pm given that tomorrow is a public holiday and there is no post.

I am extremely concerned that Barnet Council is considering this option when the area is part of metropolitan open space and a site of Borough Importance for Nature Conservation.

On the map

<http://barnet.devplan.org.uk/map.aspx?map=12&layers=all>

When Dollis Valley Greenwalk was re-routed to go around the streets, because an agreement could not be reached with the Fincherians, the green chains should not have been changed on the map as green chains are continuous green spaces linking all the small green areas into a continuous one. It runs the length of Dollis Brook and this area should be marked as green chains.

The fact that it is not so accessible to the public does not diminish its value for Nature Conservation or as a Green Chain. However, the use of a footbridge across Dollis Brook would allow public access from a current area open to the public. While not considered at present, this option should be available in the future.

What justification is there for a 150 year lease? A very long time to remove an area of public space from the public for private use of an adjoining property. How do we know what future public use of this area, people in 10, 20, 50 or 100 years might want to use it for. Being isolated may make it ideal for a Nature Conservation area only visited for observing nature. Barnet Council has recently destroyed the natural area behind the tennis courts so this natural area needs to be retained as an example of an undisturbed area. Has a review of the fauna been carried out?

How can Barnet Council state that it is surplus to their requirements? Why has only an economical "solution" been considered?

I am extremely concerned that disposal of this land to a private organisation for 150 years should even be considered. It belongs as public open space, not just for the present but for the future as well.

I cannot understand the consideration of Barnet Council to dispose of this land.

I have just found the 15 Dec 2014 'Asset Growth and Regeneration Committee' minutes. Can you confirm that the intention is to allow the potential leaseholder to be permitted to build up to 45 units on this land? If this is the case why was this not mentioned at the Residents Forum on the 25th March? Instead the reply at the residents' forum stated

The land will remain undeveloped but will provide garden/amenity land for the frontage development.

## McDermott, Jeremy

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**From:** Margaret McHugh [REDACTED]  
**Sent:** 03 April 2015 13:44  
**To:** Smith, Chris  
**Subject:** Objection to planning

For the attention of Chris Smith,  
Head of Estate Management  
London Borough of Barnet,  
North London Business Park,  
Oakleigh Road South,  
London, N11 1NP.

email: [chris.smith@barnet.gov.uk](mailto:chris.smith@barnet.gov.uk)

### **RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR**

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.
- 7)

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

**McDermott, Jeremy**

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**From:** mrs angry [REDACTED]  
**Sent:** 03 April 2015 11:37  
**To:** Smith, Chris  
**Subject:** 71 Holden Road

I am writing to object very strongly to the proposal to grant a 150 year old lease to a private developer for open space and woodland located at this address. Such a proposal is wrong in my view for two reasons: specifically here, as there is absolutely no reason why the developer should be granted this land grabbing request, other than to fall for the lure of easy cash, and secondly because it sets a very dangerous precedent for the future.

We should be doing everything possible to protect our open spaces and woodlands from encroachment by development, and especially so in this case as the land in question adjoins the Dollis Brook amenity, which is of capital wide significance as well as a precious local natural resource, and puts at risk the ecological integrity of the area which is of so much importance to so many residents, including myself and my family. The risk to local wildlife and the wider ecology has clearly not been assessed, nor the precedent that such a transaction instigates.

Yours sincerely

Theresa Musgrove  
[REDACTED]

## McDermott, Jeremy

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**From:** [REDACTED]  
**Sent:** 03 April 2015 13:53  
**To:** Smith, Chris  
**Subject:** BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

### Objections 71 Holden Road

Put in the subject: **BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR**  
For the attention of Chris Smith, email: [chris.smith@barnet.gov.uk](mailto:chris.smith@barnet.gov.uk)  
Head of Estate Management  
London Borough of Barnet,  
North London Business Park,  
Oakleigh Road South,  
London, N11 1NP.

### RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.
- 7)

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to

**McDermott, Jeremy**

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**From:** Beverley [REDACTED]  
**Sent:** 03 April 2015 12:19  
**To:** Smith, Chris  
**Subject:** Lease of land at Dollis brook

Dear sir,

I hear you are proposing to lease land at the above site to a private developer for 150 years. This is unacceptable as we in London, let alone the wildlife, need as much untouched natural public space as we can get. So, barnet council, stop selling or leasing off the silver. You do not own it, you are merely caretakers of it. STOP NOW!!

Yours faithfully  
Beverley R-Logue  
Sent from my iPhone

## McDermott, Jeremy

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**From:** DANIEL OAKLEY [REDACTED]  
**Sent:** 03 April 2015 16:43  
**To:** daniel 3; Smith, Chris  
**Cc:** Houston, Cllr Ross; Tierney, Cllr Jim; McGuirk, Cllr Kathy  
**Subject:** BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith,  
Head of Estate Management  
London Borough of Barnet,  
North London Business Park,  
Oakleigh Road South,  
London, N11 1NP.

email: [chris.smith@barnet.gov.uk](mailto:chris.smith@barnet.gov.uk)

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.
- 7) As the area goes to Dollis Brook it also includes the Environment Agency's 8 metre zone to protect Dollis Brook and its banks.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.



## McDermott, Jeremy

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**From:** Peter Pickering [REDACTED]  
**Sent:** 03 April 2015 16:30  
**To:** Smith, Chris  
**Cc:** Cornelius, Cllr Richard  
**Subject:** BE/AM/001

Dear Mr Smith

I have only just become aware of your press notice of 5th March proposing to grant a 150-year lease of this land by the Dollis Brook.

I live very close (3 Westbury Road) and believe I should have been properly consulted; I am also an active member of the Finchley Society and should have expected the Society to have been consulted in accordance with the Council's Statement of Community Involvement.

The papers on the website are not properly informative. They should have explained how the Council came to acquire this land (it is the other side of the Dollis Brook from the park), and for what purpose, and why a long lease rather than sale is proposed. It should also assess the wildlife value of the land, and how the Council intends to assure it.

Please withdraw this notice, and consult properly.

Yours sincerely  
Peter Pickering

## McDermott, Jeremy

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**From:** jessicakilleen-duffy [REDACTED]  
**Sent:** 03 April 2015 12:56  
**To:** Smith, Chris  
**Subject:** BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith,  
Head of Estate Management  
London Borough of Barnet,  
North London Business Park,  
Oakleigh Road South,  
London, N11 1NP.

email: [chris.smith@barnet.gov.uk](mailto:chris.smith@barnet.gov.uk)

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you.

Jessica Byrne

[REDACTED]

**McDermott, Jeremy**

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**From:** Fred Leplat [REDACTED]  
**Sent:** 03 April 2015 09:15  
**To:** Smith, Chris  
**Subject:** BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

For the attention of Chris Smith,  
Head of Estate Management  
London Borough of Barnet,  
North London Business Park,  
Apley Road South,  
London, N11 1NP.

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.
- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.
- 5) Public Open Spaces must be valued for more than their financial value and visual amenity.
- 6) There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

**McDermott, Jeremy**

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**From:** [REDACTED]  
**Sent:** 03 April 2015 06:18  
**To:** Smith, Chris  
**Subject:** Ref : BE/AM/001

Dear Sir,

I would like to raise my objections to the leasing of this land to a developer for 150 years.

This land is next to Dollis Brook and I often walk there especially in the spring to see the wild garlic. Many other locals also visit. The area is easily accessible and a rare area of natural state.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Thank you

Cathy Pash  
[REDACTED]

For the attention of Chris Smith,  
Head of Estate Management  
London Borough of Barnet,  
North London Business Park,  
Oakleigh Road South,  
London, N11 1NP.

email: chris.smith@barnet.gov.uk

RE: BE/AM/001 Land to the rear of 71 Holden Road, London N12 7DR

Dear Sir,

I very strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

- 1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.
- 2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population. It is also a Site of Nature Conservation Interest (SNCI) and therefore should be protected.
- 3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space:

As LBB states: The construction of new buildings, and changes of use of existing land and buildings, within the Green Belt or Metropolitan Open Land, unless there are very special circumstances, will be inappropriate, except for the following purposes:

- i. Agriculture, horticulture and woodland;
- ii. Nature conservation and wildlife use; or
- iii. Essential facilities for outdoor sport and recreation, cemeteries and for other uses which complement and improve access to, and which preserve the openness and do not conflict with, the purposes and objectives of the Green Belt or Metropolitan Open Land.

**Building property for profit in no way meets this criteria.**

The proposed development would be incompatible with, and detract from, the function and essentially open characteristics of the site as part of an area of Metropolitan Open land, to the detriment of the character and quality of the environment and as such would be contrary to Policies G1, G5, G6, O3.1, O3.2, O4.1 and L1.1 of the Barnet Adopted Unitary Development Plan (1991) and Policies GMOL, GL3, O1 and O2 of the Barnet Revised Deposit Draft Unitary Development Plan (March 2001).

The proposed development would result in an **unacceptable** loss of land which could reasonably be expected to provide outdoor recreation facilities and as such would be contrary to Policies G10, L1.1 and L1.2 of the Barnet Adopted Unitary Development Plan (1991) and Policies GL3 and L17 and L18 of the Barnet Revised Deposit Draft Unitary Development Plan (March 2001)

- 4) Contrary to Barnet Council's statement that this land is "surplus to Council's requirements", I believe that this is not the case. Rather by its 'unmaintained' state it is a

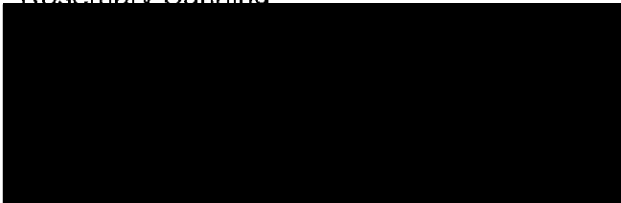
valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.

5) Public Open Spaces must be valued for more than their financial value and visual amenity.

6) **There are misleading statements in the 15 December 2014 document. "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect** This needs to be minuted and amended.

I call upon Barnet Council to reverse their decision to declare the land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

Yours sincerely,  
Rosemary Canning



**McDermott, Jeremy**

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**From:** [REDACTED]  
**Sent:** 03 April 2015 16:59  
**To:** Smith, Chris  
**Cc:** Peter Pickering  
**Subject:** Leasing of woodland for 150 years.

Dear Mr Smith,

I am the Chairman of The Finchley Society. I find it intolerable that I should be made aware of this proposal a matter of minutes before a deadline of 5 p.m. on 3rd April.

It looks like yet another example of the LBB putting the community last rather than first.

Why has this proposal not been made public? Why has The Finchley Society not been consulted?

On principle I wish to object to the proposal - at the very least until we have been given the facts. I speak on behalf of The Society. Please send us the relevant facts and let us enter into a dialogue.

David Smith

**Question to the Estate Team of Barnet:**

**What is the longest lease granted on Barnet Open Space by Barnet Council to Developers up to the present time?**

Perhaps it would be possible to work on a renewal of lease on the understanding that they are conforming with the Council's conditions and restrictions and so long as drainage, flooding and other civil interests were not affected then a short lease of say 10 to 15 years could be extended in small chunks of time rather than such a long lease which I am sure from talking to people regarding my petition to save this land from developers and keep it in local council eyes and hands with direct access to our elected councillors and council officers, is what we, who pay council tax, want to see.

Additionally, only half a million for 150 years is a very low capital receipt, representing less than the sale of one of their units on the new development of 43 units.

This land is priceless and must be protected along with all of the open space we currently have along the corridor of the Brook.

Local people have come up with several plans to contribute to the management of the nature reserve in order to keep it in council care.

I hope that public officers like yourself will find a path so that more thought, information gathering and discourse could be prioritised prior to a final decision on 7th Sept. This would also have the result in building bridges with the public and reassuring us that our council has our interests in front of the interests of developers.

Many thanks  
Yours sincerely,  
Jenny Brown



Chairman  
Dianne Murphy



## Barnet Borough Group

Dear Mr McDermott,

10/04/2015

### **Notice of Disposal of land to the rear of 71 Holden Road, North Finchley London N12 7DR**

We would like to object to the proposed disposal outlined in the above notice.

Part of this parcel of land is both metropolitan open land and a site of importance for nature conservation. It is also a small part of the Dollis Valley and a green corridor that runs right through the heart of the borough. It is of great importance to Barnet's wildlife and human residents alike. We feel that transferring the management of this land into the hands of anyone who does not recognise this importance or have the experience and expertise to manage it appropriately would be a grave mistake. It is also likely to set a precedent which could result in wholesale fragmentation of this valuable public asset.

Even if conditions are imposed to protect the many mature trees on this land the desire to 'sanitise' this area, turning it into formal or informal gardens for the new development will result in the loss of important habitat and is likely to be devastating for the wide range of wildlife (flora and fauna) likely to be occupying this area.

One only has to see the adjacent plot (75 Holden Road) to see the result of unsympathetic management. All trees and shrubs have been removed, neat lawn and paths laid and lighting installed which is completely inappropriate for an area which is very likely to be used by nocturnal creature as well as diurnal.

The proximity to the Dollis brook and the presence of large mature trees which have been subject to minimal management means this area is likely to be highly attractive to a wide range of wildlife including birds, amphibians, reptiles, invertebrates and mammals. Our investigation indicated the presence of a number of notable species some of which have legal protection.

The removal of any trees and vegetation will also have a negative effect on the Dollis brook which runs along the perimeter of the site as it will increase erosion of the banks and reduce flood attenuation, increasing the risk of flooding downstream. This is already a significant problem for some of the boroughs residents.

It seems the Asset Growth and Regeneration committee was not fully informed of the legal designations that apply to this land when asked to decide if disposal was appropriate. As I'm sure you are aware metropolitan open land has the same status as green belt and the Local authority has a duty to protect it from inappropriate development.

We also feel that too much emphasis was placed on the inaccessibility of this area. There are several well worn tracks through the area so clearly it is regularly accessed by both human and wildlife visitors.

We would expect to see comprehensive wildlife surveys carried out before any further decisions are made regards this land and would be happy to advice and share our observations.

We would also ask that the Environment Agency should be consulted on this matter because of the potential impact on the Dollis brook.

We would very much appreciate it if you could keep us informed of any progress, planning applications etc. relating to this site.

Yours sincerely,

Dianne Murphy

Chairman - Barnet Group, London Wildlife Trust

## **Appendix B- Summary of most frequently asked questions**

I strongly oppose the granting of the two year option and a 150 year lease on the land to the rear of 71 Holden Road on the following grounds:

1) This is Public Open Space and should not be disposed of in a 150 year lease to a private organisation, thereby excluding the public. It must remain Public Open Space for current and future residents.

Subject to statutory public open space consultation, the Committee has approved the granting of a two year call option to purchase the public open space at the rear of 71 Holden Road on a 150 year Lease subject to planning. The public are not excluded but the land is land locked and access can only be gained through the brook.

2) Because this area has not been 'maintained' it is very valuable as a natural site, both for all flora and fauna there, and, for the local population.

The Land will remain as it is; currently land locked and will be managed through an agreed Woodland Management Plan to improve its ecological contribution. This would be part of the Section 106 Planning Agreement.

3) The Land is a Borough Wide area for Nature Conservation, green chains and Metropolitan Open Space.

Only a portion of this land is metropolitan open space.

4) Contrary to Barnet Council's statement that this land is 'surplus to Council's requirements', I believe that this is not the case. Rather by its 'unmaintained' state it is a valuable example of a natural environment which has probably changed little for more than a century. Also it is used by many residents and the brook is easily crossed.

The sale of a long leasehold for 150 years of an area of Public open space will enable the Council to retain an element of control over the management of the woodland. The capital receipt which will be generated will be available for delivering the Council's corporate objectives, without any loss of visual amenity.

5) Public Open Spaces must be valued for more than their financial value and visual amenity.

The land has not been maintained because of access difficulties hence there is an accrued maintenance liability in the future for the Council if it is not sold. The site is not accessible to the public and it would be an advantage for the Council to take this opportunity, to enable a sale of a long leasehold interest for 150 years by means of a two year option to purchase. The sale will secure a capital receipt from an area of currently unusable Public Open Space, which will not be built on, and will continue to provide a visual backdrop from Dollis Brook pathway

6) There are misleading statements in the 15 December 2014 document "Fording the brook, which is not practical" and "currently landlocked and not accessible to the public" are incorrect.

The Land will remain as it is, currently land locked and largely inaccessible to the public. The land will remain undeveloped but will provide garden/ amenity land for the frontage development. No fording the brook or construction a bridge was considered but it is believed it would not be sufficient reason not to dispose of the site. Providing a bridge would provide access for maintenance at a cost which would be substantial in relation to its potential use. No maintenance has been carried out and the woodland is in a neglected state. The most economical solution is to dispose of the site by way of a long lease.

I call upon Barnet Council to reverse their decision to declare land to the rear of 71 Holden Road surplus to the council's requirements. Further that they not grant a two year call option to HGS Properties (Brookdene Holden Road Ltd) to purchase the Public Open Space at the rear of 71 Holden Road on a 150 year lease.

## **Appendix C – Fact sheet summary**

### **Land to the rear of 71 Holden Road North Finchley N12 7DR**

#### **Fact Sheet summary**

##### **Introduction**

The woodland site is owned freehold by the Council and is situated at the rear of Holden Road within the London Borough of Barnet (LBB) and approximately 1km west of Finchley High Street. The woodland site is bounded to the east by 71 Holden Road and currently landlocked. The area under consideration is approximately three quarters of an acre. It is designated as open space, but not managed.

(LBB) who own the land has no direct access as it is land locked and therefore cannot be maintained.

The Land contains a mixture of native English woodland trees and recent imports probably seeded from ornamental trees. Some trees are dead, damaged or at the end of their lifespan.

##### **Proposal**

It is proposed to grant a long lease of 150 years so the woodland can be managed as part of a new development. This would include clearing rubbish that has been dumped, removing dead and damaged trees together with any species incompatible with an English Woodland. A variety of new trees would be planted that are native English trees to enhance the ecology of the area. This work would be carried out by specialist ecological consultants. The area would be monitored to prevent antisocial behaviour which has been evident in its currently unmanaged state.

##### **Benefits**

There are a number of benefits from the proposal:

- It removes the liability of the land from the (LBB) and hence the rate payers.
- Provides the council with a cash sum to use for other initiatives in the Borough.
- The land will be managed through an agreed Woodland Management Plan to improve its ecological contribution. This would be part of the Section 106 Planning Agreement.
- The Council will be given a right of access to the remaining woodland which they currently have no access rights.
- A number of apartments in the new development would overlook the woodland and hence provide some natural supervision.
- The area can be used by the residents of the apartments as an area for quiet enjoyment.

A condition of the 150 year lease will protect the area from development.

Overall there is an improvement to the woodland as a result of this proposal. This is an opportunity to find a solution to a liability that (LBB) has, without any obvious downside and to ensure that the woodland will be conserved for many years to come.

### **Current position**

On the 15<sup>th</sup> of December 2014, the Assets Growth and Regeneration Committee (ARG) considered and approved a decision relating to the disposal of the rear of 71 Holden Road North Finchley N12 7DR on a long lease subject to planning, a maintenance plan and advertising in the local paper.

The decision was taken and as a result of advertising and representations have now been received, which are being brought to the Assets and Capital Board (ACB) for consideration on the 30<sup>th</sup> of July.

The (ACB) will then be requested to consider the representations and confirm it is in order to present to (ARG) on the 7<sup>th</sup> of September.

### **Why is the land being sold?**

The sale of a long leasehold for 150 years of an area of Public open space will enable the Council to retain an element of control over the management of the woodland. The capital receipt which will be generated will be available for delivering the Councils corporate objectives, without any loss of visual amenity.

### **Has the correct legal procedure been followed?**

Under Sec 123 (2a) of the local Government act 1972 as the land is held as public open space , the proposed disposal was advertised for two consecutive weeks in a newspaper circulating in the area in which the land is situated with any objections to the proposed disposal being considered by the Council. Under s. 123 Local Government Act 1972 s. 2A "a principal council may not dispose under subsection (1) above of any land consisting or forming part of an open space unless before disposing of the land they cause notice of their intention to do so, specifying the land in question, to be advertised in two consecutive weeks in a newspaper circulating in the area in which the land is situated, and consider any objections.

There is also a legal obligation to consider any objections to the proposed disposal which may be made to them. Each of the objections have been dealt with by way of a formal response. In addition in accordance with the Local Government Act 1972 the representations in respect of the Woodland Area, to the Rear of Brookdene 71 Holden Road London N12 7DR are to be considered by the London Borough of Barnet, at its next (ACB) Assets and Capital Board meeting.

### **What will happen to the money raised from the sale?**

A capital receipt of £ 500,000 will be generated which will be available for delivering the Councils corporate objectives.

### **Has there been a Public consultation?**

There will be a statutory public open space consultation; however the Committee has approved the granting of a two year call option to purchase the public open space at the rear of 71 Holden Road on a 150 year Lease which is subject to planning.

### **Are the Public excluded from the woodland area?**

The public are not excluded but the land is land locked and access can only be gained through the brook.

**Will any development take place?**

A condition of the 150 year lease which is to be granted will protect the area from ANY development. No development will take place.

**Recommendations**

That the (ACB) consider the representations received following the advertising under Section 123 of the Local Government Act 1972 in relation to the disposal of the rear of 71 Holden Road, North Finchley, N12 7DR

That, following consideration of the representations, the Committee determine whether or not they wish to make representations to the Assets, Regeneration and Growth Committee

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## **Appendix D- Councillors Queries**

### **Representations made by Councillor**

**My understanding is that the western part of the site does have SINC status, could you please confirm?**

That is correct Please find the maps attached which show the area designated as a SINC coloured green and the area of land proposed to be leased edged in red appendix E

**Why was SINC status not in the report to ARG?**

As SINC status relates to a small area of land bordering the brook to the West of the site and the land is to be kept in its existing use and condition, with the benefit of a management plan, SINC status is not expected to be affected. It was therefore not identified as a reason not to proceed with the lease. The report to ARG currently being prepared will include an explanation of the SINC designation and boundary.

**It is correct that the west side of the site is MOL with SINC status whereas the eastern section has no status?**

The western part of the plot adjacent to Dollis Brook is Metropolitan Open Land (MOL) with SINC status and our understanding is the eastern side has no such status

**Could I please have the total number of objections received?**

44 objections were received immediately following the statutory advertising of the committee decision and a further 11 have been received since, all of which will be provided to the committee.

**Following last week's meeting of the Assets and Capital board on 30th July, could you please let me know when the minutes will be available and those of any meetings held since January this year?**

We would advise that as ACB is not a decision making board but a meeting where senior officers have the opportunity to discuss their input into the recommendations that are intended to be taken to the ARG committee, minutes are not usually circulated outside the attendees. We should be in a position to release the minutes shortly

**Is the draft report on this item, due to go to ARG on 7th Sept, available and what will be the officer recommendation?**

The draft is not currently available but will be distributed to Governance for publication on the 19<sup>th</sup> of August. Member's consideration will be shortly after that. As the report is directed only to the consideration of objections received it will not include an officer's recommendation. Additionally it is not intended to re state all of the information provided as part of the original committee submission, a copy of which will be attached for information. Please advise if you would like a copy.

**Why is it going back to ARG?**

The purpose of the referral of this matter back to ARG is for consideration of representations and will include all objections received.

**Will there be a report back on the consultation and will details of the objections be included?**

Yes and as above

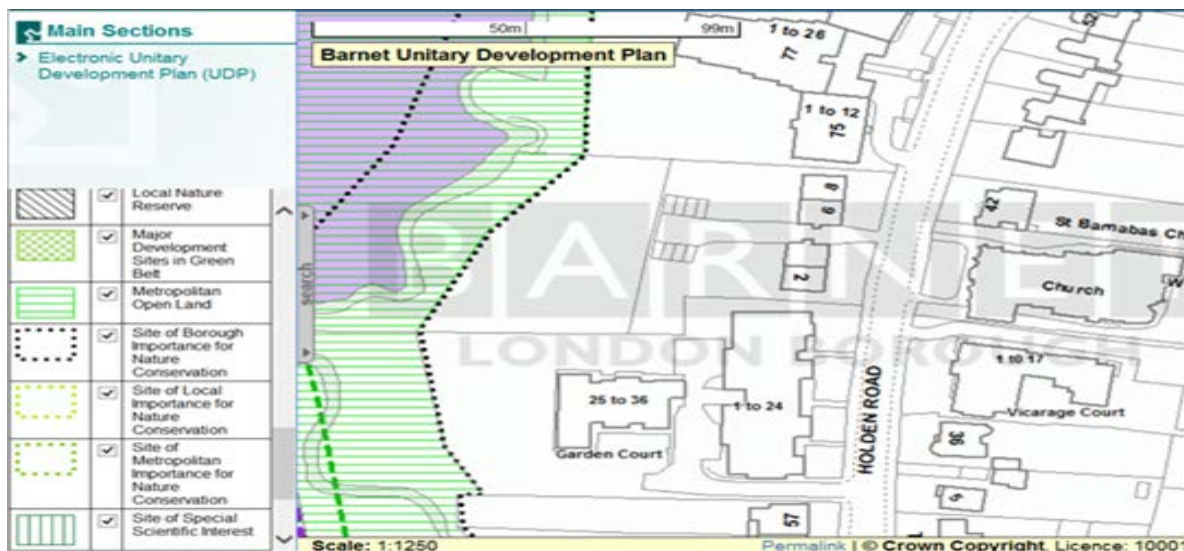
**On planning could you please tell me the ratio of new build to amenity space i.e. would the developer be able to build, as per the plans, without any extra space?**

The site area to the east of the vertical dividing line and forming the built up area of the site is approximately 2250sq.m. Approximately 1920sq.m is built up. This leaves peripheral communal space at ground floor level. However, there are communal areas and terraces at upper floor levels which contribute to provide the formal amenity space for the development.

The planning statement for the application states that each unit has private amenity space either in balconies, enclosed gardens or roof terraces to meet or exceed the requirements of the local plan. There would also be three communal areas one of which would include children's play space. The scheme would have approximately 156sq.m of communal space. The scheme is not reliant on the woodlands to make up the numbers for communal space as far as I am aware; however, it is an asset for future residents.

**If the western side of the site was retained as MOL with SINC status and the eastern side only used by the developer for amenity space would this have any impact on the current new build plans?**

The boundaries of the Eastern part of the site designated as MOL with SINC status are not sufficiently clear to enable accurate measurement without a comprehensive land survey.



Above is an excerpt from the proposals map for the Barnet Local Plan. The site is one directly opposite the church (behind the A, R and N for Barnet).

This shows the application site on the left hand (western) side of Holden Road.  
 Green: Metropolitan Open Land  
 Black dots: SINC (Site of Importance for nature conservation).

It is clear that the actual development site is set a substantial distance away from both these designations.

These designations would not affect the development footprint or the basement car park.

**Have any discussions taken place as to what would be included in a S106 agreement?**

At pre-application stage, it was agreed that the following would be sought through the Section 106 process, acknowledging also that a CiL payment would be substantial as a result of this development:

Affordable housing provision, either on site, off site or in the form of a commuted payment

- A contribution towards employment and training
- A Woodlands Management Plan
- A Travel Plan
- Contributions to the green walk

Depending on the considerations of highways officers, any highway modifications that may be necessary to contribute to safe access and highway effectiveness.

**Re 6e below. This didn't answer my question.**

**If the developer has a lease on the land will the public be barred from accessing it?**

There will be no change to the public access rights however as was stated in the original report to committee the site is bounded on three sides by private ownership and the brook to the rear and public access is restricted.

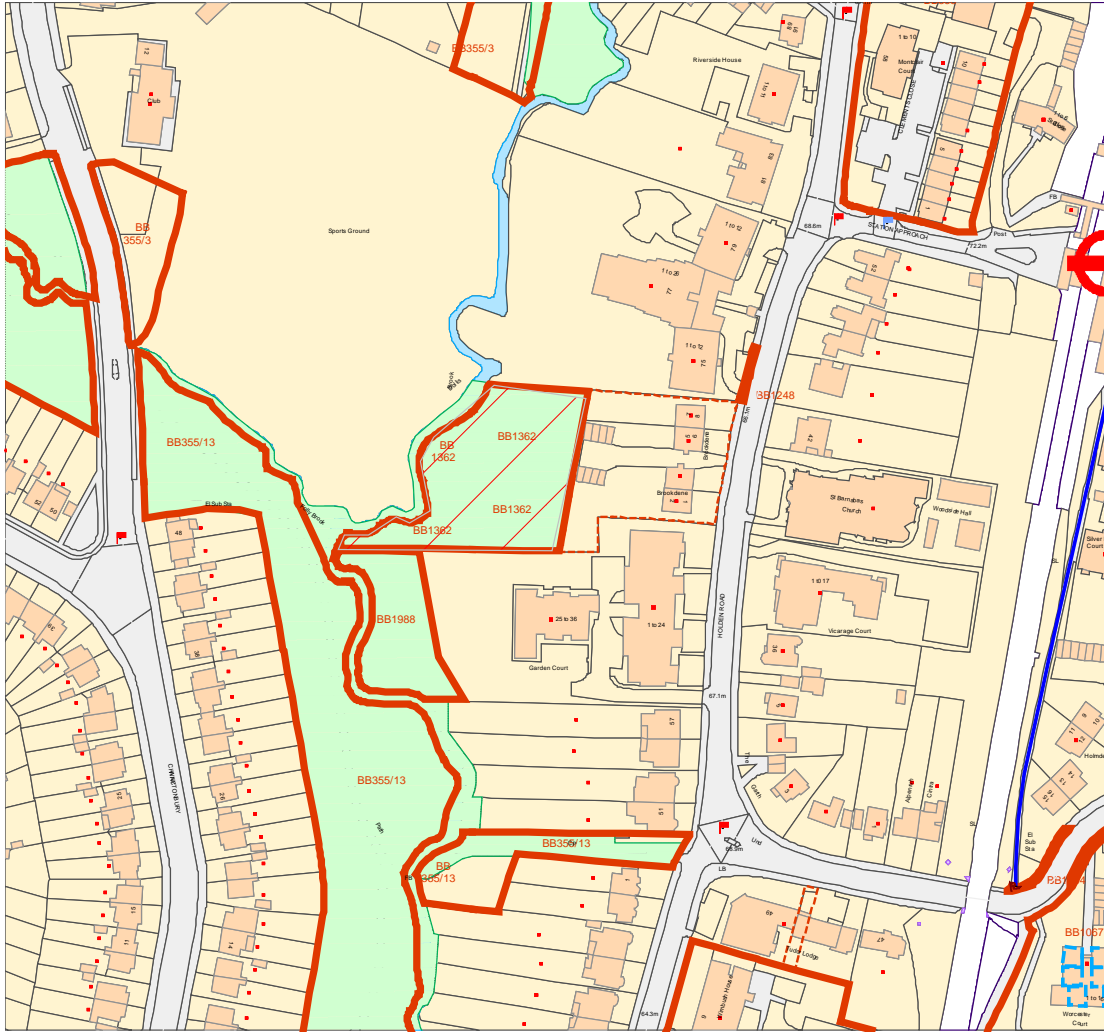
The documentation submitted with the application indicates that it is an objective of the developer to facilitate both communal access from the development to the woodland area and also wider access from other members of the public. Access is currently gained by walking through the brook, but an access across the river through a new bridge would be sought. It is likely that members of the general public would access this site not through the development but from the west using the Dollis Valley Greenwalk

**When does council expect plans to be submitted?**

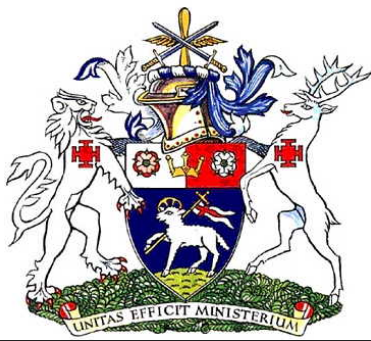
The application has been submitted. This took place late on 31 July. The application was registered on 3 August. There is a 13 week expiry date of 2 November. The applicants have entered into a planning performance agreement with the Council and the aim is to take the application to committee on 28 October with completion of the Section 106 agreement on or by 11 November.

The application is currently out for consultation internally and externally.

# Appendix E - Plan



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## Assets, Regeneration and Growth Committee

**7 September 2015**

<b>Title</b>	<b>Youth Zone</b>
<b>Report of</b>	Commissioning Director for Children and Young People
<b>Wards</b>	Burnt Oak / Colindale
<b>Status</b>	Public
<b>Urgent</b>	No
<b>Key</b>	Yes
<b>Enclosures</b>	Appendix A – Youth Zone Business Case
<b>Officer Contact Details</b>	Sam Raffell, Commissioning Lead – Children and Young people, <a href="mailto:sam.raffell@barnet.gov.uk">sam.raffell@barnet.gov.uk</a> , 020 8359 3603

### Summary

This paper recommends approval to move forward with the proposal to develop a Youth Zone in the west of the borough, within the wards of Colindale or Burnt Oak. Youth Zones are state-of-the-art centres open seven days a week that offer activities and opportunities to all young people between the age of 8 and 19 years old and up to 25 years old for people with disabilities. The proposal is to develop on Barnet’s preferred site in partnership with OnSide, a not-for-profit organisation, which have successfully developed a 5 Youth Zones across the country since its establishment in 2008.

The wider Colindale and Burnt Oak area is experiencing significant population growth with large scale development taking place. Colindale and Burnt Oak wards also have the highest levels of child poverty and child obesity in the borough and the Youth Zone offers an opportunity to give young people in these areas the opportunities to gain confidence, increase employability and improve their health and wellbeing. Regeneration in the Colindale area has provided infrastructure funding from a range of sources to be invested within the local area and a Youth Zone offers the opportunity to provide for the needs of the growing number of young people in the borough.

The preferred location within the Colindale and Burnt Oak area for the Youth Zone is Montrose Playing Fields (“the Site”). The Site has been proposed as it is the ideally situated between Colindale and Burnt Oak, being in an accessible location and serving

local communities with a higher incidence of deprivation. The proposed building to be erected on the Site will be integrated into the wider proposals for investment in the Colindale Parks and Open Spaces Improvement Project.

It is proposed that the London Borough of Barnet will contribute to the funding of the the initial construction costs of up to £4.2 million, with OnSide making a one off capital contribution of £1.8 million. OnSide will also commit to funding the operational (revenue) funding for the first 3 years, which it estimates at £1m per annum (a total of £4.8m). From year four onwards the new independent local charitable company, that will have been set up to provide operational management of the Youth Zone facility, will be responsible for the ongoing operational (revenue) funding. As part of the agreement the Council will offer a long term lease to OnSide, but there will be no on-going revenue expenditure commitment from the Council to deliver activities or services.

## **Recommendations**

- 1. That Committee give in principle support for the development of a Youth Zone in the West of the Borough, within the wards of Burnt Oak or Colindale. This is subject to the title and any matters affecting the Site or such other preferred location including any specific statutory constraints which may need to be addressed being investigated and found to be capable of satisfactory resolution and subject further to planning permission being granted.**
- 2. That Committee agree that up to £4.2m of infrastructure reserves will be invested in the Youth Zone project.**
- 3. That Committee note that the preferred location for the Youth Zone is Montrose Playing Fields.**
- 4. That Committee considers the public responses in relation to any future public advertising as required for a Council decision to dispose of the Site or any other proposed preferred site and determines the outcome of any objections.**
- 5. That Committee confirms that its authority be delegated to the Chief Finance Officer in consultation with the Chairman of the Assets Regeneration and Growth Committee to agree the terms of any lease on such terms as is in the best interest of the council in relation to the development at Montrose Playing Fields**



## **1. WHY THIS REPORT IS NEEDED**

- 1.1** The report seeks in principle support for the development of a Youth Zone in the West of the borough within Burnt Oak or Colindale. The current preferred site is Montrose Playing Fields in Burnt Oak. The development would be part of the wider regeneration of the area and link closely to the Colindale Parks Improvement Project. The next steps will involve feasibility checks and report on title of the Site, detailed design and for the project to proceed to the planning stage. A key element of the detailed design and development of the planning application will be consultation with local resident and children and young people.
- 1.2** The Committee is also asked to approve investment of £4.2m from infrastructure reserves to fund capital investment in the project. Developments in the Colindale area have already generated S106 monies, income from New Homes Bonus and future ascertained Community Infrastructure Levy. It is proposed to combine these funding sources to deliver the Youth Zone within the local area. The Youth Zone will build on and enhance the youth offer, replacing the closed Grahame Park Youth Centre.
- 1.3** This report outlines the proposed approach to the development of a Youth Zone, including financial considerations and the anticipated benefits from the new model.
- 1.4** The proposal to develop a Youth Zone by way of a collaboration between the London Borough of Barnet and the not-for profit organisation OnSide presents an alternative approach to service delivery for children and young people in Barnet. Due to reductions in funding the Council has focused funding on targeted youth support, with a reduction of the universal youth support offer. This proposal allows the expansion of the local youth offer in one of the most deprived areas of the borough. Barnet Youth Zone will be owned and operated by a new independent local charitable company which will be driven by key representatives from the local private sector with the Council providing strategic support
- 1.5** In order to deliver a Youth Zone, OnSide have agreed to do the following;
- Provide capital (£1.8m) and revenue (£3m) funding, totalling £4.8m over three years, through the OnSide Foundation
  - Take full responsibility for the procurement and project management of the construction of the building and creation of the new local operating charity
  - Create around 50 new full and part-time local jobs
  - Engage local young people to help shape their Youth Zone and work alongside other local voluntary sector groups to support young people
  - Recruit and train a minimum of 100 community volunteers
  - Deliver a comprehensive marketing and communications plan
  - Recruit and support a private sector-led board of trustees responsible for strategic vision and long-term sustainability of the charity

**1.6** This report seeks approval for the council to contribute the following to the process;

- Up to £4.2 million funding towards capital cost
- A suitable site on a long-term lease at a peppercorn rent
- A commitment to ongoing strategic support on the Youth Zone Board of Trustees
- A commitment to work with OnSide to develop revenue streams, or social investment approaches, that will contribute to the sustainability of Barnet Youth Zone in future years

## **2. REASONS FOR RECOMMENDATIONS**

**2.1** The Youth Zone offers a unique opportunity for Barnet. With the significant pressures on the Council's budget, the Youth Zone project offers an opportunity to develop one of the first Youth Zones in London. The proposal offers an improvement in the current level of support, activities and opportunities for children and young people in the borough with the services to be operated and financed independently of the council.

**2.2** The funding model for year 4 onwards is led by an independent local charitable organisation led by a local Board of Trustees, who is responsible for the on-going running of the Youth Zone on a self-supporting basis. There is no set approach to funding but each other Youth Zone has grown year-on-year, with several now operating with annual turnover in excess of £1.5m.

### **Benefits**

**2.3** OnSide's business case has presented the following projections for attendance of a Youth Zone in Barnet;

- At least 3,000 young people are expected to join as Youth Zone members in the first year of operation.
- Approximately 150 of these members to be young people with disabilities.
- The Youth Zone will attract between 150-200 visits every night, and sometimes in excess of 300 visits.

**2.4** In Spring 2015, a specialist economic, financial and management consultancy but commissioned by OnSide (Amion ), published an independent impact report, outlining some of the positive effects that Youth Zones have brought about since opening (See Appendix A). The report analyses the impact of Youth Zone's in Wigan, Oldham and Manchester. The report confirms that the Youth Zones in these areas have delivered a number of positive outcomes that directly address some of the Council's priorities.

**2.5** Across the 3 operational sites assessed above Amion estimated that Youth Zones deliver a 200% return on social investment (See Appendix A). This assessment is based on increasing the employability of young people who attended Youth Zones as well as the impact on anti-social behaviour and school statistics (e.g. attendance, exam results). The assessment did not take

into account the impact on health and wellbeing and young people with disabilities. It is therefore expected that the return on social investment will be higher than outlined.

## 2.6 Amion's review found that;

- More than half of all members say that they are less likely to skip school thanks to the impact that the Youth Zone has had on them.
- 80% of Youth Zone members report better marks in class, with 73% achieving better grades in exams or coursework.
- Over 80% of young people achieve positive outcomes through the Youth Zone's employability programme.
- 70% of members exercise more regularly since the Youth Zone opened;
- 89% of young people reported that the Youth Zone has had a positive influence on their self-confidence.

## 2.7 Further examples include;

- Reduced crime and anti-social behaviour (including youth offending and arson) as a result of the high levels of young people engaged in positive activities;
- 75% of local business owners reported a reduction in fear of youth-related crime or anti-social behaviour as a result of the Youth Zone;
- Impact on other council-delivered services such as public health and troubled families.

## Location

2.8 Colindale and Burnt Oak have the highest levels of child poverty (37.5% and 36%) and child obesity (13.1% and 12.1%) in the borough and the Youth Zone offers an opportunity to give young people in these areas the opportunities to gain confidence, increase employability and improve their health and wellbeing.

2.9 Having a Youth Zone in this area reflects a recognition that within Colindale and the adjacent Burnt Oak Wards there is substantial population growth and development taking place, with Colindale projected to see an increase of 45% in the number of 8 to 19 year olds between 2015 and 2020 and 106% between 2015 and 2030. It also reflects that the former Grahame Park Youth Centre adjacent to Barnet College has been closed. The delivery of a Youth Zone in this location achieves this aim as well as meeting the policy intentions envisioned within Policy 5.6 of the Colindale Area Action Plan:

*“Developers will be required to make provision for... young people's recreation facilities... The young people's recreation facilities currently provided at the Barnet College site will be re-provided either on site or at an alternative appropriate location. Young people's recreation facilities will also be provided in Montrose Park and Aerodrome Park and other appropriate locations as agreed by the Council.”*

- 2.10** Montrose Playing Fields has been chosen as the proposed Site as it is the ideal location between Colindale and Burnt Oak, easily accessible and within an area of high deprivation. The proposed building will be integrated into the wider changes to Montrose Playing Fields as part of the wider Colindale Parks programme, enhancing the local area as part of the regeneration programme.

## **Sustainability**

- 2.11** The Youth Zone model includes a commitment by OnSide to source the operational funding for the service for the first three years. Beyond the first three years the responsibility for long term funding will be with a local charitable company with a private sector-led board of trustees. OnSide will support the recruitment and development of the board of trustees and the Council has committed to work closely with OnSide to develop revenue streams, or social investment approaches, that will contribute to the sustainability of Barnet Youth Zone in future years.

- 2.12** The initial investment of £4.8m from OnSide and up to £4.2m from the Council will cover the capital build costs of £6m and the first three years operational (revenue) funding, at approximate cost of £1m per year (Appendix A)

- 2.13** OnSide have established 5 successful, sustainable Youth Zones since 2008 with further planned to come on stream from 2017. Barking and Dagenham was recently the first London Borough to approve the development of a Youth Zone in London (July 2015) and other boroughs are currently exploring the opportunity.

- 2.14** The projected operational (revenue) costs for the Youth Zone are £1m per annum and are summarised in Appendix A.

- 2.15** The Youth Zone Business Case (Appendix A) outlines 10 steps to delivering a sustainable Youth Zone. It also outlines the potential sources of funding for the Youth Zone in Barnet. The Fundraising Strategy outlines that;

*‘From an early stage (at least 12 months out) OnSide will begin to build a solid income generation platform, allowing for the sustainable growth of Barnet Youth Zone. Learning from our experience with existing projects, we expect that the Youth Zone will generate support from five key areas; the private sector, major donors, trusts & foundations, fundraising events and the local community.’*

- 2.16** It is proposed that the following funding streams would support the Youth Zone in the long term;

- Private sector – OnSide supports the Youth Zone by developing a long-term, sustainable private sector engagement strategy to help this crucial supporter base. OnSide recruits Founder Patrons; businesses that contribute a minimum of £25,000 a year to the Youth Zone for the first three years. Estimate to secure £500,000 per annum.

- Major Donors - OnSide secures the vast majority of its capital support through major donors and Barnet benefits from the potential of a larger pool of private sector donors than many other parts of country Onside's intention (where agreed by the donor) is to split a major gift between both capital and revenue funding. And this source of funding is estimated to secure £250,000 per annum.
- Trusts and Foundations - OnSide's Youth Zones have a strong track record in securing funding through trusts, grants and foundations. Estimated to secure £100,000 per annum.
- Fundraising Events - The Youth Zone's Development Manager will be challenged with building a small annual programme of events, with 2 or 3 of these being key fundraising events. Estimated to secure £75,000 per annum.
- Community – A range of community events securing £20-30,000 per annum.

## **Management and Governance**

- 2.17** Each Youth Zone has its own locally established independent charitable company, led by a Board of Trustees, OnSide will facilitate the recruitment of a private sector led Board of Trustees who in turn can contribute to the sustainability of the project. The Board of Trustees will include a range of people from the local business community as well as representatives from the Council and the local community.
- 2.18** The role of the Board of Trustees will take full responsibility for the future sustainability and growth of the Youth Zone, with important strategic steering provided by the Council.

## **3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED**

- 3.1** If the Council decides not to progress with the Youth Zone model the Council will have to explore other options in delivering youth provision to meet the intentions of the Colindale Action Plan (outlined in paragraph 2.11) to replace the Grahame Park Youth Centre which has recently closed to facilitate the regeneration programme.

## **4. POST DECISION IMPLEMENTATION**

- 4.1** OnSide will lead the development of the project, working closely with the Council and will undertake a site investigation, feasibility checks, public consultation, detailed design, title investigation and explore and examine any other statutory considerations, prior to proceeding to the planning stage. This will involve consultation with local residents and link closely to the Colindale Parks Improvement Programme and other Council projects.

## **5. IMPLICATIONS OF DECISION**

### **5.1 Corporate Priorities and Performance**

5.1.□1 The objectives of the Youth Zone clearly meet the key priorities set out in the Corporate Plan.

**Fairness**- offers improved services to children and young people in Barnet at a limited on-going cost to the tax-payer, whilst investing in early intervention, preventing problems by supporting young people from an early stage, rather than just treating the symptoms.

**Opportunity** – it provides an opportunity to deliver services differently, working closely with the voluntary sector to offer services for children and young people.

5.1.□2 The project also meets some key aims in the Children and Young People Plan 2013-16, including the offer of ‘opportunities for engagement and support, recognising the needs of the individuals and supporting them to achieve’ and in regard to preparation for Adulthood, ‘enabling young people to foster ambitious and realistic aspirations’ and ‘offer relevant and tailored learning and employment opportunities’.

### **Green Spaces**

5.1.□3 Montrose Park is not identified as Metropolitan Open Land in the Core Strategy. However, it is deemed as being public open space and a local park and therefore, any development on the site would be subject to the Core Strategy policy CS7 – Enhancing and protecting Barnet’s Open Space - and Development Management DM15.

5.1.□4 Policy CS7 seeks to ‘maximise *the benefits that open spaces can deliver and create a greener Barnet we will work with our partners to improve Barnet’s Green Infrastructure*’ and (inter alia) ‘*create a greener Barnet by protecting open spaces...*’ This is the overarching strategic policy and specific considerations are set out in the Development Management policies.

5.1.□5 Development Management Policy DM15 Green Belt and open spaces states that ‘*Open space will be protected from development. In exceptional circumstances loss of open space will be permitted where the following can be satisfied:*

*a. The development proposal is a small scale ancillary use which supports the use of the open space or*

*b. Equivalent or better quality open space provision can be made.*

*Any exception will need to ensure that it does not create further public open space deficiency and has no significant impact on biodiversity.’*

5.1.□6 Therefore the key considerations will be whether the development is ancillary which supports the open space use and whether the quality of the open space will be enhanced.

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

## Finance

5.2.□1As outlined above it is proposed that the London Borough of Barnet will fund up to £4.2 million towards the £6million capital build, with OnSide investing £4.8m split between capital contribution (£1.8m) and assumed operational revenue requirement (£3m).

5.2.□2It will be the responsibility of the charitable company to be established to secure the ongoing operational (revenue) funding from outside the local authority, meaning there is no on-going revenue commitment from the Council. Section 2.18 outlines the proposed funding streams.

5.2.□3Cost estimates for the Capital Build have been developed by OnSide alongside RE's regeneration team. The estimate for the capital cost of the building is £6m. The table below outlines projected costs;

Land & Buildings	£0
Construction cost	£4,503,598.65
Inflation forecast (based on RICS guidance)	£225,179.93
Furniture & Equipment	£303,900
Professional fees (pre and post contract)	£493,366.35
OnSide Fee*	£380,000
Contingency	£100,000
<b>Total Cost</b>	<b>£6,006,044.93</b>

\*OnSide Fee are to support the delivery of the project and include feasibility assessment, site appraisal, Youth Zone Board Development, Governance and Support, Strategic Development, liaison with the council, capital delivery, legal advice, public relations, marketing and communications, young people engagement and participation and Youth Zone staff recruitment and training.

5.2.□4The proposed timing of funding from the councils perspective is summarised below (modelled on maximum capital funding of £4.2m);

<b>Year</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>
Capital Funding from Infrastructure reserves (£)	200	2,400	1,200	400	

5.2.□5The capital investment of £4.2m from the Infrastructure Reserve reflects a recognition that within the Colindale and adjacent Burnt Oak Wards there is substantial population growth and development currently taking place.

5.2.□6The former Grahame Park Youth Centre adjacent to Barnet College has been closed in order to facilitate the Graham Park regeneration programme. The delivery of the Youth Zone project meets the policy intentions envisioned

within Policy 5.6 of the Colindale Area Action Plan (Outlined in paragraph 12.1).

5.2.□7 The developments delivered in the Colindale area have generated Planning Obligations (S106 income), are continuing to generate income to the Council through New Homes Bonus and future ascertained income through the Community Infrastructure Levy. It is proposed that these funding sources can be combined and used towards the delivery of the Youth Zone project to support young people's recreational provision within the local area.

5.2.□8 The £4.2m contributes towards delivering the aims of regeneration and represents an investment in services for children and young people as part of the wider investment in social infrastructure projects. The one-off capital investment that triggers an ongoing revenue neutral service is considered to be a value-for-money investment for helping to support young people into a successful adulthood.

### **5.3 Social Value**

5.3.□1 Amion, a specialist economic, financial and management consultancy, reported that Youth Zones in other cities (Wigan, Oldham and Manchester) reported that Youth Zones bring about a 200% return on social investment. This calculation includes the impact of universal services and targeted services that support employability and is based on Housing Association Charitable Trust social value bank figures. Amion also found further evidence of social value, including those using the facility improving their grades, employability and self-confidence as well as seeing an increase in regular exercise.

5.3.□2 Amion also found that there was benefits on the wider community, due to;

- reduced crime and anti-social behaviour (including youth offending and arson) as a result of the high levels of young people engaged in positive activities;
- 75% of local business owners reported a reduction in fear of youth-related crime or anti-social behaviour as a result of the Youth Zone;
- Impact on other council-delivered services such as public health and troubled families.

### **5.4 Legal and Constitutional References**

5.4.□1 Council Constitution, Responsibility for Functions, Annex A – The Assets, Regeneration and Growth Committee has responsibility for “Asset Management – all matters relating to land and buildings owned, rented or proposed to be acquired or disposed of by the Council and the approval of non-statutory plans that concern asset management matters.

5.4.□2 Section 2.1 of The Management of Assets, Property and Land Rules, contained in the Council's constitution states that The Management of Asset, Property and Land Rules provide the governance structure within which the Council may acquire, lease, act as landlord, licence, develop, appropriate, change use of, or dispose of Assets within its Asset Portfolio.



5.4.□3 Council Constitution, Financial Regulations para 4.4.12 states that the allocation to and from the balances and reserves will be the responsibility of the Chief Finance Officer (section 151 officer) in line with the principles that Full Council have agreed. This decision is in line with the principles of the Children's, Education, Libraries and Safeguarding Commissioning Plan agreed by Full Council. The Commissioning plan outlines the Councils approach is to develop '*Alternative ways to deliver services, in partnership with other organisations and residents*' and '*narrowing the gap and targeting support that need it*'. The proposal is also supports the development of the Commissioning Plan key outcomes, including that '*children and young people are physically, mentally and emotionally health*' and that '*childhood in Barnet is safe and fun, with lots of opportunities to grow and develop through education, leisure and play*'. As such following committee agreement of the proposal, the Chief Finance Officer (section 151 officer) will allocate up to £4.2 million to the Youth Zone.

5.4.□4 The development of the Youth Zone would be on designated open space and therefore any development would need to be fully justified on the merits of the proposal. Pending a full investigation of the title a number of factors may need to be considered to enable the strategy for the development and the disposal by way of long lease of the Site to be formulated which may include appropriation of the site for planning purposes and disposal thereafter which has collateral title benefits as an alternative to the disposal of the open space and separate planning application. The required advertising procedures for both disposal and appropriation would need to be undertaken as appropriate and any objections addressed.

5.4.□5 The Council would need to be able to confirm that it has complied with its obligations under either section 123(2) of the Local Government Act 1972 ("the LGA 1972") or section 233(3) of the Town and Country Planning Act 1990 ("the TCPA") to dispose of the land for the best consideration reasonably obtainable or obtain the required ministerial consents.

5.4.□6 If the Site can be shown to constitute a school playing field and used as such at any point in the previous 10 years, the Secretary of State's consent will be required under S77 of the School Standards and Frameworks Act 1998 before the Council can proceed with a disposal of that land.

## **5.5 Risk Management**

5.5.□1 The key risk is that insufficient revenue can be generated by the Board of Trustees to maintain the expected range of services and activities. However, Youth Zone have a strong track record of delivering a sustainable delivery model in the 5 current Youth Zone's across the country. The Council will also work closely with OnSide to develop revenue streams, or social investment approaches, which will contribute to the sustainability of Barnet Youth Zone in future years as a self-supporting organisation.

5.5.□2 In the worst case scenario, if the project failed and Barnet Youth Zone were dissolved/insolvent the Council would inherit the asset. Although the Council

would not have the revenue funding to operate the building in its current form, there would be an opportunity to re-engineer the facility and offer a viable alternative that was suitable within the planning consent.

## **5.6 Equalities and Diversity**

5.6.□1 The council and all other organisations exercising public functions on its behalf are required under the Equality Act 2010 to have due regard to the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; advance equality of opportunity between those with a protected characteristic and those without; promote good relations between those with a protected characteristic and those without. Barnet considers the impact of its proposals on the groups identified as protected characteristics in the 2010 Equality Act (Age, disability, ethnicity race and national origins, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, religion and belief sexual orientation).

5.6.□2 A key philosophy of OnSides Youth Zones is that they are accessible to all children and young people between 9 and 18 (up to 25 for people with disabilities). Youth Zones have a typically annual membership fee of £5 and a cost of just 50p per visit, ensuring children and young people are not excluded from using the Youth Zone based on affordability.

5.6.□3 Barnet's Youth Zone will be designed with inclusion in mind and Barnet's Youth Zone will be fully accessible and go beyond the statutory minimum requirements for accessibility. For example, Youth Zone toilet and/or changing facilities must allow for full assistance, usually achieved by providing a separate assisted changing facility (in accordance with Changing Places guidance) including a bed, tracking hoist, shower and a toilet. As part of the design process, OnSide will welcome input from local disability groups, to ensure that their opinions and expertise are properly considered.

5.6.□4 Barnet Youth Zone will also offer targeted support for children and young people with disabilities through 'A Level Playing Field' project, projected to support approximately 150 members with disabilities.

## **5.7 Consultation and Engagement**

5.7.□1 Consultation with local residents will commence following approval as part of the statutory planning process and in relation to any future public advertising so far as may be required of the Council's decision to dispose of the Site or such other proposed preferred site set out in any required public open space notice pursuant to s 123(2A) of the Local Government Act 1972 and to make such determinations in respect of any objections to such notice

5.7.□2 Consultation and engagement with children and young people will take place as part of the detailed design. As outlined on page 10 of the Youth Zone Business Case (Appendix A) OnSide commit to involving young people in as much of the development of a new Youth Zone as possible. To achieve this, one of the first tasks is to establish a local young people's development group (YPDG).

**5.8 Insight**

5.8.1 Insight data, such as deprivation levels, child poverty and child obesity has been used to help inform the proposal to locate the Youth Zone at Montrose Playing Fields.

**6. BACKGROUND PAPERS**

N/A

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# **BARNET** **YOUTH ZONE**

## **PROPOSAL FOR SUPPORT**



## EXEC SUMMARY

In Autumn 2014, representatives from OnSide met with senior officers from Barnet Council to discuss the potential for creating a Youth Zone in the Borough. Following consultation with key figures within the council, we are delighted to submit, as requested, our formal proposal for developing the facility.

Barnet Youth Zone will inspire a generation, transforming lives for the better. It will be a fantastic facility of which the entire community can feel proud and a part. It will send a clear message that the young people of Barnet are cared for, recognised, supported and valued.

Over 1,500 young people will visit the centre each week. It will attract hundreds of local volunteers, and will unlock millions of pounds from the private sector for investment in local young people.

In order to make Barnet Youth Zone a reality, OnSide will:

- Deliver new capital (£1.8m) and revenue (£3m) funding, totalling £4.8m over three years, through the OnSide Foundation;
- Take full responsibility for both construction of the building and creation of the new local operating charity;
- Create around 50 new full and part-time local jobs
- Engage local young people to help shape their Youth Zone and work alongside other local voluntary sector groups in support of young people;
- Recruit and train a minimum of 100 community volunteers;
- Deliver a comprehensive marketing and communications plan;
- Recruit and support a private sector-led board of trustees responsible for strategic vision and long-term sustainability of the charity

The OnSide offer is conditional on the council contributing:

- Up to £4.2 million towards capital cost;
- A suitable site on a long-term lease at a peppercorn rent;
- A commitment to ongoing strategic support on the Youth Zone Board of Trustees; and
- A commitment to work with OnSide to develop revenue streams, or social investment approaches, which will contribute to the sustainability of Barnet Youth Zone in future years.





## WHAT IS A YOUTH ZONE?

Youth Zones are created to offer children and young people **‘somewhere to go, something to do and someone to talk to’**. They are bright, vibrant, iconic buildings that offer a safe, encouraging and positive environment in which young people can spend their leisure time.

The Youth Zone model is inspired by the success of Bolton Lads & Girls Club. For many years, the Bolton club operated from a substandard building but following significant support from the National Lottery, local council and local businesses, it moved to a brand new, purpose-built centre in 2002.

Its success became a beacon. Soon, other nearby towns wanted to have a similar facility for their young people and so OnSide was developed to meet that need and the Youth Zone network was born.

Youth Zones are packed with a wide range of activities, catering for all sporting, creative, artistic and social interests. They are youth-led, responding to the needs of our members and driven by our commitment to help all children and young people – with special emphasis on those from the most disadvantaged backgrounds - to increase their confidence and raise their aspirations.

### THE OPERATING MODEL

Youth Zones are open 7-days a week when schools are closed. Each young person pays a nominal annual membership fee (typically £5) then it’s just 50p per visit after that.

Any young person aged 8-19 can become a member. Sessions are split across two different age groups - 8-12 (Juniors) and 13-19 years old (Seniors). We also include those aged up to 25 who have a disability or learning difficulty.

Sessions involve a minimum of 20 different activities each night. Our buildings are designed with both visual and acoustic connectivity in mind and typically include spaces such as:

- A 4-court indoor sports hall with climbing wall;
- A fully equipped fitness gym;
- Dance studio;
- Music suites, packed with instruments and recording equipment;
- At least one outdoor MUGA kick-pitch;
- A specialist arts and crafts area;
- Break-out rooms to include activities such as employability workshops, girls’ work, health projects and youth participation;
- A large, open plan recreation area;
- A café, serving hot nutritious meals for no more than £1;
- A boxing gym.

### BUILDING RELATIONSHIPS

The quality of the facility and the wide range of activities are central to a Youth Zone’s commitment to delivering best-in-class youth work. Youth Zones offer young people the opportunity to try out activities in which they would otherwise never have been able to engage. Throughout their Youth Zone journey, our members meet new people, make new friends and learn new skills. All of this goes towards building the confidence they need to develop into happy, mature, healthy and successful young adults.



## MEASURING IMPACT

In Spring 2015, Amion (commissioned by OnSide) published an independent impact report, outlining some of the positive effects that Youth Zones have brought about since opening.

The report strongly indicates that Barnet Youth Zone will deliver a number of positive outcomes that directly address some of the borough's most critical youth-related strategic challenges.

Such positive outcomes will not only affect young people, but will be seen by the wider community too. Outcomes and outputs include:

- At least 3,000 young people are expected to join as Youth Zone members in the first year of operation;
- We expect approximately 150 of these members to be young people with disabilities;
- The Youth Zone will attract between 150-200 visits every night, and sometimes in excess of 300 visits;
- More than half of all members say that they are less likely to skip school thanks to the impact that the Youth Zone has had on them;
- 80% of Youth Zone members report better marks in class, with 73% achieving better grades in exams or coursework;
- Over 80% of young people achieve positive outcomes through the Youth Zone's employability programme;
- 70% of members exercise more regularly since the Youth Zone opened;
- 89% of young people reported that the Youth Zone has had a positive influence on their self-confidence.

Other stakeholders also benefit from the creation of a Youth Zone. Examples from existing projects include:

- reduced crime and anti-social behaviour (including youth offending and arson) as a result of the high levels of young people engaged in positive activities;
- 75% of local business owners reported a reduction in fear of youth-related crime or anti-social behaviour as a result of the Youth Zone;
- Impact on other council-delivered services such as public health and troubled families.





## A RETURN ON INVESTMENT

Following its extensive study, across the network, Amion reported that Youth Zones bring about a **200%** return on social investment. Encouragingly, this figure does not yet take into account the added impact of some of the Youth Zones' targeted services such as work with young people with disabilities and the positive outcomes on young people's mental health; and so over time, it is expected that the ROI figure will increase significantly.

A summary of the findings for each of the Youth Zones, together with an average cost : benefit ratio to local authority partners is below:

<b>Calculating the Social Value of the Youth Zones</b>				
<b>Universal Services</b>	<b>The Factory</b>	<b>Mahdlo</b>	<b>Wigan</b>	<b>All Youth Zones</b>
Total Social Value (Universal)	£2,073,048	£2,443,251	£3,837,261	£8,353,560
TSV (less deadweight)	£1,679,169	£1,979,033	£3,108,181	£6,766,384
<b>Targeted Service: Employability</b>	<b>The Factory</b>	<b>Mahdlo</b>	<b>Wigan</b>	<b>All Youth Zones</b>
Total Social Value (Employability)	£514,050	£485,815	£435,822	£1,435,687
TSV (less deadweight)	£436,943	£412,943	£370,449	£1,220,334
<b>Overall Social Value – Universal and Targeted</b>	<b>£2,116,112</b>	<b>£2,391,976</b>	<b>£3,478,630</b>	<b>£7,986,718</b>
Cost of the Youth Zones	£1,207,997	£1,141,599	£1,587,871	£3,937,467
Cost to Local Authority	£400,000	£400,000	£400,000	£1,200,000
<b>Cost : benefit ratios</b>	<b>1.75</b>	<b>2.10</b>	<b>2.19</b>	<b>2.03</b>
<b>Cost : benefit ratio to Local Authority</b>	<b>5.29</b>	<b>5.98</b>	<b>8.70</b>	<b>6.66</b>



## SUPPORT FOR DEVELOPING COMMUNITIES

### REGENERATION PROGRAMME

Significant redevelopment projects are already underway in the west of Barnet. Specifically, Colindale, Burnt Oak and Grahame Park are seeing major investment in terms of new housing, better community facilities and strengthening other public services.

Throughout the entire project, over 10,000 new homes are being created, resulting in over 500 new jobs and an expected population increase of 25,000.

As part of the area's growth programme, there is a need for a new, attractive, fit-for-purpose facility that supports local young people. Barnet Youth Zone will be a one-stop-shop for thousands of young people to access during their leisure time; offering a wide-range of positive, fun and developmental activities.

### AN ALTERNATIVE DELIVERY MODEL

In the face of increasing financial pressures faced by the council, the creation of the Youth Zone offers a viable, credible, alternative way in which to deliver a high quality service for Barnet's young people. OnSide is a leading voluntary organisation within the youth services sector and has a proven track-record in delivering outstanding facilities for young people, as well as ensuring a robust financial model to back it up.

Barnet is home to a large number of wealthy and successful business leaders and so this offers a significant opportunity to unlock the philanthropic potential of the borough in support of the local area's most vulnerable residents. The OnSide offer has clearly galvanised local donors in other towns and we believe that the Youth Zone provides an innovative, attractive offer that those local residents will want to get behind.

Due to financial constraint the London Borough of Barnet has made a strategic decision to focus resources on targeted youth provision which has resulted in a reduction of universal youth services within the borough.

Barnet Youth Zone, represents a new offer to children and young people in Barnet. Firstly, OnSide brings several million pounds of inward investment from its own sponsors to the area. Secondly, OnSide's track record, having already established 6 successful, sustainable Youth Zones provides evidence for the success of the delivery model. Finally, a newly constituted, private sector-led board of local trustees will ensure that the Youth Zone delivers a strong sustainable service, relevant for the needs of local young people.

Through this model, the Council is able to facilitate a holistic service which blends the highest quality universal offer with the crucial targeted support already delivered by the council.



## SUPPORTING THE WIDER YOUTH OFFER

Barnet Youth Zone will be a locally led, independent charity, but one of its greatest strengths will be its numerous partnerships with other voluntary sector organisations and public sector services. Given the size of the building, it will become a hub for a number of other youth sector organisations, leading to mutually beneficial, collaborative partnerships. As an example of this, the Saracens Sport Foundation has already pledged to work alongside the Youth Zone in support of Barnet's young people and the John Lyons Charity has also pledged to support the Youth Zone by helping it build relationships with other groups in the area.

As well as ensuring close links to the voluntary sector, the Youth Zone team will benefit from a close working partnership alongside the existing statutory provision. Staff based at the Canada Villa and Finchley Youth Theatre sites will work with Youth Zone staff to ensure that a broad offer, responsive to young people's needs, is provided and this will be underpinned by the continued strategic allegiance between the Youth Zone's board and management team, working together with senior officers from the council. OnSide will work closely with the Council as well as community partners to develop proposals and ensure a high quality and integrated youth offer in the borough.

### A SUITABLE SITE

Based on the successful operation of Bolton Lads & Girls Club and OnSide's established Youth Zone projects we strongly recommend three major criteria in terms of location:

- 1) NEUTRALITY      2) ACCESSIBILITY      3) PROMINENCE**

The objective should be an available, safe, affordable site which meets these criteria and which will, with the right building, facilities and staff, support the participation of the largest possible number of young people.

### MONTROSE PARK & PLAYING FIELDS

Given the extent of the development in the area, and the number of young people who live in nearby estates, the natural preference has always been to identify a suitable location in or around the Colindale, Grahame Park or Burnt Oak areas. Furthermore, following the consultation to enhance the offer in local parks, there is a strong consensus that creating a Youth Zone as part of the Montrose Park redevelopment is the best option for the borough.

Montrose Playing fields sits within the Burnt Oak ward, but is equidistant between both Burnt Oak & Colindale London Underground stations, and is less than a 10 minute walk from the heart of Grahame Park. It is also very close to Edgware Road (also a 10 minute walk), and so is well served by a number of busy bus routes.

Given its central location in relation to these three important areas of West Barnet, Montrose retains a neutral environment and given the close proximity to rail and bus services, it provides an ideal location for a Youth Zone.

The current plans to redevelop Montrose Playing fields also fit perfectly with the Youth Zone, and offer a unique opportunity to transform the area, with the Youth Zone acting as the catalyst.



## ENHANCING THE MONTROSE DEVELOPMENT

Working closely with council officers, we have developed an initial concept that demonstrates how the creation of a Youth Zone in Montrose Park will not only protect, but enhance the exciting and positive plans for the redevelopment of Montrose and other parks in the area.

Subject to planning and other wider consultations, the image below is an artist's impression of how a Youth Zone might look like in the park context. We believe that such a development will bring a number of positive influences, including:

- An increase in visitors to the park – both young people and adults;
- An opportunity for shared facilities, and integrated use of additional recreational infrastructure planned for Montrose Park, e.g. an outdoor skate park;
- The creation of a dedicated all-weather kick-pitch to minimise the loss of one junior playing field;
- A site which supports the ambition for a welcoming park entrance, and encourages a link between Montrose & Silkstream Parks;
- An environmentally friendly building which incorporates sympathetic use of materials



### BARNET YOUTH ZONE - ARTIST IMPRESSION I

HB ARCHITECTS

The Old Telephone Exchange | Albert Street | Rugby | Warwickshire |  
CV21 2SA | tel. 01203 576137 | fax. 01203 501328 | www.hb-architects.co.uk





## A BRIEF HISTORY

OnSide is a registered charity, established in 2008. Its mission is to build state-of-the-art youth centres, modelled on the success of the nationally-recognised Bolton Lads & Girls Club. We call them Youth Zones.

Youth Zones are created as independent charities. To date, OnSide has funded, built and established five Youth Zones (Carlisle, Manchester, Oldham, Blackburn and Wigan), with several more in the pipeline (including Wolverhampton, Wirral, Preston, Newcastle & Sunderland) all scheduled to be open by 2017. Our long-term vision is to have 20 Youth Zones by 2020.

Since 2008, OnSide has created jobs for over 300 people, alongside volunteering opportunities for 600 more. We have raised in excess of £30m of capital funding and over £10m of revenue funding so far and with new funding in place we are currently working to expand the network across the UK.

To date, over 20,000 young people are now engaged in positive, healthy activities through the OnSide Youth Zone network.





## **BUILDING A SUSTAINABLE YOUTH ZONE – THE ROLE OF ONSIDE**

### **10-STEP GUIDE**

OnSide has developed the skills and expertise to create a sustainable and highly professional Youth Zone operation. With this background, our charity is perfectly placed to undertake all key aspects of delivery.

#### **STEP 1 - RECRUITING A CHAMPION AND BOARD OF TRUSTEES**

All OnSide Youth Zones are independent charities, driven by a Board of local Trustees. Typically, the majority of Board members are from the local business community but representatives of the Council and the local community will also be members.

The first step in the process will be to appoint a Chair of the Board who in turn will use his or her contacts to recruit fellow Trustees. There are a number of portfolios to fill, including responsibility for legal matters, finance, HR, safeguarding and at least one Board member will oversee fundraising. This is a working Board that takes on full responsibility for the future sustainability and growth of the Youth Zone, with important strategic steering provided by the Council.



Members of the OnSide team will also sit on the Board in an advisory capacity to offer support, especially in the build-up to opening and in the first few months of operation. Following this, OnSide will continue to play an important role by offering training, networking with other Youth Zone Boards and through any other support that the Chair or other Trustees feel is of value.

#### **STEP 2 - A VOICE FOR YOUNG PEOPLE**

Young people choose to come to the Youth Zone. It's their place. And so in order for it to succeed and flourish it must be owned by them and represent what they want.

We are committed to involving young people in as much of the development of a new Youth Zone as possible. To achieve this, one of the first tasks is to establish a local young people's development group (YPDG).

The YPDG will consist of a wide range of young people recruited from schools, colleges, community groups and other youth providers. Over time, and with the support of the OnSide Young People's Participation Manager, the group will be able to help the project become the best it can be for all young people in Barnet. Meeting fortnightly, there will be input into and, in some cases, full control over aspects such as:

- The name of the Youth Zone;
- The recruitment of key staff;
- Developing the Youth Zone's brand;
- Helping to understand young people's transport needs to and from the Youth Zone;
- Involving young people in fundraising events;





- Supporting the project management team with input into room layout and furnishings;
- Ensuring that the activities they wish to see (where possible!) take place in the Youth Zone;
- Making sure that the Youth Zone communicates effectively with local young people in the run-up to its launch.

Once the Youth Zone is open, the role of the young people's development group takes on a new dynamic, ensuring that the day-to-day offer accurately reflects what young people want and stays ahead of ever-changing trends. Representatives from the Youth Board are also periodically invited to Trustee meetings, ensuring that they have a continued voice that is heard, listened to and acted upon.

### **STEP 3 – A YOUTH ZONE RIGHT AT THE HEART OF THE COMMUNITY**

Existing provision for young people in Barnet is provided in part by the Local Authority, but primarily by the voluntary sector. There are also specific-interest groups around issues such as disability, faith and sport.

In our experience, the news of a new place for young people is not always met with universal approval by other providers! Change is sometimes hard to accept and a new centre creates uncertainty about the impact of that new service on their organisation.

In order to best engage, OnSide will meet with all interest groups to help them understand the opportunities for the young people they represent.

The key messages that we will communicate are:

- The Youth Zone is an additional investment that is modern, relevant and innovative, attracting young people, often in unprecedented numbers;
- Funding of the Youth Zone brings in new money from the private sector that otherwise would not be available;
- The Youth Zone's aim is to work in partnership with all existing provision to enhance what young people can have - to make the sum greater than the individual parts;
- The Youth Zone can be a place where other organisations engage with groups of young people previously unknown to them and by doing so increase their reach;
- The building, modern and fit for purpose, can be used for other organisations to deliver their services.

Of course, should any uncertainty remain, the strongest message can come from young people themselves. Once they have visited an existing fully-operational Youth Zone with all that it has to offer, they become enthusiastic advocates for the need for a similar facility in their community.





## STEP 4 – GETTING VOLUNTEERS ONSIDE

Volunteers are a crucial part of a Youth Zone’s DNA. They embody the strong community spirit needed for success. Put simply, without volunteers, Youth Zones could not exist.

Many people make the mistake of thinking that volunteers are most useful because they are a free resource. That is not the strength of volunteering. Because Youth Zone volunteers are vital and committed members of the Youth Zone family, Barnet Youth Zone will invest significantly in their proper recruitment, training and management.



As well as giving their time and energy, volunteers contribute to a Youth Zone in other specific ways. They provide:

- Extra feet on the ground. Youth work is about building relationships. Volunteers operating alongside paid staff during a Youth Zone session makes this important element of our work much easier. We encourage them to spend their time engaged in activity and positive discussion with our members, not bogged down in paperwork or tidying up sports kit.
- Additional skills. Many volunteers are attracted to Youth Zones because there is the opportunity to share a passion and skill for a particular piece of work. Whether coaching the basketball team in the sports hall or running a weekly flower-arranging session in the arts area, all ideas and innovation are welcome – and the people of Barnet have interests and passion in abundance.
- Intergenerational impact: Having a large team of adult volunteers of different ages helps bridge the gap between young people and the older generations. After having worked with young people through the Youth Zone, volunteers become their strong advocates, helping to change negative perceptions and stereotypes.
- Local buy-in. Our volunteers reflect the Youth Zone back to their community, sharing positive experiences about their involvement. Many of them are recruited via the companies that support us, thus helping to develop strong, long-lasting partnerships between the Youth Zone and some of its key funders.
- Opportunities for young people. All volunteers within the senior sessions must be over 18 and subject to the usual DBS checks, but we also encourage some of our best senior members to give up their time to act as Young Leaders. These Young Leaders are our most junior volunteers and take on a range of roles including hosting tours for VIPs, speaking to large audiences about their Youth Zone, and working as trainee youth workers on some of our Junior sessions.

Up-front investment in volunteers is the key to success. From an early stage (typically 6 months before opening), we employ a full-time Volunteer Manager responsible for recruiting and training 100+ volunteers in time for the Youth Zone’s opening day.

Just as our volunteers give something to us, we give something back to them. Each is assigned their own supportive line manager and given the option of having a personal development plan. The Youth Zone is committed to supporting their careers and self-development.





## STEP 5 – BUILDING A STRONG LOCAL TEAM

When fully operational, Barnet Youth Zone will employ over 150 people in a mixture of full-time, part-time and voluntary roles – each one a brand new position. The Youth Zone will also benefit from the close support of a number of OnSide staff in roles such as communication, fundraising and our core business, youth work.



While the building and the facilities will act as a hook for local young people, it will be the team of staff and volunteers within it that makes the real difference. Therefore, a great deal of care and attention is put into

recruitment at all levels, ensuring that the members of Barnet Youth Zone are offered the best possible Youth Zone experience, every single time.

Barnet Youth Zone will appoint the following key members of staff:

### General Manager

The General Manager will be the local figurehead for the charity, with overall responsibility for all aspects of the Youth Zone. Typically recruited 12 months before opening, initially he or she will take ownership of the charity's fundraising strategy, working with OnSide's Development Manager in London to build and secure long-term partnerships with local private sector supporters.

Once the funding is established, the General Manager's focus will move towards ensuring that the rest of the Youth Zone team is recruited and trained, that the volunteers are in place and that the programme of activity for the first two months is planned and ready for delivery.

After the opening, the General Manager will report to the Chair of the Board. This relationship will provide support as well as challenges, enabling the team of two to deliver ongoing success for the Youth Zone. OnSide will continue to remain involved, both as a member of the Board and as a support network for the General Manager and Youth Zone team.

### Volunteer & Training Manager

One of the most immediate full-time appointments is that of the person responsible for recruiting, training and developing this important group.

As well as having responsibility for finding 100+ local people who are interested in giving their time at the Youth Zone, the role will be to deliver a detailed training matrix for all staff and volunteers, ensuring that the Youth Zone goes above and beyond all safeguarding requirements and provides opportunities for all members of the team to develop and progress.

### Youth Work Manager

In order to keep young people eager to come back, it is important to generate an ever-changing buzz and inspiring atmosphere. The Youth Work Manager has responsibility for making this happen.

Managing a team of 50+ sessional staff, the key to this role is finding a balance between ensuring that the Youth Zone is well attended on each session, but not to the detriment of the relationship-building that is key to successful youth work. The Youth Work Manager will also have responsibility for all safeguarding within the organisation and will be the main point of contact between the Youth Zone and local schools and wider local youth services.



### Development Manager

The support of the private sector both in financial terms and in driving innovation and growth are what keep a Youth Zone's engine running. The Development Manager has the responsibility for building a large network of corporate supporters, ranging from small, independent traders to some of the area's largest employers.

Initially, the Development Manager will be responsible for bringing in over £500,000 in support of the Youth Zone and over time he or she will be responsible for ensuring steady and consistent growth for the charity as it embeds itself as a key player in the local community.

## **STEP 6 – THE HEART OF A CHARITY, THE BRAIN OF A BUSINESS**

Barnet Youth Zone will be owned and operated by a new, independent charity which will be driven by key representatives of the local private sector with the Council providing strategic support.

It is important to get started quickly on incorporation and registration and OnSide will provide a complete support service throughout the process.

### Legal & Administrative framework

It is important to agree the basic terms of the legal relationships as early as possible so that all parties both understand what is expected of them and how their investment in the project will be protected. The finer detail of drafting the necessary documents will inevitably take time but typical structures and essential terms are summarised below:

#### Lease of the Site

A lease of the Youth Zone development site needs to be granted to the new operating charity. Basic provisions would include:

- A term of 125 years;
- No premium and a peppercorn rent;
- No break clauses;
- Suitably limited user clauses (linked to forfeiture provisions) to ensure there is no material deviation from the original intended charitable use.



#### Operational Agreement

This agreement will regulate the early years of the project partnership. The principle parties will be the new Youth Zone operating charity, the Council and OnSide Youth Zones. It will cover summaries of:

- The Council's support of the project both in general terms and any agreed financial contributions;
- OnSide's contribution to development of the project and ongoing support;
- The new Youth Zone charity's obligations in relation to the development and future operation of the Youth Zone, including its responsibility in terms of long-term sustainability;
- Branding and publicity methods;
- Normal Freedom of Information, prevention of corruption, confidentiality and dispute resolution provisions;
- Appropriate indemnities and provisions for termination on insolvency or material and persistent default.



## STEP 7 – BRICKS AND MORTAR

OnSide leads on all aspects of construction project management. Following site assessment, our team will provide a design brief and undertake the procurement process for the services and building contracts required.

We manage the building project right through to practical completion and snagging, including procurement and fit-out with appropriate equipment and furnishings. This also includes implementation of all IT hardware and software, including the Youth Zone’s membership database system and monitoring and evaluation platforms.



As part of the entire building process, OnSide provides monthly construction status reports to the Council and Youth Zone board of trustees.

### **Capital Cost summary**

The following table shows the breakdown in estimated construction cost for the Youth Zone:

Land & Buildings	£0
Construction cost	£4,503,598.65
Inflation forecast (based on RICS guidance)	£225,179.93
Furniture & Equipment	£303,900
Professional fees (pre and post contract)	£493,366.35
OnSide Fee	£380,000
Contingency	£100,000
<b>Total Cost</b>	<b>£6,006,044.93</b>

### **OnSide’s Fee**

OnSide’s professional fee covers no more than 50% of its actual costs in delivering all of the services necessary to create a successful Youth Zone. A detailed list of all of these services can be provided if required, but in summary they include:

Feasibility assessment; site appraisal; Youth Zone Board development; strategic development; capital funding; capital delivery; legal; private sector development; PR, marketing & communications; young people’s engagement and participation; Youth Zone staff recruitment and training; Youth Zone volunteer recruitment and training; purchase ledger, administration & implementation of the Youth Zone membership system; and operational support.



OnSide has a proud fundraising track record. Thanks to the success and proven sustainability of the existing Youth Zones, we already have significant interest from a number of major donors and so the OnSide Foundation has committed to both match-fund the council's £4.2m contribution, but also to secure the additional revenue (running cost) support for the first three years of Barnet Youth Zone's operation.

**PROFILES ON SOME OF THE ONSIDE FOUNDATION SUPPORTERS:**

**THE QUEEN'S TRUST:**



Previously known as The Queen's Silver Jubilee Trust, The Queen's Trust has been a supporter of the OnSide network for a number of years and was instrumental in encouraging the charity to expand its reach into London.

As a sign of support, the Trustees have recently pledged their largest contribution to date to the OnSide network, £5.1m to be distributed across the next 4 Youth Zones, including some in London.

**BILL HOLROYD CBE DL:**



Bill Holroyd has been Chairman and visionary leader of OnSide since its inception in 2008. As the network expands outside the North West, he has made a significant gift towards OnSide's Foundation, and has personally pledged to support our projects in the capital. The charity's growth in London will prove pivotal to the success of its national expansion programme and Bill hopes that his donation will help unlock further support in London and beyond.

**JOHN ROBERTS:**



John Roberts is the Founder of AO.com. In its early years, the company (then known as DRL Ltd) adopted Bolton Lads & Girls Club as an official charity partner, and John regularly cites this partnership as one of the key factors in his business's success and growth. AO.com was floated on the Stock Exchange in February 2014, with the company reaching a value of £1.2bn. Following this success, John has also made a generous gift to the OnSide Foundation, and like Bill Holroyd, has earmarked a significant proportion of his donation towards ensuring the success of Youth Zones in London.



**STEP 8 – A GREAT LOCAL STORY**

OnSide’s dedicated in-house communication team will be on hand to help create and deliver a detailed and impactful information strategy for the Youth Zone. This will cover all Youth Zone stakeholders, including young people, volunteers, local businesses, voluntary organisations, pan-London youth groups and both local and national press. Among the various functions that the team will deliver are:

- Working with the young people’s development group to develop Barnet Youth Zone’s brand;
- Launching the Youth Zone’s website;
- Building relationships with local newspapers and other media;
- Delivering a vibrant, innovative social media strategy;
- Supporting the local team in the build-up to opening.

Through its existing network in London, OnSide has generated significant interest from key London media partners. In particular, The Evening Standard has agreed to support the work and impact of the OnSide network in London.



**STEP 9 – FUNDRAISING FOR OUR FUTURE GENERATIONS**

OnSide’s North-West Youth Zones have a proven track record in being able to unlock significant financial support from the private sector and we are convinced of the potential for even more support of this kind in Barnet.

From an early stage (at least 12 months before opening) we engage with major local employers, creating partnerships of mutual benefit. Businesses respond to the way Youth Zones turn aspiration into reality, how they rapidly gain iconic status in a community. They see how their own staff get involved as volunteers, as parents or through fundraising and of course, they see the incredible impact Youth Zones have on local young people.





In London, there is scope for investment both from privately-owned local companies and major national corporations that can support not only Barnet Youth Zone but also the entire OnSide London network. We also already have strong indications of interest from London-based high net worth individuals who are seeking to support an innovative, young-people focused charity such as a Youth Zone.

We have also had positive meetings with the John Lyons charity, a longstanding supporter of youth work in the area. They are buoyed and excited by the possibility of a Youth Zone coming to Barnet and have expressed a keen interest in becoming a key financial supporter once the project is confirmed.

Outside the private sector, the OnSide network is successful in fundraising through registered social landlords, through fundraising events and community programmes, and we also have a growing base of trusts and foundations that support the network.

### **STEP 10 - WORKING ALONGSIDE THE COUNCIL**

Whilst the responsibility for day-to-day management of the Youth Zone falls on the shoulders of the Board and the newly recruited Youth Zone team, it is vital that the Council plays a key strategic role, supporting the Youth Zone's growth and development.

The Youth Zone General Manager and Head of Youth Work will work closely with the Council's Director of Children's Services on a variety of topics such as safeguarding, links with local schools, partnerships with the Council's Youth Service staff and ensuring that the Youth Zone links in with other Council-led programmes such as YOT, Looked After Children & Troubled Families.





## TRY, TRAIN, TEAM

All Youth Zone sessions are designed to be fun, engaging, exciting and different – just what young people want. It's not easy, but a Youth Zone's mantra is always to make each session that little bit better than last night's - thus giving the team the best chance of ensuring that young people keep attending time and time again.

There is an important underlying structure to each session. We call it 'Try, Train, Team' and it is through this approach that the Youth Zone ensures that there is a clear developmental aspect to each activity. Through this young people will see improvements in their confidence, self-belief and general wellbeing.

The **try** phase is just that – trying! Each night, the Youth Zone offers a minimum of 20 different activities ranging from football to Frisbee, fashion to flamenco. Flooding the sessions with a wide variety of activity ensures that young people have ample opportunity to have a go at something that they may not otherwise have come across. We make sure that all the proper, fit-for-purpose kit is provided, and at only 50p per session, there is no barrier whatsoever to taking part.

When young people find something they enjoy and would like to try and get better at, the Youth Zone will offer more advanced, '**train**' sessions in that particular activity. It may be simple sports coaching or a guitar lesson, or could be a 1-2-1 painting class with a volunteer. In short, whatever the activity, our team of staff and volunteers will support all members to improve. Of course, the Youth Zone cannot provide every activity there is, but if not we will use our links within the community to find a partner organisation that can support the member outside the Youth Zone itself.

Finally, when young people reach a good standard of achievement, or simply when they'd like to test themselves, we offer '**team**' activities aimed at showcasing progress. Teams are not limited to just sports teams – instead, it could be the cast of a pantomime, a newly formed Youth Zone rock band or, for those who have shown an interest in climbing or residentials, a Duke of Edinburgh award group.

Recognising a young person's progress is a crucial part of their development and so all staff and volunteers are trained to praise achievement, whatever that might be. Achievements are formally recognised every year in the Youth Zone's awards night – a celebration of the year's activity and a chance for members, parents, staff, volunteers and sponsors to come together and congratulate young people on their success.





## CREATING A LEVEL PLAYING FIELD

Children and young people with disabilities are among some of the most important members of any Youth Zone family. All of our centres are designed with inclusion in mind and we are immensely proud of the history and track record of success in working with this group of young people.

We believe that the secret of this success lies both in detailed consultation with local young people and disability groups, and in providing the best possible training for our staff and volunteers, equipping them with all the skills necessary to provide a fully integrated, vibrant and dynamic programme of activity.

### DESIGN SPECIFICATIONS

All OnSide Youth Zones are fully accessible and go beyond the statutory minimum requirements for disabled access. For example, Youth Zone toilet and/or changing facilities must allow for full assistance, usually achieved by providing a separate assisted changing facility (in accordance with *Changing Places* guidance) including a bed, tracking hoist, shower and a toilet.

As part of the design process, we welcome input from local disability groups, to ensure that their opinions and expertise are properly considered. We can't of course promise everything to everyone, but take all aspects of disability provision into account when deciding the building's final designs.

### A LEVEL PLAYING FIELD

OnSide's 'A Level Playing Field' project is the network's flagship programme supporting young people with disabilities. Delivered in partnership with the Seashell Trust, its goal is to ensure that positive, encouraging sporting activities are provided for young people with disabilities.

Of course, Youth Zones provide the perfect setting to deliver such activities, but central to the project's success is the network's commitment to properly training staff and volunteers in various aspects of disability awareness and provision.



Although currently limited to the 6 existing Youth Zones, our ambition is to roll out the project across the ever-growing national network of Youth Zones and given that it will be among the first facilities of its kind in London, Barnet Youth Zone will become not simply a facility where disabled young people are welcome, but a hub for disabled and mixed ability youth provision, attracting young people from across the capital.





## DAYTIME USAGE – ADDED COMMUNITY VALUE

Barnet Youth Zone will be an iconic, game-changing facility for the local community. It will be the newest, most attractive building in the Borough and whilst its core provision will always be to provide a 7-day-a-week recreational offer for children and young people, it also provides an excellent opportunity to act as a base for other community-focused programmes outside Youth Zone opening hours.

Groups or activities that support young people will always have preference when it comes to daytime usage of the facility. However, it is also important that as many members of the community as possible can have some access to the building, and the Youth Zone will therefore remain open to all requests and suggestions for how it is used when schools are open.

Given the strong partnership with the local authority and outside Youth Zone operating hours, the facility will be regularly used by the council for appropriate council meetings, community briefings and events.

The list below is by no means exhaustive but indicates the range of activities or programmes that the Youth Zone might accommodate:

- Usage by schools to deliver P.E. lessons or other taster sessions;
- Access for young people aged 16+ who are not in education, employment or training to offer them support and guidance in securing a job or placement;
- Supervised, positive activities for young people currently engaged by the local youth offending teams;
- Space for council meetings and/or conferences;
- Opportunity to develop early-years programmes, in particular supporting young, at-risk parents;
- Physical fitness programmes, delivered in conjunction with local public health teams;
- A hub for other voluntary sector groups to access and take advantage of activities and meeting spaces.



## TARGETED SERVICES

Barnet Youth Zone will open its doors to provide a core offer of quality, positive, developmental activity for young people, 7 nights a week, 52 weeks a year for just 50p per session.

This fundamental offer will never change. However there will follow several opportunities for an enhanced offer for young people as the organisation grows and funding becomes available. Many existing Youth Zones already deliver some of the below projects as part of their programme for young people, and within a short space of time, Barnet can expect to be able to add some of the following (or indeed other projects in response to local need) to its list of available activities.

### ENTERPRISE & EMPLOYABILITY

For many young people, making the jump from school to the world of work or higher education is becoming more and more of a challenge. Despite having the qualifications, often young people lack the confidence, resilience and social skills needed to make their first step onto the career ladder a successful one; and so our Youth Zone employability programmes are targeted at helping young people improve those soft skills which will help them land a fantastic job, apprenticeship or place on a college course.



Working alongside volunteers from the local business community (many of those being financial supporters of the Youth Zone), we provide detailed, relevant training programmes that are targeted to young people's needs and that aren't driven by results and statistics. The keys to our success in this area of work lies both with the quality and commitment of the staff and volunteers engaged in the project, but also because of the voluntary relationship that young people have with the Youth Zone; i.e. they are there because they want to be, not because they have to be.

Across the existing network, 84% of all the 16-19 year olds who took part in the project went on to find a job or further education placement. As well as this, many creative, entrepreneurial projects were born, helping to raise money for the Youth Zones – a great example is the recent 'Cookie Mug' project developed by young people at Wigan Youth Zone.

### MENTORING

The success of Bolton Lads & Girls Club's award-winning Mentoring project has led to it being replicated across a number of OnSide's Youth Zones. The scheme began when young people accessing the facility began to show signs of needing more 1-2-1 support. Often, although not always, their problems stemmed from the lack of a consistent adult role model in their life. If we see these signs, young people are referred to work alongside a volunteer mentor.

Many young people on the project have their own social workers, or struggle with relationships with their parents or guardians. Mentors make a difference as they aren't seen as being part of 'the system'. They are volunteers who give up their own time to be there, and young people respond to this in a very positive, productive way.

Although it can take time to build up a relationship, young people on the project respond to the fact that their mentor is giving up his or her own time to support them. Over a period of around 12 months, they work together on an action plan, working towards agreed goals to help the young person get over



whatever challenges they may face, better equipping them to face the challenge of transition from young person to young adult with confidence and positivity.

Throughout the project, the Youth Zone coordinates and manages the entire process; recruiting and training the mentors, working with the young people on the project and with their families, and also keeping in touch with schools or any other bodies involved in the referral or safeguarding process.

### **RESIDENTIALS**

Increasingly we have found that more and more young people lack the experience of having ventured outside of the town and city in which they live. Youth Zone residentials will take groups of young people from Barnet out of London into the great outdoors to take part in activities such as climbing, canoeing, bouldering, and of course, camping.

'Rezzies' (as members like to call them) are designed to take young people firmly out of their comfort zones. They help boost confidence, improve skills such as teamwork, leadership and communication, and crucially they provide a positive, life-changing experience that they will remember fondly, long after they move on from the Youth Zone.

### **HEALTH PROJECTS**

Similar to employability, health projects delivered from within the Youth Zone are particularly successful because they are delivered on young people's terms. Through regular attendance at the Youth Zone, young people build positive relationships with staff and volunteers and often raise their own issues that our staff can address.

Problems such as obesity, smoking & teenage pregnancy are common across the network, but thanks to the strength of relationships that young people have made with members of the Youth Zone team, young people have also disclosed problems such as eating disorders, sexual exploitation and self-harming.

It is important to note that in many cases, young people have lived with problems such as this for years, without feeling that they have someone to turn to either at home or at school. A Youth Zone environment is different. This is a home away from home for many young people and thanks to this supportive culture, Youth Zones have a proven track record in helping young people find the strength to share their problems, to work with our team to help improve their situation and get their lives back on track.





## A LASTING LEGACY

The positive impact that a Youth Zone has on the local community goes way beyond simply keeping young people off the streets. Across the OnSide network, each Youth Zone has resulted in tangible, measurable outcomes for the entire local population, not only its young people.

In Barnet, the opportunities are endless. The Youth Zone's operating model will allow not just sustainability, but growth over many years. The following are simple impact projections (based on evidence already gathered at other Youth Zones) that can be expected over the first 20 years of Barnet Youth Zone:

- **1,500** young people attending the Youth Zone on average once a week;
- **11,232** hours of volunteering at the Youth Zone each year – the equivalent of over **£2.5MILLION** of paid hours over a 20 year period;
- Over **600** paid jobs, both full-time and part-time;
- Over **£10MILLION** of inward investment unlocked through the support of the local business community;
- A reduction in youth-related anti-social behaviour of as much as **77%**;
- A reduction in childhood obesity and other harmful behaviours;
- **HUNDREDS** of young people successfully moving from school into work or further education thanks to the support and encouragement from the Youth Zone.



Barnet Youth Zone will inspire tens of thousands of young people. Its members will be healthier, happier, more successful citizens.

The Youth Zone will be the catalyst for millions of pounds of inward investment, transforming young lives, making a difference. It will support young people to fulfil their talents and ambitions, discovering sporting and creative superstars of the future. Young people will be supported by an army of passionate volunteers who give up their own time to help members get the most out of their Youth Zone experience.

Through the Youth Zone, Barnet's young people will have even more of a voice in the local community. They will help shape future provision and will become more active in their local community and local politics.

Over time, and thanks to the Youth Zone, young people will be fitter and healthier. Fewer young people will smoke. Fewer young people will experience problems with drug and alcohol misuse. The number of young people with eating disorders will fall, as will the number of young people who self-harm. Youth-related anti-social behaviour will also fall in Barnet, freeing up more time for the local PCSOs to carry out proper, impactful police work.

Together, OnSide and Barnet Council will change lives for the better. Every young person in Barnet is special – and the Youth Zone will make sure that this is never forgotten.



# THANK YOU



PUTTING  
MORE  
YOUNG  
PEOPLE ON  
THE MAP

## APPENDIX 1



### **CHARLES MINDENHALL – LONDON CHAMPION, ONSIDE YOUTH ZONES**

Since 1998, Charles and his business partner Manoj Badale have co-founded more than 20 businesses which are managed through their investment company Blenheim Chalcot. Charles has a vast amount of experience across a range of sectors including technology, media, financial services, sport and government. After having visited some of the North West Youth Zones, Charles agreed to lead the OnSide charge to develop similar facilities in London, chairing a board of London-based business leaders and leading a team of dedicated staff committed to expanding the capital's Youth Zone network.



### **MARK BLUNDELL OBE – COMMUNITY ENGAGEMENT MANAGER, LONDON**

With over 30 years' experience, Mark has worked in various roles including 10 years as a detached youth worker in Kings Cross and 12 years leading on the redevelopment of Salmon Youth Centre in Bermondsey. Mark joined the team in 2014 and has been recruited to develop relationships and partnerships with young people, local residents, voluntary sector organisations and local authority personnel in areas that OnSide are developing Youth Zones across London.



### **DR MARK WARD – PROJECT DIRECTOR, ONSIDE YOUTH ZONES**

Mark joined OnSide as project director in 2015 to help deliver the organisation's ambition to open 20 Youth Zones by 2020. Mark will coordinate those projects that have been identified to complete the 2020 plan and provide clear leadership for future Youth Zone boards.



### **SIMON BAKER – PROJECT & DEVELOPMENT MANAGER – LONDON**

Simon spent a number of successful years in the Bolton Lads & Girls Club fundraising team before moving to set up Wigan Youth Zone. He now leads on developing partnerships with local authorities across London and once projects are agreed, he will take on the responsibility of working alongside the local trustees, helping to drive each project through to completion.



## APPENDIX 2

### BARNET YOUTH ZONE: INDICATIVE OPERATING BUDGET

YEAR 1	Income £	Expenditure £
Private sector sponsorship	500,000	
Fundraising Events	75,000	
Community Fundraising	25,000	
Young people's contributions	41,250	
Trust & Grants / Major donors	400,000	
<b>Sub-Total</b>	<b>1,041,250</b>	
Core Team		204,634
Support team – Indirect delivery		84,680
Full time delivery staff		246,448
Part-time sessional staff		202,251
Premises cost		96,400
Management costs		67,644
Delivery / consumables		69,266
Holiday Club provision		15,000
<b>Sub-Total</b>		<b>986,323</b>
5% contingency		49,316
<b>Total</b>		<b>1,035,639</b>
Year 1 operating balance		<b>5611</b>

### BARNET YOUTH ZONE: FUNDRAISING STRATEGY

From an early stage (at least 12 months out) OnSide will begin to build a solid income generation platform, allowing for the sustainable growth of Barnet Youth Zone. Learning from our experience with existing projects, we expect that the Youth Zone will generate support from five key areas; the private sector, major donors, trusts & foundations, fundraising events and the local community.

#### Private Sector

The support of the private sector is what makes any Youth Zone tick. Not only do businesses provide important financial support, but they also add value in terms of governance, PR, recruiting volunteers, and pushing the Youth Zone to do more and more for its members.

Given the importance of these key Youth Zone supporters, at a very early stage, OnSide supports the Youth Zone by developing a long-term, sustainable private sector engagement strategy to help this crucial supporter base.

We deliver this through recruiting Founder Patrons; businesses that contribute a minimum of £25,000 a year to the Youth Zone for the first three years. Typically, Founder Patrons tend to be family-owned businesses, led by local people who have enjoyed success and see the value in giving something back to the community. Of course for many there is also a strong business case for supporting, and so we work closely with each Founder Patron to ensure that they get the maximum benefit possible from being involved with the Youth Zone.

Securing gifts at this level is not easy, but our track record in other areas gives us the confidence that at least 20 Founder Patrons can be found in Barnet, providing **£500,000** per annum for the first three years. It is important to note that across the network, only one Youth Zone Founder Patron hasn't renewed their support beyond the initial 3 year agreement.

Only once the prospect list for Founder Patrons has been completely exhausted do we then allow other lower-level corporate donations. Over time, Barnet Youth Zone can expect to have as many as 100 corporate supporters, giving at various levels.

#### Major Donors

Barnet is one of few areas in London, and in fact the entire UK that can call upon a pool of high net worth individuals to support the Youth Zone as major donors. Our MD campaign will be led by the Chairman of Barnet Youth Zone, with support from the OnSide Foundation's campaign director, Sally Carruthers.

Keith Black, owner and CEO of Regatta is an existing OnSide supporter, and has kindly agreed to become the first Chairman of Barnet Youth Zone. Keith lives locally, and is well connected to a number of major donor targets who live locally. Of course, once one or two are recruited, they in turn will help by making new introductions, ensuring that every potential major donor knows about the forthcoming Youth Zone project, and how they can get involved.

OnSide secures the vast majority of its capital support through major donors, but in Barnet, our intention (where agreed by the donor) is to split a major gift between both capital and revenue funding. For example, a donor might give £1million; £500,000 to capital, and £500,000 to revenue. This revenue gift will be spread over a number of years, likely either 5 or 10, depending on the preference of the donor and the business needs of the Youth Zone.



We are confident that at least 5 donors of £1million or more can be secured. If spread over 10 years, this equates to **£250,000** per annum towards running costs from major donors alone.

### **Trusts & Foundations**

Once again, OnSide's Youth Zones have a strong track record in securing funding through trusts, grants and foundations. Delivered by OnSide through its own bid-writing team, our success is largely down to the numbers of young people that each Youth Zone reaches. Critical to this success is of course a suitable location for the Youth Zone, and given the proximity to less privileged areas such as Grahame Park and Burnt Oak, we are confident that the proposed site is perfect.

As an example, one significant local funder has already approached OnSide, and has shown an interest in supporting a Youth Zone in Barnet – this is the John Lyons Charity. We would expect a minimum of £50,000 annually from this one supporter alone. Other examples of major foundations that support Youth Zones include the Garfield Weston Foundation, The AO Smile Foundation, BBC Children in Need and Comic Relief, along with others such as the Big Lottery, Sport England and Youth Music.

OnSide will deliver funding of this nature both specifically for Barnet Youth Zone, but also as part of network-wide projects such as the existing Youth Zone disability project – A Level Playing Field. Trust & Foundation income will grow over time as the Youth Zone develops, but we remain confident that at least **£100,000** of funding can be secured per annum in the Youth Zone's first 3 years of operation.

### **Fundraising Events**

The Youth Zone's Development Manager will be challenged with building a small annual programme of events, with 2 or 3 of these being key fundraising events.

Examples of events that have proved successful elsewhere include sponsored runs or cycles, Black Tie dinners and corporate golf days. These events are important not just for fundraising, but also help to spread the Youth Zone's message and to build a wider supporter base.

Other events will be organized purely for networking and to give something back to corporate supporters. Examples of these are business breakfasts or corporate 5-a-side tournaments at the Youth Zone.

At its peak, Bolton Lads & Girls Club's fundraising events team secured over £500,000 annually through their events programme. Of course, this had been developed over time, but we are confident that a small events calendar could generate **£75,000** in the first year, growing year on year after that.

### **Community**

Community fundraising is by far the least lucrative of all the Youth Zone's fundraising streams, but it is important as it sends the message to local people that the Youth Zone is a new charity that needs all the help it can get to sustain and grow. By being seen in supermarket foyers, shaking buckets at rugby matches or wrapping Christmas presents in shopping centres, the Youth Zone community fundraisers (usually volunteers and young people themselves) ensure that the right tone and message is set about the Youth Zone. From experience, this income stream generates somewhere between **£20-30k** per annum.



**CLLR JIM McMAHON, LEADER OF OLDHAM BOROUGH COUNCIL:**

“The thing that makes Mahdlo stand out for me isn’t actually that it’s a youth centre, rather it’s a centre for young people. It covers their emotional wellbeing, their social wellbeing; it gives them confidence, it raises their ambition, it gives them support and it brings together the wider community.”

**CHARLES MINDENHALL, LONDON CHAMPION:**

“The OnSide message of somewhere to go, something to do & someone to talk to resonates very strongly here in London. The reason for that is that London is a big place with not that many facilities available for young people; so creating these places for young people will have a tremendously positive effect on them.”

**PSCO, ROBERT SMITH, HARPURHEY POLICE:**

“Since the Youth Zone opened, it’s nothing like it was before. On a normal Friday night I’ll maybe now only encounter two or three groups of young people hanging on the streets, and it’s because they’re at the Youth Zone playing football, climbing the wall, playing pool or just hanging out with their friends rather than out on the street where they’re tempted to get into trouble because they’re bored.”

**RICHARD CLAYTON, FORMER COUNCILLOR AT WIGAN COUNCIL:**

“As a local councillor, initially I was dead against the Youth Zone in Wigan. I thought that it was a waste of money and that it would cause more trouble than good. I couldn’t have been more wrong. I’m now retired and am a regular volunteer on the sessions. Young people are brilliant, they can push your buttons at times, but we owe it to them to support them through facilities like the Youth Zone.”

### CASE STUDIES

Hannah Creer: <https://www.youtube.com/watch?v=7bO-pnLI5o4>

Impact of Youth Zones on young people:

<https://www.youtube.com/watch?v=fTh9782OJJQ>

CADS: <https://www.youtube.com/watch?v=quwjCvLoVdw>

BYZ Thomas: <https://www.youtube.com/watch?v=SsM2DPe4TDs>

Changing perceptions:

[https://www.youtube.com/watch?v=0kQ2\\_2KCdxg](https://www.youtube.com/watch?v=0kQ2_2KCdxg)

## CASE STUDIES (continued)

### *Chantelle*

Two years ago, Chantelle felt she was overweight, depressed and lacked confidence to do anything about it.

When she heard Wigan Youth Zone was opening, complete with a state of the art gym, she knew enough was enough and couldn't make excuses anymore.

She said: "The day I entered the Youth Zone is kind of a blur if I'm honest, I just remember being anxious and worried. The thing that won me over when I entered the gym was being greeted by the two smiling faces of the trainers, Mike and James. They talked me through what I wanted to achieve, showed me round the machines and reassured me that what I wanted wouldn't happen overnight but if I carried on working hard, I'd see results."

With constant encouragement and different work out plans, Chantelle slowly but surely started to get to where she wanted to be.

She said: "The day I realised I'd lost four stone was probably the happiest and proudest day of my life. It proved to me that if I'd stuck it out and put the work in and had reached my goal.

"At this point in my life, I'm a different person. I've grown and changed so much and part of that is thanks to James and Mike in the gym. Not only do I look and feel better but mentally I am now much happier. For the first time in years I feel comfortable in my own skin and can wear clothes that show off my figure.

"It's been one of the toughest journeys I've had to face in life so far but it's also been one of the best."



Chantelle is pictured with Martin Ainscough, Chairman of Wigan Youth Zone.

## ***Craig, Connor and Caitlynn***

Craig Renilson is the franchisee of McDonald's restaurants in Wigan town centre, Ormskirk and Skelmersdale. He said: "I came along to the opening of the Youth Zone and was really impressed with the enterprise and employability opportunities on offer. I thought I might be able to help so I started volunteering.

"I now teach a module on the Get a Job programme around motivation and employee/ employer relationships and I've opened some work experience opportunities for young people on the course."

Craig knows first-hand what employers look for when hiring new staff and has seen what can trip up young people who may be sitting in an interview for the first time.

"For whatever reason, most young people can be ill-prepared for work and what is expected. A lot of young people just need a nudge in right direction and need to understand that if they want something then they have to work for it.

"I feel duty bound to pass on any knowledge or advice I can and to offer help to the next generation. Somebody did that for me when I was younger and it is all our responsibilities to help people if we can.

"In turn, businesses should recognise that young people on this course want to work so getting involved and offering work experience will only benefit their companies when finding the next generation of talented, dedicated workers."

Connor Greenhalgh and Caitlynn Parr have both started on the career ladder at McDonalds since finishing our Get a Job course.

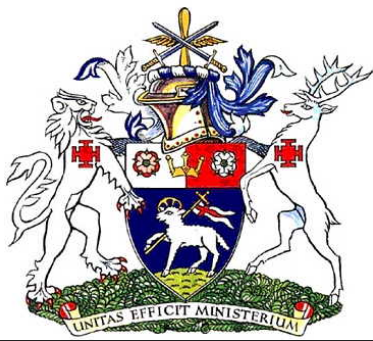
Connor, 18, said: "I did my work experience at McDonalds for the course and was then offer a job as dining area and customer care assistant.

"I honestly couldn't tell you my favourite part of the job because I like all it. I love talking to the customers and giving balloons out when its people's birthdays. The course got me some great experience and we learned something new every day."

Caitlynn, 17, said: "The course really helped me with my CV and interview skills. I feel like I'm more confident working in a team now as well. I now work as a cashier or point of service as we call it. I found the job hard at first as I'm quite shy, but it has really helped my confidence and now I love it."



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## Assets, Regeneration and Growth Committee

**7 September 2015**

<b>Title</b>	<b>Burnt Oak High Street Fund</b>
<b>Report of</b>	Commissioning Director – Growth and Development
<b>Wards</b>	Burnt Oak
<b>Status</b>	Public
<b>Urgent</b>	No
<b>Key</b>	No
<b>Enclosures</b>	None
<b>Officer Contact Details</b>	Luke Ward, luke.ward@barnet.gov.uk; 02083592672 Sandra Perez, sandra.perez@barnet.gov.uk, 02083596180

### Summary

In December 2014, Barnet Council submitted a bid to the GLA for their High Street Fund (HSF). HSF is the latest in a series of funding rounds, which started in 2011 with Round One of the Outer London Fund (successfully secured for Chipping Barnet) and Round Two of the Outer London Fund (successfully secured for North Finchley and Cricklewood), aimed specifically at helping London’s high streets to grow and become more vibrant.

The GLA have given in-principle approval for a contribution of £269,048 toward a suite of projects costed at £617,464 for LBB to fund improvements in Burnt Oak Town Centre. The funding will be used toward testing new ideas and achieving quick wins for the local community and businesses in Burnt Oak Town Centre. The outcome of this testing period will inform the creation and implementation of a town centre strategy.

The main aims of the project are to:

- improve local coordination;
- encourage residents and businesses to live, work, shop, play and invest in the area;
- discourage anti-social behaviour;
- create a positive and inviting image for Burnt Oak by capitalising on the town centre’s assets; and
- strengthen the community’s existing economic assets while expanding and

diversifying its economic base

## Recommendations

### That the Committee

1. **note the successful application for funding and agree the Burnt Oak High Street Fund project (valued at £617,464).**
2. **approve the spending of £348,416, to be used to match £269,048 of Mayor of London's grant money to deliver the High Street Fund project in Burnt Oak Town Centre, subject to signing of a Grant Agreement with the GLA.**
3. **delegate to the Commissioning Director, Growth & Development, the authority**
  - **to develop the detail of the Burnt Oak Town Centre Strategy**
  - **following development to approve the Burnt Oak Town Centre Strategy**
  - **to approve all matters associated with implementing the Burnt Oak Town Centre Strategy****in consultation with the Chairman of the Assets, Regeneration and Growth Committee**

## 1. WHY THIS REPORT IS NEEDED

- 1.1 The London Borough of Barnet was successful in securing £269,048 for LBB from the Mayor of London's High Street Fund to deliver a Town Centre Strategy and a targeted programme of improvements in Burnt Oak Town Centre. The Council has a commitment to match fund the grant by £348,416, of which £160,952 is capital funding, and £187,464 is revenue funding.

## 2. ENTREPRENEURIAL BARNET

- 2.1 Entrepreneurial Barnet 2015-2020<sup>1</sup> sets out Barnet Council and its partners' commitment and key actions to support the economy by focusing on enabling small businesses to succeed, and encouraging thriving town centres that people want to live, work and invest in.
- 2.2 Entrepreneurial Barnet includes specific proposals relating to assisting town centres to respond to the challenges and opportunities associated with national trends like increasing use of internet shopping, growth in socially-focused town centre activities, and a growing population. This will ensure that scarce public resources can be used in a way that maximises returns to local businesses and the public purse. This can be achieved through a targeted programme of investment that contributes toward the overall vitality and safeguards the distinctiveness of our town centres.

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<sup>1</sup> <https://www.barnet.gov.uk/dam/jcr:e326f566-5394-4a68-921c-5fee57541c9a/Entrepreneurial%20Barnet%202015-2020.pdf>



### **3. BURNT OAK HIGH STREET FUND PROJECT**

#### **3.1 Rationale for Investment**

3.1.1 The project seeks to reintroduce and enhance the distinctiveness of Burnt Oak, while enhancing the town centre's resilience and ability to capture the benefits of growth from the wider Colindale area.

3.1.2 Some of the initial issues identified in Burnt Oak are:

- Inconsistent demand patterns (due to changing demographics)
- Poor marketing and untapped potential for growth
- Lack of place-based SME networks
- Lack of existing frameworks to secure training and apprentice opportunities from SMEs locally
- Maintenance gaps relating to the public realm
- Underutilisation of local heritage and distinctive characteristics
- Inappropriate shop fronts for heritage context of the buildings
- Poor public realm image at the gateways to the town centre (i.e. at tube stations)
- Poor signage and wayfinding
- Anti-social behaviour and perception of insecurity

3.1.3 The proposals aim to actively address these problems - seeking to transform the quality of the public realm, the wider perceptions of the area and promote Burnt Oak as a means to help catalyse economic growth, development and inward investment – while protecting and enhancing the Burnt Oak's distinctive character to ensure it remains an important asset in the community and a sustainable location for enterprise, retail and leisure activities.

#### **3.2 Objectives**

3.2.1 The key objectives of high street investment for Burnt Oak will be to:

- Improve the entry experience into the Town Centre, via Burnt Oak Station and Watling Avenue
- Increase the inherent capacity within the Town Centre to ensure businesses have the right skills and approach to capitalise on future housing and economic growth in the area
- Enhance the resilience and adaptability of the Town Centre by encouraging diversity and highlighting existing strengths
- Ensure that Burnt Oak retains its unique identity and promotes this to encourage more people to live, work in and visit
- Enhance the physical, social and economic character of the high street by ensuring the appearance of shop frontages and products/services are

carefully curated and designed to draw greater numbers of people to the Town Centre

- Improve the attractiveness, feel and functionality of the high street through targeted public realm and greening to encourage more residents to visit and spend time and money in their high street while discouraging anti-social behaviour through the activation of forgotten spaces
- Ensure that apprenticeships and other training opportunities are made available within our high streets for local residents, particularly young people
- Empower local groups to be confident and well-linked into local community and business networks to ensure they are able to provide stewardship and secure the legacy of investment in the area

3.2.2 This proposal meets the following fund objectives:

3.2.3 **Proactive stewardship:** Fundamental to this project will be engagement with local business, residents, community organisations and other key stakeholders. We will work closely with these individuals and groups with the intention of strengthening existing and creating a joined up Business/Community forum (and/or Town Team). This forum will help to steer local improvements and act as a channel through which the Council can communicate with the wider community. As in Cricklewood, Edgware and North Finchley, this model has been adopted successfully where similar projects have already been delivered. In each instance, the Town Team has become an important voice in the local community with the ability to influence future policy decisions affecting the town centre. A Town Team is an organisation which is governed by local traders and businesses, landlords, service providers and Council representatives whose aim is to develop a vision and strategy for the town centre to ensure high streets as sustainable and continue to provide a relevant offer in the future. The Town Team model provides an opportunity for different local stakeholders to come together, to collaborate and to make decisions affecting the longevity of the high street.

3.2.4 **Greater activity:** We have learned from our previous projects that organising events and community forums can have a very positive impact in Town Centres, creating a buzzing atmosphere that transcends cultural and language differences, gaining greater buy-in from local stakeholders. We want to use these in Burnt Oak as a means of bringing together residents, shopkeepers, retailers and budding entrepreneurs who, as a result of their diverse backgrounds and language barriers, have not done so previously. Furthermore, we will address issues with anti-social behaviour by bringing activities to forgotten areas of the high street, such as alleys and implementing measures like improve lighting and CCTV monitoring to discourage this behaviour.

**3.2.5 Accommodating growth:** Although Burnt Oak is currently excluded from the Colindale Area Action Plan, there is an opportunity for Burnt Oak to test new ideas and establish guidelines to shape growth and future improvements in the area, including any potential development sites. These opportunities will play a major role in the future of the area, and could bring about exciting changes and opportunities for local businesses and residents. On a smaller scale, Burnt Oak has a diverse range of business types and tenures – with businesses that have been established in the area for decades, to businesses that started in the past six months. Currently, improvements and growth happens on an ad hoc basis, with businesses investing in their own enterprises with little regard for the impact of these changes on the high street, leading to a disjointed street scape. The provision of design assistance and guidance will help address this issue, as well as help businesses – large, small, old, and new – better respond to changing market demands.

**3.2.6** The funding will be used toward testing these new ideas and achieving quick wins for the local community and businesses. The outcome of this testing period will inform the creation and implementation of a town centre strategy. The main aims of the project are to:

- improve local coordination;
- encourage residents and businesses to live, work, shop, play and invest in the area;
- discourage anti-social behaviour;
- create a positive and inviting image for Burnt Oak by capitalising on the town centre's assets; and
- strengthen the community's existing economic assets while expanding and diversifying its economic base

### **3.3 Activities**

**3.3.1** The activities and estimated timescales to be carried out to achieve these aims are:

- a) **Support the establishment of a town team/local forum (by December 2015):** Local coordination is essential to ensure not only an accurate reflection of local needs, but also to ensure ownership and legacy of the programme of improvements. While Love Burnt Oak currently addresses the needs of the local residents, it has little involvement with the business community. The town team/local forum will aim to establish these links and give local residents and businesses a forum to connect, share, exchange and help one another. This group will play an active role in consultations, shaping the branding

strategy for the Town centre and provide on-going support and presence in the town centre.

b) **Town Centre Strategy (draft by December 2015, final by March 2016):**

Initial consultation with businesses and local residents has highlighted issues around anti-social behaviour, feelings of insecurity in the area, low awareness of community events and lack of local ownership of the place. In addition, we identified a range of business support needs and businesses that are currently struggling to diversify and adapt to changing demands. This initial surveys period will identify the causes for these issues, inform a draft Town Centre strategy, and provide a series of recommendations for testing and quick wins in the area.

Following a period of testing and quick wins, a final town centre strategy will recommend ways to improve and promote the town centre, including a list of prioritised investments, and recommendations of how proposed development can help contribute to the success of this high street. This strategy would be closely linked with on-going work in the wider Colindale area, and will also involve joint working with LB Brent and LB Harrow. The Strategy will also address the issue around areas that should be protected/provided or re-located, as might be the case with the existing market and car park. This is needed to address the future needs of the area, and to appropriately mitigate any negative impacts from growth while preserving the Town Centre's heritage and identity.

c) **Implementation:** this would be carried out in two phases:

Testing and quick wins (September 2015 – March 2016): In order to inform the town centre strategy, we must find out what works in Burnt Oak. This phase will include working with the Town Team to deliver quick projects to improve the overall image of the town centre, increase community involvement, improve the perception of safety, increase local buy-in and establish a local identity for Burnt Oak. This may include:

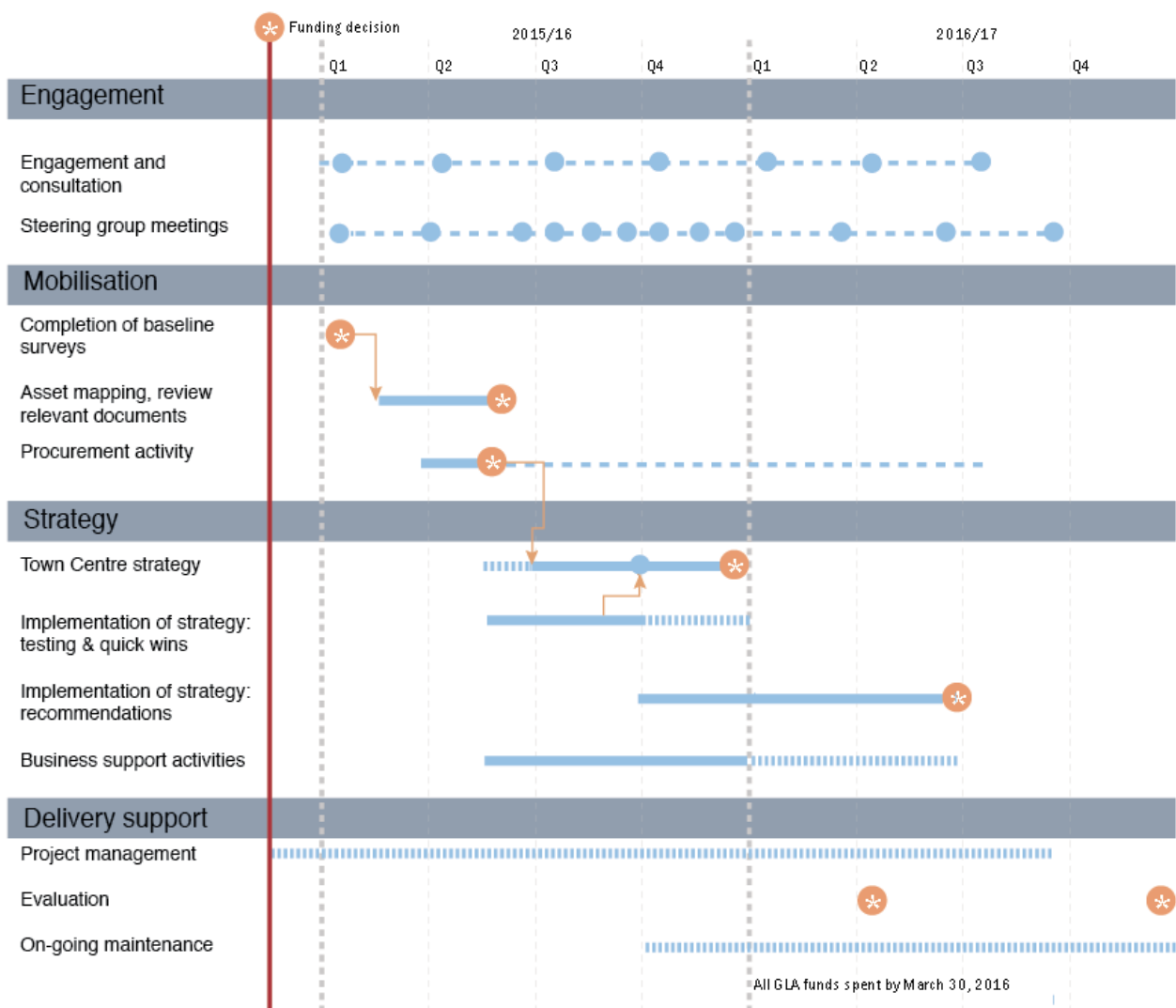
- pop-up shops and events to activate of forgotten spaces,
- community/business directory,
- Signage and wayfinding to key locations in the town centre, such as the Burnt Oak Leisure Centre, Silkstream and Montrose parks (which are due to get a revamp and provision of cycle routes as part of the Colindale Regeneration), Burnt Oak Market, and other key areas nearby;
- test locations for cctv/lighting,
- enlivening the high street at off-peak times,
- support for existing businesses (e.g. identifying the local market),
- marketing and visual merchandising,
- support for new entrepreneurs (e.g. seminars on business plans),

- networking events

Realisation of strategy (January 2016 – September 2016): The town centre strategy will list longer-term improvements, as well as provide the final steer to realise projects which may include:

- De-cluttering and highway improvements
- Shopfront improvements
- Permanent alley and forgotten spaces improvements, including CCTV and lighting
- Match funding for shop improvements
- Telephone box removal/relocation
- Additional signage/wayfinding required
- Greening (e.g. feature tree near station, hanging baskets/planters)
- Town Centre fund to provide on-going support and help businesses improve their shop fronts and visual merchandising, as well as give seed funding and support to new businesses.

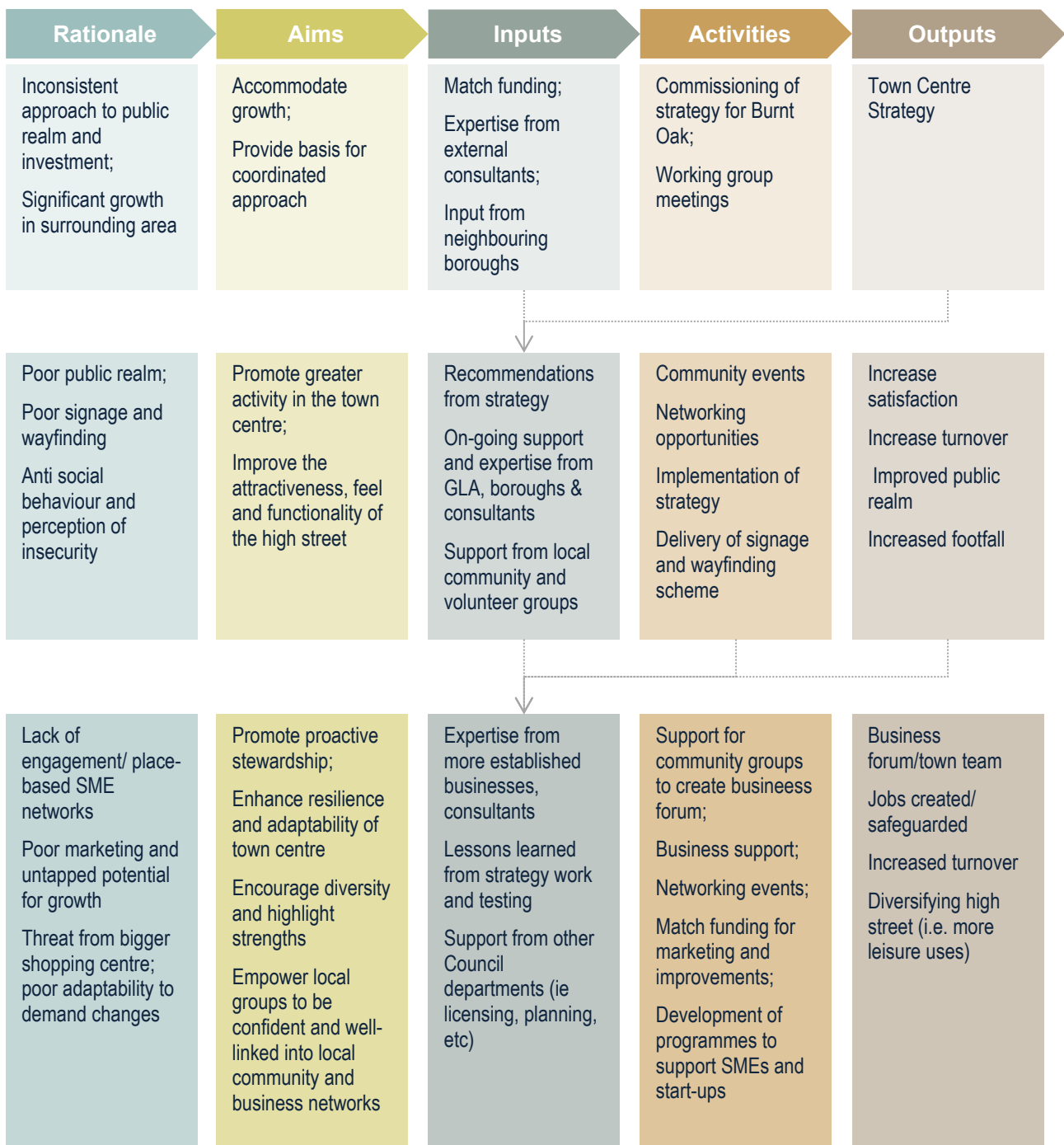
### 3.4 Programme for delivery



3.5 The desired **project outcomes and benefits** are as follows:

Benefit	Activity	Output	Outcomes
Improve local coordination and promote proactive stewardship	<p>Create joint steering group with local community, neighbouring boroughs and Colindale project</p> <p>Establish a local business forum and/or town team</p> <p>Development of a Town Centre Strategy</p>	<p>Number of community groups supported: At least 1</p> <p>Business forum / town team created: 1</p> <p>Town centre strategy adopted: 1</p>	<p>Increased participation and collaboration</p> <p>Improved understanding of the Town Centre's needs</p> <p>Increased investment into the Town Centre</p>
Create a positive and inviting image for Burnt Oak by capitalising on the town centre's assets	<p>Development of a town centre identity</p> <p>Implementation of strategy, including testing of new ideas and 'quick wins' projects</p>	<p>Town Centre brand</p> <p>Marketing and promotion activities</p> <p>Signage and wayfinding</p> <p>Public realm improvements</p>	<p>Increase in footfall</p> <p>Increase in satisfaction</p> <p>Reduced rate of anti-social behaviour</p> <p>Improved perception of safety</p>
Promote greater activity in the Town Centre and encourage residents and businesses to live, work, shop, play and invest in the area	<p>Consultation with local groups and businesses</p> <p>Delivery of engagement events</p>	<p>Number of community events held: 2</p>	<p>Increased awareness of town centre events and offer</p> <p>Increased use of local parks and green spaces</p>
Strengthen the resilience of existing businesses while expanding and diversifying its economic base to accommodate growth	<p>Networking meetings between local businesses</p> <p>Delivery of business support initiatives</p>	<p>Number of networking events held: 2</p> <p>Number of businesses supported: 15</p> <p>Jobs created/ safeguarded: 5</p> <p>Number of new start-ups: 1</p> <p>Number of apprenticeships created: 1</p>	<p>Shared learning</p> <p>Enhanced up-skilling through shared learning and collaboration)</p> <p>Increased turnover</p> <p>Career progression for employees (longer-term)</p> <p>Increased GVA</p>

Figure 1 below outlines the logic chain for the project's activities and outputs:



#### 4. REASONS FOR RECOMMENDATIONS

4.1 Shopping habits are changing in Barnet largely as a consequence of rapid demographic changes, increasing competition from online retailers, out of town shopping centres and the proximity to central London. These have all combined to necessitate the Council to provide greater support to local businesses within its town centres to enable them to adapt to changing

market conditions and take advantage of the opportunities that the growing borough economy presents.

- 4.2 It is a requirement of the Grant Agreement that all grant funding is spent by 30th March 2016. Grant funding will be predominantly used toward the development and testing of the Strategy recommendations, which are programmed to complete before the March deadline (see section 3.4). A proportion of the Council match funding will be retained to continue implementation of the Strategy beyond the March 2016 date.
- 4.3 Implementation of the proposals via the Grant Funding provided via the Mayor of London's High Street Fund will provide additionality in the following:

**Scale:**

- The proposals build on the good work that is already being done in the Town Centre by existing community groups and through other on-going projects in the area.
- A more localised approach will result in better outcomes for local residents and businesses, providing better value for money.
- The proposals include support for existing and new businesses with items such as design assistance, seed funding for expansion, business support to help understand emerging markets and strategies – these are all areas that would otherwise not be addressed by existing funding and local groups.
- An amount of funding has been earmarked to support the delivery of community events and involve vendors on the high street to ensure on-going support after the funding ends. A proportion of Council Match funding will be held back to support on-going initiatives and events for a further six -nine months.

**Quality:**

- Local co-ordination will facilitate multiple agencies and neighbouring Boroughs to work toward the same goal of creating a high well-being local high street, and assemble the appropriate human and financial resources to implement and sustain high-quality improvements for the town centre.
- Funding provides the opportunity for Burnt Oak to set the benchmark for a high-quality way finding strategy for the wider area.

**Timing:**

- The Town Centre Strategy will set the benchmark for future improvements which may come as a result of developments in the area, in addition to guiding future investment requirements that appropriately address local issues.
- Investment in the area to support existing businesses by providing the tools and improved understanding to be better prepared for upcoming growth in the area.

**5. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED**



- 5.1 It would be possible to allow market forces and disjointed strategies by each of the neighbouring Boroughs to drive improvements in Burnt Oak Town Centre, however this would be a missed opportunity to join up on-going initiatives and enable a place-based approach to Burnt Oak Town Centre. This could result in diminished economic growth for the area.

## **6. POST DECISION IMPLEMENTATION**

- 6.1 Should the Committee approve the proposal, implementation of activities set out in the Burnt Oak bid document will commence.

## **7. IMPLICATIONS OF DECISION**

### **7.1 Corporate Priorities and Performance**

- 7.1.1 The Council's Corporate Plan 2015-20 states that the Council, working with local, regional and national partners, will strive to ensure that Barnet is a place:

1. of opportunity, where people can further their quality of life
2. where people are helped to help themselves, recognising that prevention is better than cure
3. where responsibility is shared, fairly
4. where services are delivered efficiently to get value for money for the taxpayer.

The work in Burnt Oak town centre will help meet these objectives by supporting local businesses by improving the town centre environment, encouraging local residents and community groups to take more control of their local area, and to improve the overall health and well being of local people.

- 7.1.2 The project also supports the Council's Entrepreneurial Barnet Strategy 2015-2020, particularly Theme B, which is focused on "Making Barnet a great place to live, work and invest."

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

- 7.2.1 The costs pertaining to the delivery of the Burnt Oak High Street Fund Project, including project management, are covered by the Mayor of London's High Street Fund grant and the Council's match funding.

- 7.2.2 The match funding is currently found in the Council's Capital Programme as an approved fund for Town Centres, which was intended to provide match-funding for grant bids. This capital project is funded from the Infrastructure Reserve which in practice means this project will most likely be funded through a combination of New Homes Bonus and Community Infrastructure Levy funds. Some of the Infrastructure Reserve funds, including New Homes Bonus funds, can be utilised either for Capital or Revenue projects.

### **7.3 Social Value**

7.3.1 The development of specifications for all proposed procurements related to the Burnt Oak High Street Fund project will take into consideration the requirements set out in the Public Services (Social Value) Act 2012, which requires the authority to consider:

(a) how what is proposed to be procured might improve the economic, social and environmental well-being of the relevant area, and

(b) how, in conducting the process of procurement, it might act with a view to securing that improvement.

It should be noted that such considerations could compromise the Council's ability to maximise the value for money it can achieve, so a balance will be sought wherever possible.

This project will not only improve the economic and social well being of local people and businesses but it will also improve the public realm, encouraging more active and engaged local community groups, and create employment and apprenticeship opportunities for young people.

### **7.4 Legal and Constitutional References**

7.4.1 It is a requirement that the Council enter into a Grant Agreement with the Greater London Authority, which sets out the specific requirements for the Council, as well as the expected outputs and outcomes to be achieved by the project.

7.4.2 There are no further specific legal issues. The proposals are in line with the Localism Act (2011), and particularly the General Power of Competence which is a power introduced by section 1(1) of the Localism Act 2011 which gives local authorities the power to do anything an individual can do, unless prohibited by law (and subject to public law principles).

7.4.3 Where relevant, specific planning permission will be sought to enable the implementation of specific proposals.

Council Constitution, Responsibility for Functions, Annex A – The Assets, Regeneration and Growth Committee has responsibility for:

- Engagement with the business community and measures to support local business
- Town Centre regeneration programmes
- Authorising procurement activity within the remit of the Committee and any acceptance of variations or extensions if within budget in accordance with the responsibilities and thresholds set out in Contract Procedure Rules.

### **7.5 Risk Management**

7.5.1 There is a key risk that if the Council is unable to spend all grant monies by the March 2016 deadline, the remaining funding will be lost. Further risks will be identified and recorded in a risk register and escalated as and when this is appropriate.

## **7.6 Equalities and Diversity**

- 7.6.1 Equality and diversity issues are a mandatory consideration in the decision-making of the Council. This requires elected Members to satisfy themselves that equality considerations are integrated into day to day business and that all proposals emerging from the finance and business planning process have properly taken into consideration what impact, if any, there is on any protected group and what mitigating factors can be put in train.
- 7.6.2 The proposals on town centres are part of the overall Entrepreneurial Barnet approach that the Assets, Regeneration and Growth Committee approved at its meeting on 15 December 2015. An Equalities Impact Assessment was undertaken for Entrepreneurial Barnet, the key findings of which were outlined in the paper presented to Assets, Regeneration and Growth Committee in March 2015.
- 7.6.3 The proposals will ensure that people in the area, no matter what their background and circumstances, should have equality of opportunity to succeed and gain from the improvements and growth of the economy in the town centre.

## **7.7 Consultation and Engagement**

- 7.7.1 The Burnt Oak High Street Fund project will include extensive consultation with local groups, businesses and residents during the development and implementation of the Town Centre Strategy. The first of these consultations is due to take place in Autumn 2015.
- 7.7.2 A steering group, comprised of representatives from local community and business groups, in addition to representatives from each of the neighbouring boroughs, the Greater London Authority and any relevant services within Barnet Council, will be established to meet on a monthly basis for the duration of the project, to:
- Agree project outputs, design/procurement briefs and evaluate tenders
  - Sign-off the Project Initiation Document
  - Make any project decisions that fall within the scope of the project tolerances (to be defined by the Project Initiation Document)
  - Monitor progress, assess emerging risks and issues, and agree communications to wider community

## **7.8 Insight**

- 7.8.1 Insight data informed bidding process, including data related to town centre vacancy rates, index of multiple deprivation and footfall measurements.

## **8. BACKGROUND PAPERS**

### **8.1 Entrepreneurial Barnet 2015-2020 (approved at Assets Regeneration and Growth Committee December 2014):**

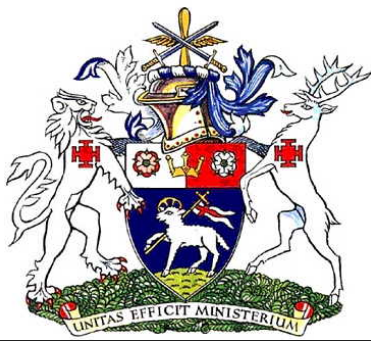
<https://www.barnet.gov.uk/dam/jcr:e326f566-5394-4a68-921c-5fee57541c9a/Entrepreneurial%20Barnet%202015-2020.pdf>

### **8.2 Council Budget 2015/16 Financial Forward Plan and Capital Programme:**

<https://www.barnet.gov.uk/dam/jcr:473eece6-6c45-47f0-839e-c189a9c82022/Council%20Budget%202015-16%20Financial%20Forward%20Plan%20and%20Capital%20Programme.pdf>

### **8.3 Town Centres in Barnet (approved at Assets, Regeneration and Growth Committee March 2015):**

<http://barnet.moderngov.co.uk/documents/s21967/Town%20Centres%20in%20Barnet.pdf>



## Assets, Regeneration and Growth Committee

**7 September 2015**

<b>Title</b>	<b>Assets, Regeneration and Growth Annual Performance Report</b>
<b>Report of</b>	Chief Operating Officer Commissioning Director, Growth and Development
<b>Wards</b>	All
<b>Status</b>	Public
<b>Key</b>	No
<b>Urgent</b>	No
<b>Enclosures</b>	None
<b>Officer Contact Details</b>	Chris Smith – Head of Estate Management <a href="mailto:Chris.Smith@Barnet.gov.uk">Chris.Smith@Barnet.gov.uk</a>  Luke Ward – Commissioning Lead – Entrepreneurial Barnet <a href="mailto:Luke.Ward@Barnet.gov.uk">Luke.Ward@Barnet.gov.uk</a>  Max Houseago – Re Programme Manager <a href="mailto:Max.Houseago@Barnet.gov.uk">Max.Houseago@Barnet.gov.uk</a>  Oliver Jones – Performance Manager <a href="mailto:oliver.jones@barnet.gov.uk">oliver.jones@barnet.gov.uk</a>

### Summary

Each Theme Committee is to receive an annual report against progress made in 2014/15. These reports are to provide theme committees with an annual update of the work that has been undertaken to meet the committee’s commissioning intentions, as outlined in the agreed commissioning plan for each committee.

Performance of the council is monitored each quarter by the Performance and Contract Management Committee. Any in-year concerns will be raised through a referral to the relevant theme committee.

This report reviews the performance between April 2014 to March 2015 for the areas relevant to the Assets, Regeneration and Growth Committee. This report highlights progress made against the Corporate Plan and the Assets, Regeneration and Growth Committee’s work in assisting in the achievement of meeting the fiscal challenge up to 2020.

Following a review of 2014/15, priorities and areas of potential challenge 2015/20 have been considered and are outlined in this report in line with the Assets, Regeneration and Growth Committee Commissioning plan 2015 – 2020 approved by this committee on 15 December 2015.

## Recommendations

- 1. That the Committee note the progress made during 2014/15 and agree to use the information provided to help in future decision making.**

### 1. WHY THIS REPORT IS NEEDED

- 1.1 Each Theme Committee is to receive an annual report against progress made in 2014/15. These reports are to provide theme committees with an annual refresh of the work that has been undertaken.

### 2. REVIEW OF 2014/15

#### Corporate Plan priorities

- 2.1 Assets, Regeneration and Growth committee is responsible for creating the right environment for economic growth to ensure Barnet is a successful place; for ensuring that the Council's asset strategy is aligned effectively to the development of the borough; and ensuring housing supply and provision that meets the Borough's needs. Included within this are particular responsibilities for the Council's regeneration programme, and for the health of town centre.
- 2.2 The performance outturn for 2014/15 (table 1 below) shows the borough's progress against one of the three Corporate Plan objectives which the Assets, Regeneration and Growth Committee contribute to. The most recent outturn for the seven relevant corporate plan indicators (CPIs) performance is summarised as:
  - 75% (3 out of 4) were Green
  - 25% (1 out of 4) were not reported in the last year – the survey was piloted for the year and will be carried out fully in 2015/16.
- 2.3 During the year, 398 affordable homes were delivered and 130 vacant properties brought back into use to address some of the housing pressures within Barnet

Table 1: Progress against relevant areas of the Corporate Plan 2013/16

Objective	Indicator	Year-end Outturn	Previous Outturn
Create the right environment to promote responsible growth, development	Completed new affordable homes	398 (target 308)	344
	Bring empty properties back into	130 (target 100)	624

and success across the borough	use		
	Increasing business satisfaction with Barnet as a place to do business	Survey baselined in 2014/15, reporting to begin in 2015/16	
	Support business survival in the borough with an increase in new businesses and decrease of net loss over 2-year period	72.13% (4.29%pts better than 2011 baseline)	N/A

### Re Contract KPIs

The full table of KPIs that are dealt with by the Re contract is outlined with the theme committee that oversees at the bottom of this report. Below are relevant KPIs to Assets Regeneration and Growth Committee:

	<b>Re Key Performance Indicators</b>	<b>Year-end Outturn (quarter 4)</b>
<b>Environmental Health</b>	Provide comprehensive support for businesses to meet the relevant EH standards (EH01A)	97%
	Business license applications processed in a timely manner (EH02K)	94.9%
<b>Regeneration</b>	Regeneration budgetary and financial controls (% of invoices sent within timescales) (REGENKPI02)	60%
	Delivery of Regeneration projects' deliverables and milestones to meet outcomes and achieve benefits (REGENKPI03)	90%
	Improving Employment opportunities – Achieving agreed deliverables and milestones (KPI REG050)	Green
	Number of new affordable homes completed (REGENKPI05)	398
	Implementation of Section 106 obligations for employment & training activities (percentage of milestones achieved) (REGENKPI06)	100%
<b>Super KPI</b>	Percentage of Community Infrastructure Levy (CIL) cases cleared annually -- payment of overall CIL obligations by developers to the Authority (SPKPI03i)	100%
	Increase business survival rate (compared against other boroughs) (SK1)	4.29%pts

	<b>Re Key Performance Indicators</b>	<b>Year-end Outturn (quarter 4)</b>
	Reduction in Youth Unemployment (including graduates and school leavers) - 16-24 year olds (SK2)	11.90%
	Reduction of vacant high street properties (compared against other boroughs) (SK3)	4.64%
	Increase Central Government funding success (SK4)	97%

Table 2: Benchmarked indicators

Unitised estimated Spend



	<b>Barnet</b>	<b>London Average</b>
Estimated budget net expenditure – Planning and Economic Development per head (£) (2013-2014)	28.76	42.67

Performance



<b><u>New Homes and affordable homes</u></b>	<b>Barnet</b>	<b>London Average</b>	<b>England Average</b>
Number of affordable homes delivered (gross)(Latest) (Count) (2013-2014)	390	288	136
Housing affordability ratio - ratio of lower quartile house price to lower quartile earnings (Ratio) (2013)	11.27	11.39	7.70
Additional affordable homes provided as a percentage of all net additional homes (Percentage) (2013-2014)	26	57 <sup>^</sup>	46
Average House price (March 2014) (£)	451,152	414,490	-

<sup>^</sup> excluding Kensington and Chelsea

<b><u>Business and employment</u></b>	<b>Barnet</b>	<b>London Average</b>	<b>England Average</b>
Economic Active (proportion of 16-64 year olds, Apr 2014 – March 2015)	72.6	77.0	77.6
Population- proportion of people of working age who are unemployed (Apr 2014 – March 2015)	6.1	6.9	6.0
JSA total claimants: rate (resident population aged 16-64) (June 2015) (Percentage)	1.4	1.9	1.4



<b><u>Business and employment</u></b>	<b>Barnet</b>	<b>London Average</b>	<b>England Average</b>
JSA number claiming over 12 months (June 2015) (Count)	800	925	489
Access to employment by public transport (and other specified modes) (working age population) (% of economically active) (2013)	87	87	83
Working age people on out of work benefits (Raw value) (Oct-Dec 2014) (Percentage)	7.2	9.0	8.5
All persons employed in private sector as percentage of all persons in employment (2015 Q1 rolling) (Percentage)	77.8	80.7	78.6
All persons employed in public sector as percentage of all persons in employment (Raw value) (2015 Q1 rolling) (Percentage)	22.2	19.3	21.6
New business registration rate per 10,000 resident population aged 16 and above (2013) (Per 1000 population)	128.3	122.8	77.7
Number of active enterprises (2013) (Count)	23,135	14,011	6,567
Count of birth of new enterprises (2013) (Count)	3,735	2,541	947
Count of deaths of enterprises (2013) (Count)	2,845	1,501	643
Median gross weekly pay of employees working in the area (work base) (2014) (£Per week)	581.9	593.2	501.6
Median gross weekly pay of employees by residence (residence base) (2014) (£Per week)	623.4	625.8	525.8
<b><u>Assets</u></b>	<b>Barnet</b>	<b>London Average</b>	<b>England Average</b>
Long-term borrowing: Long term assets ratio (2012-2013) (Ratio)	0.29	0.23	0.24

2.4 A number of major programmes were implemented in 2014/15, key achievements include:

#### **Entrepreneurial Barnet**

- Entrepreneurial Barnet outlines the council's vision to make Barnet 'the best place in London to be a small business' and support for the economy to grow.
- Job Seekers Allowance and youth unemployment (18-24 year olds) claims are now at pre-recession levels. Only 2.3% of 16-18 year olds in Barnet are not in education employment or training (NEET).
- Achievements to date have included
  - securing nearly £300,000 from the Mayors High Street Fund to support Burnt Oak town centre,
  - achieving the highest take up of the governments high speed Broadband Connection Voucher scheme of any outer-London borough,
  - successfully bidding for external funding to support the employment and skills agenda,

- launching the BOOST team in Burnt Oak which will tackle long term unemployment,
- preparing for a West London Alliance approach to supporting people at risk of becoming *not in education, employment or training* (NEET), and
- Council approval to participate in the new West London Economic Prosperity Board.

### **Growth and Regeneration**

- Barnet's seven major regeneration schemes will create more than 20,000 new homes and provide up to 30,000 jobs over the next 20 years, the most new homes in any outer London borough. Existing regeneration programme will generate more than £11m in recurrent income by 2025 and £50m in one-off income by 2020 – to be invested in infrastructure. So far in 2015/16 major achievements include:

#### Brent Cross Cricklewood

- Developer Argent Related, for the redevelopment of Kings Cross, was selected as preferred development partner for the Brent Cross South scheme, with negotiations to establish a Joint Venture well underway.
- £97m grant secured towards the development of a new train station at Brent Cross, along with ringfencing of business rate growth to fund the remaining cost.
- Reserve Matters Applications (RMA) have been approved for Clitterhouse Playing fields and Claremont Open space, and replacement homes for the first group of residents moving from the Whitefields estate.
- Compulsory Purchase Orders (CPO) 1 and 2, relating to both the North and South projects, have been made, with a Public Inquiry scheduled for May 2016.

#### Colindale

- Following the moving of Lanacre Avenue ahead of Schedule, the Building of the New Barnet and Southgate College in Colindale has commenced.
- Planning permission for the Peel Centre a site comprising over 2,900 new homes, 10,000m<sup>2</sup> non- residential uses, and a three form school, has been approved.
- The RAF Museum has been successful in obtaining a Heritage Lottery Grant with support from London Borough of Barnet.

#### Grahame Park

- The first phase of consultation for the Grahame Park Supplementary Planning Document (SPD) has taken place with a first draft expected in October 2015. The SPD will set out an approach for the next stage of development at Grahame Park (Stage B).
- Site 3 has been completed comprising 143 homes (55 affordable) and a Sainsbury's supermarket.
- Site 5 has been commenced with an expected completion date of January 2017.

### Stonegrove Spur Road

- All properties on the estate to be demolished are now vacant, progress on completing this regeneration scheme can now progress with a forecast completion of this scheme in 2018.

### Dollis Valley

- The processes of moving secure tenants into their new homes within the Dollis Valley scheme has commenced, the first 11 secure tenants move into Block 13 during week commencing 24th August 2015.

### West Hendon

- 69 of the 71 affordable units at newly built Gadwell & Bullfinch House have been let.
- The newly build private homes are now being sold.
- The developer has had their planning Reserve Matters Application for the next phase of development, 3B and 3C, approved by Barnet Council.

### **Development Pipeline**

- Barnet Homes have begun construction of 40 new council homes
- An outline business case has been prepared, a construction partner identified, and planning applications submitted, for the first tranche of mixed use housing developments on Council land. The schemes are currently being reviewed in light of the response to consultation, and are expected to be considered by Planning Committee in the autumn.

### **Asset Management**

- The period has continued to see a high level of collaborative working between CSG Estates and the council to interpret contract requirements, develop standards and a vision of what good service delivery should look like.
- The rent and lease renewals backlog completed were identified which will all generate an income for the Authority in excess of £100,000.
- The planning needed to take the Council through to occupation of the proposed consolidated estate (ie NLBP Unit2 and Barnet House) by October 2015 (now called the Accommodation Implementation Programme (AIP)) was completed.
- Implementation of the Strategic Assets Management Plan (SAMP) began and the Community Asset Strategy (CAS) public consultation was undertaken.
- Implementation of new Capital projects (Circa £11m) began and existing Capital projects worth circa £30m were completed. The Schools Capital Programme delivered number of significant school expansions. Overall, capital projects performed well against the programme of work that was agreed with the Council.
- The Energy staff awareness campaign was launched and baseline volumetric and consumption figures for gas, electricity and water agreed so the council can track any future savings. Engagement with the RE:FIT energy conservation programme also began, with three council assets potentially found suitable for inclusion in the scheme.

- CSG Estates initiated the development of a programme of work for repairs and maintenance which is now more planned and less reactive.

### 3. PRIORITIES 2015 – 2020

3.1 The Corporate Plan 2015 – 2020 states our vision for health and social to be personalised and integrated, with more people supported to live longer in their own home.

3.2 Meeting Corporate Plan principles -

<b>Fairness</b>	<ul style="list-style-type: none"> <li>• More effective use of community assets, with discounts on full market rent and development of a “community hub” approach for community assets with community groups identified to run these</li> <li>• Increasing prospect of better paid employment by creating new jobs and providing residents and businesses with the tools and support to prosper and grow</li> </ul>
<b>Responsibility</b>	<ul style="list-style-type: none"> <li>• Streamlining planning, regulation and customer access for business</li> <li>• Identifying major, district and local town centres and develop a tailored offer to support each</li> <li>• Reducing council office accommodation costs, through relocation and selling vacant sites, using the public sector estate in a more efficient and joined up way</li> </ul>
<b>Opportunity</b>	<ul style="list-style-type: none"> <li>• Successful delivery of the existing regeneration programme, including Brent Cross and Colindale, and identification of future development opportunities across the borough, particularly on public sector land.</li> <li>• Develop stronger relationships with local business, through training and mentoring and by improving access to council contracts</li> </ul>

3.3 The Assets, Regeneration and Growth Commissioning plan (2015 – 2020), approved by the Committee 15 December 2014, set out the priorities, outcomes and commissioning intentions across three areas; Growth and Regeneration; Entrepreneurial Barnet; and, Asset Management.

#### **Growth and Regeneration**

The London Borough of Barnet’s growth and regeneration programme combines a programme of physical regeneration schemes and economic development initiatives. Moving forward some key achievements The Regeneration Team are looking to deliver in the remainder of 2015/16, include:

##### Programme

The delivery of 419 private homes and 248 affordable homes.

##### Brent Cross Cricklewood

- Joint Venture Company fully established with Brent Cross South Development partner, Argent Related.
- Thameslink Train Station: delivery strategy, full business case, and funding finalised.
- Reserve Matters Application for the Brent Cross Shopping Centre design submitted.

#### Colindale

- Completion of detail design for and Montrose and Silkstream Parks, and submission of a full planning application.

#### Grahame Park

- £56 million loan received by Genesis Housing Association, from central government to progress Phase B.
- Adoption of Grahame Park Stage B Supplementary Planning Document by Barnet Council.
- Commencement of CPO process for Grahame Park Stage B.

#### Stonegrove Spur Road

- Completion of Joint Community Centre & Church.

#### West Hendon

- Commence demolition and construction works for Phase 3.

#### Dollis Valley

- The construction of the accelerated phase 2 has will commence.
- A new nursery will be completed and open.

#### Development Pipeline & Colindale HQ

- Construction works for the office at Colindale will start on site.
- Barnet Council to approve the delivery of 5 mixed tenure housing sites.

### **Entrepreneurial Barnet**

3.4 Entrepreneurial Barnet (EB) is Barnet's approach to making the borough the best place in London to be a small business. It reflects a partnership ethos to growth, with engagement from Middlesex University, Barnet and Southgate Colleague, and the Department for Work and Pensions. It was approved by Assets, Regeneration and Growth Committee December 2015.

3.5 Over the coming year the following will be achieved and delivered through Entrepreneurial Barnet:

- Working with developers and builders to increase the number of apprenticeships and vocational career pathways for young people in the borough.
- Creating a business support social enterprise that will identify and support entrepreneurs in the borough to turn their ideas into successful, growing businesses.
- Launching a "town centre offer" to make it easier for town teams to influence their local area for the better.

- Developing and delivering town centre strategies for at least two of the boroughs' main town centres using a combination of external grant funding and capital expenditure following.
- Monitoring the outcomes of the Working People, Working Places programme and consider other locations for a place based approach.
- Launching the preventative and rescue support service for those at risk of becoming NEET.
- Launching a Mental Health and Employment Trailblazer to support people with anxiety and depression into work.
- Launching a Skills Escalator service for working people on low incomes who will increase their salaries once they have secured appropriate training.
- Supporting the first year of operation of the West London Economic Prosperity Board, to achieve improved jobs, skills and business growth across West London.

### **Asset Management**

3.6 Effective asset management planning provides a framework within which the Council can deliver operational and financial benefits of an estate which aspires to standards of best practice. Priorities up to 2020 are to:

- Strengthen and develop CSG Estates' management structures to respond better to the demand of boards, committees and member queries.
- Provide building custodians with a clear understanding of asbestos management and condition issues.
- Develop an improved Capital Projects PMO structure, including resourcing, processes and reporting.
- Develop and implement an aggregated procurement strategy that delivers tighter cost control, better pipeline tracking, more efficient delivery and is based on a partnership ethos.
- Engage comprehensively with and utilise fully, the One Public Estate programme.
- Improve report, submission and committee paper writing, and adhere to timelines that ensure the council is provided with the time and information required to make properly considered decisions.
- Complete the NLBP consolidation project (AIP) and subsequent construction of and move to a new civic office block in Colindale.
- Construct two replacement leisure centres.
- Construct / develop a number of community hubs as part of the community asset strategy implementation plan.
- Re-locate the boroughs waste transfer facility.
- Implement a corporate landlord function that centrally manages the council's entire building portfolio.
- Develop and implement a locality strategy in order to identify sufficient & correctly located facilities to accommodate those service areas that must be dislocated from Colindale in order to support the Council's aspirations.

### **Performance monitoring**

3.7 Performance across the Council is monitored by the Performance and Contract Management Committee. This committee receive quarterly reports

on progress and spend for each 3 month period of the year. Where performance is considered a concern and relevant to the work of a thematic committee a referral will be made.

- 3.8 This committee will receive annual reports to ensure members are informed on performance as part of their decision making.

### **Financial performance**

- 3.9 The Re Delivery Unit is the main Delivery Unit for the services commissioned by the Assets, Regeneration and Growth Committee. During 2014-15 the Delivery Unit overspent by £0.218m, a variation of 21% of budget. The variation from budget is due to a higher than budgeted number of TUPE officers being funded from RE's management fee, partly addressed by mitigation identified by Re as part of a recovery plan.

- 3.10 There will be some significant challenges in delivering within budget in 2015-16. The underlying demand pressures described above will be sustained along with further pressures.

## **4. REASONS FOR RECOMMENDATIONS**

- 4.1 The Commissioning Plan was developed following consultation and agreed in March 2015. This report highlights performance and priorities which should be noted and taken forward where appropriate.

## **5. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED**

- 5.1 None

## **6. POST DECISION IMPLEMENTATION**

- 6.1 Commissioning plans will be reviewed in Autumn 2015 to contribute to business planning for the council for 2016/20.

## **7. IMPLICATIONS OF DECISION**

### **7.1 Corporate Priorities and Performance**

- 7.1..1 As outlined in section 1 of this report, the work of this committee directly impacts on the previous 2013/16 Corporate Plan and the new 2015/20 Corporate Plan.

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

- 7.2..1 The Assets, Regeneration and Growth Committee accounted for 3% of the Council's budget in 2014-15, this will increase to 3.3% in 2015-16.

Table 5: Overview of budget

	<b>2014-15 net</b> (£000s)	<b>2015-16 net</b> (£000s)	<b>% difference</b>
Assets, Regeneration and Growth	<b>8,659</b>	<b>9,063</b>	+4.7%
	(3% of council	(3.3% of council	

	budget)	budget)	
Total Council Expenditure	<b>286,412</b>	<b>276,465</b>	-3.5%

7.2..2 The below table sets out the Medium Term Financial Strategy for the Assets, Regeneration and Growth Budget up to 2020.

Table 6: Overview of the Assets, Regeneration and Growth related budget and savings

Net budget	2014-15 (£000s)	2015-16 (£000s)	2016-17 (£000s)	2017-18 (£000s)	2018-19 (£000s)	2019-20 (£000s)
Assets, Regeneration and Growth Budget	8,659	9,063	6,863	4,863	4,863	4,863
Planned savings	(1,355)	(300)	(2,200)	(2,000)	-	-
Unidentified savings	-	-	(1,931)	(2,059)	(734)	(44)
Actual	8,877					

N.B. These budgets were correct at the end of Quarter 1 however, a review will be completed in lead up to the Business Planning process.

### 7.3 Legal and Constitutional Reference

7.3..1 The Council's Constitution, in Part 15 Annex A, Responsibility for Functions, states in Annex A the functions of the Assets, Regeneration and Growth Committee including:

- Specific responsibilities include:
  - Develop and oversee a regeneration strategy
  - Develop strategies which maximise the financial opportunities of growth
  - Promote skills and enterprise and approve a Skills Enterprise and Employment Strategy
  - Engagement with the business community and measures to support local business
  - Oversee major regeneration schemes
  - Town Centre regeneration programmes
  - Asset Management
- To make recommendations to Policy and Resources Committee on issues relating to the budget for the Committee, including fees and charges proposals and virements of underspends and overspends on the budget. No decision which results in the amendments to the agreed budget may be made by the Committee unless and until the amendment has been agreed by Policy and Resources Committee.

### 7.4 Risk Management

7.4..1 Risks are managed on a continual basis and reported as part of the Council Quarterly Performance regime and considered as part of the Performance and Contract Management Committee quarterly monitoring report.

### 7.5 Equalities and Diversity



- 7.5..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
  - foster good relations between people from different groups

7.5..2 Relevant protected characteristics are – age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation.

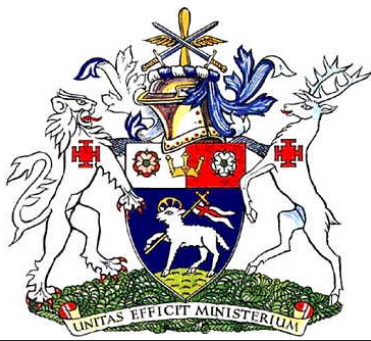
## 7.6 **Consultation and Engagement**

7.6..1 A large consultation and engagement exercise took place to develop the commissioning plan. Specific consultation and engagement programmes will take place for each programme as necessary.

## 8. **BACKGROUND PAPERS**

8.1 London Borough of Barnet's Corporate Plan 2015 – 2020:  
<https://www.barnet.gov.uk/citizen-home/council-and-democracy/policy-and-performance/corporate-plan-and-performance.html>

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## Assets, Regeneration and Growth Committee

**7 September 2015**

<b>Title</b>	<b>Community Asset Implementation Plan</b>
<b>Report of</b>	Chief Operating Officer
<b>Wards</b>	All
<b>Status</b>	Public
<b>Urgent</b>	No
<b>Key</b>	Yes
<b>Enclosures</b>	Appendix 1: Community Asset Implementation Plan ( <i>to follow</i> ) Appendix 2: Community Asset Strategy
<b>Officer Contact Details</b>	Lesley Meeks, Director Estates and Property Management, <a href="mailto:lesley.meeks@capita.co.uk">lesley.meeks@capita.co.uk</a>

### Summary

The Community Asset Implementation Plan sets out how the Community Asset Strategy, which is a key document that describes how the Council intends to utilise or re-provide buildings for community use over the next five years, will be implemented.

The implementation plan sets out 4 proposed solutions which will be dependent on individual situations:

- 1) Community assets delivered as part of regeneration zones,
- 2) Community assets covered by other reviews such as part of Sports and Physical Activity (SPA) and green spaces review,
- 3) Community Hubs
  - A. Test Pilots
  - B. Potential Future Opportunities
  - C. Management arrangement for New Community Hubs
- 4) Standardising lease arrangements and Assessment of Social Value.

The proposed Community Asset Implementation Plan is set out in Appendix 1. A copy of the Community Asset Strategy is attached as Appendix 2.

## **Recommendations**

**1. Approve Appendix 1 – The Community Asset Implementation Plan; and**

**2. Approve the continued work to implement the Community Asset Strategy.**

### **1. WHY THIS REPORT IS NEEDED**

1.1 The Assets, Regeneration and Growth Committee agreed a draft of the Council's Strategic Asset Management Plan (SAMP) in September 2014. Following public and stakeholder consultation the SAMP was approved in December 2014. The SAMP contained principles for the governance of the Council's estate, and set out the need for a Community Asset Strategy (CAS) to decide how to govern these assets in the most effective way. The Community Asset Strategy was approved at the Asset, Regeneration and Growth Committee in June 2015 and a copy is attached at Appendix 2.

1.2 The Council recognises the social and economic contribution voluntary and community sector (VCS) organisations make to the Borough and the way in which assets can support their work, making their services more sustainable and able to provide better value for money in the long term.

1.3 Part of the Council's strategy for meeting the current and future financial challenges is to maximise the value it gains from its land and assets, by ensuring it receives the best possible income or value from Council-owned properties and lands which generate rent or which are sold. This will help it fulfil its Duty of Best Value, as set out under the Local Government Act 1999. The Council will therefore need to strike a balance between commercial use of its assets and opportunities to encourage community participation.

#### **Defining the community estate**

1.4 In considering the overall portfolio, the SAMP broke the asset base into six individual asset types to allow the portfolio to be reviewed and managed in a focussed way. The six asset types are:

- Operational estate – held for the delivery of Council services, such as libraries, schools, day centres, *etc.*
- Community estate – retained primarily for the benefit of the community such as community centres and sport facilities.
- Investment estate - held primarily in order to provide an income and investment opportunity
- Housing portfolio – managed by Barnet Homes
- Highways and green spaces
- Development portfolio.

1.5 The document approved in December 2015 described the key principles that would be taken forward for consultation. This document proposed that community assets were buildings or land available to VCS organisations for community use such as: community centres and community halls; sport and

leisure facilities, and various other types of buildings let to community groups, such as shops or garages. However, it also noted the potential for a very broad definition of community assets, in which any public sector asset can be a community asset because of the social and community benefit it provides. This could, therefore, also include the Council's operational buildings.

- 1.6 The feedback from the consultation was that all Council owned buildings should be considered as community buildings and the use of the building should dictate whether it is considered to provide community benefit. In the Community Asset Strategy (Appendix 2) the Council has listened to this feedback and proposes that it does consider the majority of its assets as being used for community benefit and that where possible it will seek to promote local priorities through their use.
- 1.7 However, the measures set out in this Strategy relate most closely to, those buildings and land which are occupied by third parties and can both give and achieve the greatest benefit by using them to support VCS organisations. Therefore asset such as schools, for example, which clearly provide facilities for community use, have been excluded from the scope of this Strategy because at this time they are subject to a different set of governance arrangements. It is recognised that the list of buildings that fulfil these criteria is not fixed and that it will change as some buildings are taken out of use and others become available for community participation. In addition, when specific proposals for change in an area arise, the Council will be pragmatic about which buildings could be included for consideration (for example, the use of libraries and sports facilities).
- 1.8 The list of properties that presently have been considered as the assets being used for community benefit can be found in appendix 1 of the CAS document (Appendix 2 of this report). After feedback from the June 2015 Asset, Regeneration and Growth Committee we have made a number of minor amendments to the list of assets. These are:
- 18 post codes – 16 did not have the last three digits, these have now been added and there were only two which had errors in the 1<sup>st</sup> part of the postcode, Algernon Road, was a typo error, and Oakhill Park Bowls Club should be EN4 not EN5.
  - Two leases to one tenant have been combined.
  - Arts Depot and Frith Grange Camping Ground have been added.

At this time there are 141 properties identified as being used for the benefit of the community.

- 1.9 Properties within the Community Asset Strategy were classified into different categories to give us a better overall understanding of the constraints on the estate and to give focus when developing the Implementation plan. In June Asset Regeneration and Growth Committee Report section 4 - Post Decision Implementation - it was agreed that in order that effort could be focussed where it was most needed we had to prioritise those properties highlighted in the CAS as requiring action or having potential for community hubs. Therefore

not all 141 properties have been part of the initial review as they have limited or no opportunity for change in the next 5-10 years due to long leases or commercial use such as commercial sports facilities. However, all lessees regardless of the priority list were written to and invited to discuss the opportunity of working with the Council and were also invited to complete the on-line survey.

- 1.10 Further information about the proposed definition is set out at section 2 of Appendix 2.

#### **Hubs and Co-location**

- 1.11 Community hub is a term used in different ways but which usually refers to a location where a number of different organisations with a social or community focus work in close proximity to each other. Some community hubs contain a mix of any of the following: VCS groups, public services, social enterprises and small medium enterprises. Some are in a single building, while others may be a network of buildings.
- 1.12 The Council is keen to establish community hubs in Barnet as they offer an opportunity for the Council to realise capital receipts, reduce costs, transform and deliver community services to customers and citizens in an effective and efficient manner. By co-locating groups currently based in different buildings, the Council can rationalise the remaining community estate. Any capital or revenue receipts can be re-invested in Council buildings and /or services.
- 1.13 A more detailed description of community hubs can be found in section 4 of Appendix 2.

#### **Consultation**

- 1.14 Extensive consultation was carried out prior to the development of the Community Asset Strategy (appendix 2) and further consultation and engagement has been undertaken to underpin the Community Asset Strategy Implementation Plan (appendix 1).
- 1.15 Details of all consultation and engagement can be found in Section 5.7 of this report.

#### **Criteria relating to support for community groups, and routes for engagement**

- 1.16 The Council recognises the need to be consistent and transparent about the circumstances under which it will commit to supporting VCS groups through use of its assets and the level of support it is willing to give and what it expects in return. This is particularly important in the challenging economic climate, as part of the Council's focus on fairness, responsibility and opportunity.
- 1.17 The CAS aims to ensure that the Council's community estate is governed according to clear, consistent criteria. Historically, the portfolio has been administered on a case by case basis which has made it responsive to the needs of individual groups but which has made it difficult to implement a consistent approach or to ensure fair, common treatment for different groups.

- 1.18 The CAS contains four criteria which will aim to ensure that the Council can realise its objectives with regard to the community estate, as well as fair and consistent treatment for all community groups using Council assets.

The criteria relate to:

1. The type of services the group or organisation provides
2. The extent to which the organisation and its use of the asset supports community participation and involvement
3. The robustness and sustainability of the organization
4. The ability to maximise utilisation of the asset contributing to the commercial viability of the building.

- 1.19 The Council will operate a standard policy in which rental value of each of its community buildings is assessed on full market rental value for community use. Where the occupier is deemed to be contributing to local priorities and fulfilling other criteria for support, the Council may grant financial assistance to provide support (through an agreement with the occupier), at a level which reflects the community benefit the organisation is providing.

- 1.20 This Strategy is aimed at moving away from the previous *ad-hoc* arrangements to implementing a fair and consistent approach for all community building Occupiers. The increase to income the Council could potentially expect to see will be utilised to fund the grants needed to support those groups that meet the criteria for funding based on the social value and community benefits they are providing to the local residents.

- 1.21 The Council is also fully aware that it needs to minimise disruption to Community Groups and therefore will continue to engage with lessees to gather feedback on how the Community Asset Strategy will impact on their circumstances and establish the preferred future arrangements.

## **2. REASONS FOR RECOMMENDATIONS**

- 2.1 It has been recommended that the Community Asset Implementation Plan is approved because it is important that the Council takes a strategic approach to its community asset portfolio and the way in which it can be fully utilised with as many local residents and VCS groups taking full advantage of Council owned buildings and land. The Community Asset Strategy (Appendix 2) which was approved in June 2015 sets out the guidelines and criteria in relation to the overall management of the asset and will be used as a reference point for future decisions relating to community assets, their use and commercial arrangements.

- 2.2 The Implementation Plan (Appendix 1) is the route to being able to achieve the aspirations of the Community Asset Strategy and it is therefore important that the engagement with users for community building, which has begun in order that the plan can be developed, continues during the coming years within a strategic approach and not on the *ad hoc* basis of the past. It is also

essential that whilst implementing the strategy the Council is cognisant and minimises disruption to community groups.

### **3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED**

- 3.1 The Council could decide to continue to manage its community assets on an *ad hoc* basis, considering each building and its use in isolation, but this would fail to address the current inconsistencies, or deliver a better utilised and compliant community estate in accordance with the Council's priorities.

### **4. POST DECISION IMPLEMENTATION**

- 4.1 The Council will continue to use the Implementation Plan (Appendix 1) to engage with users of the community buildings and gathering more detailed knowledge of the condition of the asset base.
- 4.2 In engaging with the users we will seek to understand how the CAS will impact on their own circumstances and ascertain how or if a community hub would be appropriate for the individual groups.
- 4.3 We will carry out, where necessary a full condition survey of the building in order that we can build a detailed picture of the level of investment that may be needed. Based on the limited condition survey information we have it is felt that a high level of investment will be needed. The approach will be on a locality basis which will address the requirement of individual areas and how the asset and potential development opportunities will improve and deliver the Community Strategy, eventually building a picture of all the community assets across Barnet.
- 4.4 The council is in the process of establishing how it will measure social value through a fair, open and transparent process which is in line with the criteria set out in the CAS document attached at Appendix 2. Presently we are out to tender for organisation to put forward a proposal for how they would help the Council build a social value measurement tool. The tool will establish how the assessment will be made and how the users of community buildings will be engaged in the process.
- 4.5 In addition, a resource is being made available to provide support work to the building occupiers and to establish the role of a facilitator in the development of individual business cases. These business cases will need to demonstrate financial sustainability, full utilisation of the building and support for local priorities. When appropriate an Equality Impact Assessment will also be carried out.

### **5. IMPLICATIONS OF DECISION**

#### **5.1 Corporate Priorities and Performance**

- 5.1.1 The Council's Corporate Plan 2015-20 states that the council, working with local, regional and national partners, will strive to ensure that Barnet is a place:



1. of opportunity, where people can further their quality of life
  2. where people are helped to help themselves, recognising that prevention is better than cure
  3. where responsibility is shared, fairly
  4. where services are delivered efficiently to get value for money for the taxpayer.
- 5.1.2 The Community Asset Strategy Implementation Plan will help meet these objectives by aiming to maintain the right environment in order that VCS groups and individuals have facilities where they can provide the services and activities needed to meet the well being of the local community. The plan also incorporates the provision of a resource to assess value for money for the tax payer and a tool to measure the social value provided to the local community.
- 5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)**
- 5.2.1 The recommendations to approve the CAS and continue to implement the plan for engagement with users of community buildings will enable the development of a detailed, evidence-based Implementation Plan highlighting resource and financial implications likely to be required to implement the Strategy.
- 5.2.2 The Implementation Plan is designed to allow the Council to realise both financial and social/community value from its community estate, recognising that the long-term benefits of having stronger, more resilient communities also helps the Borough to meet current and future financial challenges.
- 5.2.3 An initial desktop study has been carried out and where it is deemed necessary for full condition and compliance surveys these will be carried out and the estimated cost for this is believed to be in the order £400k. This will be funded from existing reserves.
- 5.2.4 Based on the limited condition survey information we have, it is felt that a high level of investment will be needed. It is the Council's intention to work closely with the individual user of each building and, if necessary due to the condition of the building or for other reasons, to re-provide an appropriate facility.
- 5.2.5 As part of preparing the Implementation Plan a high level review of future market rental value has been undertaken. It was not possible in the time available to visit all properties so this figure has been based on a statistical view of what is known. Uplift in rental value has been calculated by taking current rent compared to potential estimated market rental. This is estimated to be in the order of £685k; however, as previously stated this figure is based on a desk top review of potential rental value and not an actual measured valuation. This increase income will be utilised to fund discounted rents which will be calculated by measuring social value assessed to benefit the local community. The level of discount is not known but in some cases it could be significant.
- 5.2.6 Resources will also be required to:

- Support the Council and voluntary and community groups in facilitating the development of business cases that demonstrate financial sustainability, full utilisation of the building and support for local priorities.
- Develop the criteria, building and implementing the tool and supporting the process for assessing how the Council will consider the relationship between financial value obtained from the community estate and the social and community benefit delivered by its occupiers, informing the Council's potential decision to offer financial assistance in the form of a rebate in any individual case.
- The Council will consider whether or not a community liaison post may be required to carry out these functions. If the decision is to go ahead with this post it will be funded from council's existing resources.

### 5.3 **Social Value**

5.3.1 An external agency will be retained to design and prepare a methodology or tool by which to assess the benefit to the community or various community organisations.

5.3.2 The aim is to develop a methodology which assesses various organisations against criteria to be agreed in order to arrive at an assessment or rating to reflect the value they add to the local community. This will then inform the allocation of appropriate levels of funding and priorities for accommodation

5.3.3 As part of this process the agency will meet groups and Council officers to develop criteria and review the council's aims and objectives, crafting these into a tool following which they will work with one or two pilot groups to develop business cases as a trial.

5.3.4 An additional resource will be directed toward working with community groups on an ongoing basis to review and develop business cases including use of the evaluation tool once developed.

### 5.4 **Legal and Constitutional References**

5.4.1 Council Constitution, Responsibility for Functions, Annex A – sets out the Terms of Reference for the Assets, Regeneration and Growth Committee this includes:

- Develop strategies which maximise the financial opportunities of growth;
- Asset Management – all matters relating to land and buildings owned, rented or proposed to be acquired or disposed of by the Council; and
- To approve any non-statutory plan or strategy within the remit of the Committee that is not reserved to Full Council or Policy and Resources.

### 5.5 **Risk Management**

5.5.1 There is a risk that if the proposed CAS and corresponding Implementation Plan is not approved and used as a document to allow engagement with users of community buildings, it will not be possible to come to an accurate

assessment of the cost and benefits of the proposed Strategy on an area by area basis.

5.5.2 The combined engagement and evidence-based data gathering of market value and building condition as described in the Implementation Plan is designed to mitigate the above risk.

5.5.3 There is a risk that the delay to the approval of the final Strategy and Implementation Plan may have negative consequences for the Council's relationship with local voluntary and community groups who are keen to engage on the subject of asset use and ownership. Engagement with groups, likely to be affected, has already begun following the approval to engage with occupiers of community buildings at the June Asset, Regeneration and Growth Committee. This action has mitigated the impact and continues to maintain a positive relationship.

## 5.6 Equalities and Diversity

5.6.1 The Equality Act 2010, and the Public Sector Equality Duty outlined at section 149 of the Act, require the Council and all other organisations exercising public functions on its behalf to pay due regard to the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; advance equality of opportunity between those with a protected characteristic and those without; and to promote good relations between those with a protected characteristic and those without. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. The Act also covers marriage and civil partnership with regard to eliminating discrimination.

5.6.2 The Corporate Plan 2015 – 2020 sets out how we will meet the Public Sector Equality Duty in delivering services and the Council's priorities and this is reflected in our Strategic Equalities Objective (SEO). Our SEO is that *"Citizens will be treated equally, with understanding and respect, and will have equal access to quality services which provide value to the taxpayer."* The Community Asset Strategy also reflects the Council's 2015 Community Participation Strategy, which highlights the Council's determination to enable residents to get more involved in local priorities, to engage all Barnet's diverse communities in design and delivery of services and in achieving our Corporate Plan priorities and our commitment that our assets should be used for the benefit of all Barnet's diverse communities.

The Community Asset Strategy reflects the requirements of the PSED and is aligned with the Council's Strategic Equalities Objective and the Community Participation Strategy. In particular it:

- Aims to ensure that the management and use of community assets reflect the needs and aspirations of Barnet's diverse communities and are used for the benefit of the whole community
- Aims to promote active engagement with all Barnet's diverse communities
- Pays due regard to cultural and religious difference where locations/facilities

- are shared by different members of the community
- Builds on community strengths to promote strong, cohesive communities and local resilience.

5.6.3 Where applicable, Equalities Impact Assessment will be carried out as part of the next steps within the Implementation Plan which will assist the Council in meeting the requirements of the Public Sector Equalities Duty.

5.6.4 The Council will ensure that the consultation and engagement process for the Strategy is accessible to all and engages with a wide variety of voluntary and community groups.

5.6.5 The policy proposals set out in the Strategy are designed to ensure fair and equitable treatment of all Barnet's communities in relation to their access to community assets.

## 5.7 Consultation and Engagement

5.7.1 The CAS and Implementation Plan have drawn on past consultation and engagement which is detailed in Section 1 of this report.

5.7.2 Prior to development of this Strategy the Council engaged with the community formally and informally in a number of ways, including:

- A general survey about civil society and community activism carried out by CommUNITY Barnet in 2009
- A qualitative needs assessment in 2010
- A review of compliance issues across the estate in 2012
- A stakeholder engagement meeting in 2013
- Consultation exercises relating to the Council's Priorities and Spending Review, carried out in 2013 and 2014
- A series of informal interviews with a range of voluntary and community groups in 2014
- Barnet internet on-line survey, December 2014 to March 2015, which was advertised in the local press and through letters sent to community building users asking them to complete the survey and indicate if they would be interested in participating in workshops
- Three workshops were organised and facilitated by an independent company during February/March 2015. They were held on different evenings and across the borough so that it was convenient for as many people to participate as possible. Community building users were invited by letter and those accessing the on-line survey were given a telephone number to register their interest. 45 people attended these sessions.

5.7.3 The consultation carried out between December 2014 and March 2014 was designed to seek stakeholders' and the general public's response to the following specific key areas:

- The definition of community buildings.

- The objectives and aims of the Strategy.
- The principles for the governance of community assets.
- The proposed respective rights and responsibilities for the Council and users of the community estate.
- The proposed policy for community asset transfer.
- The proposed criteria by which the Council will offer support to voluntary and community groups.

5.7.4 The online survey, launched in December 2014, on the Engage Barnet website resulted in 19 responses to the questionnaire by the closing date of Friday 13th February 2015. The questionnaire closing date was extended by two weeks and those participating in the workshop were encouraged to take part but there were no further responses received. The responses are summarised in the table below:

<b>Question</b>	<b>Strongly agree/Tend to agree</b>	<b>Strongly disagree/ Tend to disagree</b>	<b>Neither agree nor disagree/ Don't know</b>
<b>Are these the right objectives?</b>	11	5	3
<b>Will the aims ensure we meet our objectives?</b>	10	5	2
<b>Have we considered right areas for our governance principles?</b>	7	4	2
<b>Will support criteria help achieve the aims of the strategy?</b>	8	4	1

5.7.5 In addition the themes that emerged from the three workshops undertaken jointly by LBB, Capita and Futuregov, an independent company who facilitated the events, were:

- Community Assets should be given a broad definition.
- The Community Asset Strategy should focus on community need.
- That LBB should ensure it “gets the basics right” with a focused customer service.
- That the Council should increase the capacity of the community assets over a longer term taking an enabling role.
- That the Council should continue to work with the broader community to better match needs with services including the potential for community hubs.

5.7.6 The output and summary of the consultation exercises can be found in the CAS (Appendix 2) section 3 and a copy of the report detailing the output from the workshops, prepared by Futuregov, can be found as appendix 2 of the CAS (Appendix 2) of this report.

5.7.7 Since the June Asset, Regeneration and Growth Committee further

consultation has taken place which is in line with the proposed post decision implementations steps outlined in the June report. This consultation was used to engage with users of community buildings to further improve the information about building condition that will underpin the Implementation Plan (Appendix 1 of this report).

5.7.8 Within the Community Asset Strategy we classified the portfolio into different categories (see 2.3 of Appendix 2) to give us a better overall understanding of the constraints on the estate in order that we could develop an Implementation Plan. This was just an initial rating. However as agreed at the June Committee we have used the rating to engage with occupiers of our community buildings as described below.

- Writing to the occupiers with a copy of the Strategy, requesting feedback and questions and asking for comments on how they would see this impacting their own circumstances;
- Prioritising the review of those properties highlighted in the CAS as requiring action or having potential for community hubs;
- For those we prioritised we requested preliminary discussions on individual arrangements where they are occupied and the lease has expired;
- We have begun to build a profile of our users working together to meet local needs and ensure the building are used for the benefit of the community.

5.7.9 In addition, we continued to review the data that was available on the asset base, including information on the condition and compliance of buildings, along with the need for community facilities across Barnet.

5.7.10 For assets where condition and compliance surveys of the buildings were not currently available, we have established a plan for gathering the data in order to further inform our analysis of the financial implications of delivering the Strategy. Where we have been able to meet with the Occupiers at the building we have taken a high level view of the work that may be needed. This is pending the full condition surveys and compliance testing that we will endeavour to do as part of the next steps identified in the Implementation Plan Appendix 1.

5.7.11 In the last two months the Estates team have visited 18 properties to ascertain how the Community Asset Strategy would impact on their future plans and if they would be willing to share a building in a community hub. Also establishing what would be needed to make the Community Hub approach work for them as a community service provider. These engagement meetings will continue as we work towards developing a more comprehensive view of our building users and their needs.

5.7.12 Feedback from the meetings has been mixed however some common themes have emerged:

- In general there was support for the CAS in principle however some occupiers which operated on a more commercial basis felt it to be of less relevance to them.
- It was felt that the CAS would promote and encourage better involvement and engagement with the local communities and potentially increase the number of people the services reached.
- Whilst several saw benefits to and advantages of co location of groups many were defensive of the space and facilities that they currently occupied and did not wish to see co location reducing this. Some organisations which had specialist facilities or equipment were resistant to co location as they felt their specialism could not readily be accommodated within a mixed use facility.
- It was felt that the CAS may present opportunities for redevelopment of locations which was seen as a potential positive by some organisations however, this was again qualified by a desire to maintain or improve the current level of service.
- Organisations also identified that the CAS may facilitate a review of services within an area and possible amalgamation of groups however this was expressed together with a desire to remain the predominant service supplier.

5.7.13 We also carried out an on-line survey to gain information from the wider community. The survey was live from 1<sup>st</sup> July 2015 until 24<sup>th</sup> August 2015. This was advertised on Twitter, Facebook and Engage Barnet. Community Barnet was also asked to send the link to their list of VCSs and the Estates team included it in all the letters sent to occupiers of community buildings asking them to participate. After three weeks there was little response so we run a second reminder on Facebook and Twitter.

5.7.14 Considering the direct approach, as well as the social media advertising the response to the on-line survey was disappointing. Only 7 people took part. The survey was designed to ascertain how users of buildings would feel about sharing and what barriers and advantages they could see from co-locating. Some of the comments received have been included in the Implementation Plan (Appendix 1).

5.7.15 When asked if they would be willing to share a building 6 out of the 7 said they would. Barriers were listed as lack of availability of the building at peak times and willingness of groups to work together. Advantages were listed in the main as shared cost of the running of a building and that it has the potential to keep facilities/services open. However, as stated this was a small sample of participants.

5.7.16 Whilst it was a small sample it was good to see that Community Hubs were seen as a positive way forward. We will continue to engage with local

community groups to gather feedback on how the Community Asset Strategy will impact on their circumstances and to build on the data received in the on-line survey.

5.7.17 Further engagement will be carried out as described in the Implementation Plan at Appendix 1 of this report.

## 5.8 Insight

5.8.1 The Implementation Plan (Appendix 1) and Community Asset Strategy (Appendix 2) have undergone direct community engagement through workshops and individual meetings. Prior to any decision being made on community hubs full use of the Insight tool will be used to underpin any decisions taken that would impact the local community.

## 6. BACKGROUND PAPERS

6.1 Approval of the draft Strategic Asset Management Plan, Assets, Regeneration and Growth Committee, 8<sup>th</sup> September 2014.

<http://barnet.moderngov.co.uk/documents/s17304/Strategic%20Asset%20Management%20Plan%20-%20Report.pdf>

6.2 Approval of the Strategic Asset Management Plan, Assets, Regeneration and Growth Committee, 15<sup>th</sup> December 2014.

<http://barnet.moderngov.co.uk/documents/s19855/Community%20Asset%20Strategy%20-%20Publish.pdf>

6.3 Approval of Key Principles supporting the Community Asset Strategy – Draft proposals of Key Principles for consultation, Assets, Regeneration and Growth Committee 15<sup>th</sup> December 2014.

<http://barnet.moderngov.co.uk/documents/s19855/Community%20Asset%20Strategy%20-%20Publish.pdf>

6.4 Approval of Community Asset Strategy and noted that, following engagement with existing occupiers of community buildings, an Implementation Plan will be presented back to the Committee - Assets, Regeneration and Growth Committee on 1<sup>st</sup> June 2015.

<https://barnet.moderngov.co.uk/ieListDocuments.aspx?MIId=8309>



# Community Asset Strategy

June  
2015



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## Community Asset Strategy

## 1. Introduction and Executive Summary

This document sets out the Council's strategy for making best use of its land and property portfolio to support community and voluntary sector organisations whilst ensuring that financial and community benefits are maximised for the benefit of residents and to help deliver objectives in our Corporate Plan.

The Council has already put in place a Strategic Asset Management Plan<sup>1</sup> (SAMP) which sets out our vision for Council land and property over the next five years and provides a framework for management of our community assets (known collectively as the community estate) in the context of our wider portfolio of assets.

Whilst all Council assets and some private assets such as pubs and sports facilities have the potential to delivery community benefits, this strategy focuses primarily on 141 properties from our overall portfolio that are used primarily for community purposes. This strategy defines these as Council owned land and buildings which are used for social, recreational or leisure purposes, and are occupied by a variety of organisations ranging from charitable and voluntary groups to commercial leisure organisations.



We have consulted extensively with community and voluntary groups in developing this strategy and will continue to work closely with them to implement this strategy.

### Executive Summary

The Council owns 141 sites across the Borough which can be classed as community assets because they are used primarily by third parties for community activities rather than for providing operational Council services. These assets include sports facilities, playing fields, bowling greens, gyms and sports centres, and a variety of buildings including community halls, offices, nurseries and a community library<sup>2</sup>. Some of these sites are operated on a commercial basis by the private sector whilst others are managed and used by voluntary and community organisations.

There are a variety of lease arrangements in operation reflecting the wide range of uses. A number of assets have been transferred on long leases passing the responsibilities and financial benefits to the lessee, while others have been let on short leases or licences, resulting in an element of control, responsibility and rental income falling to the Council. Whilst it is important to maintain some

<sup>1</sup> <http://barnet.moderngov.co.uk/documents/s19827/Appendix%201%20-%20Strategic%20Asset%20Management%20Plan.pdf>

<sup>2</sup> Libraries run directly by the Council are not included in the scope of this strategy as there is a separate approach for these

flexibility in agreement of leases, moving forward the Council would like to take a more standardised approach which provides clarity about the responsibilities of occupiers and the authority in relation to the management and maintenance of community assets.

The Council recognises the important social and economic contribution that the voluntary and community sector (VCS) makes to the borough and appreciates the role it has in helping to deliver the objectives in the Council's Corporate Plan to ensure that Barnet is a place:

- Of opportunity, where people can further their quality of life.
- Where responsibility is shared, fairly.
- Where people are helped to help themselves, recognising that prevention is better than cure.
- Where services are delivered efficiently to get value for money for the taxpayer.

The Council has also agreed a Community Participation Strategy. This sets out how it will work with local residents and community groups in order to increase self-sufficiency, reduce reliance on statutory services, and make the best possible use of community strengths to tailor services to local need. Voluntary and community groups have a key role to play in achieving this vision and the Strategy commits to making sure the resources and assets which are available to support their work are used as effectively as possible.

Barnet is also facing severe financial pressures and has a duty to ensure that it is realising Best Value from all its assets, including those that are used for community purposes. A key challenge for this strategy is to ensure that the social and wider economic value provided by community assets is properly taken into account whilst maximising their contribution to helping the Council balance its books.

The Council has adopted a Strategic Asset Management Plan (SAMP) which sets out the principles for how it will manage the community estate within the context of its overall portfolio of land and properties. The SAMP commits to making efficient and effective use of Council assets to support community groups.

The Council recognises the importance of ensuring that the community estate is fit for purpose, maintained to a good standard and flexible enough to meet the needs of local communities, whilst also helping the Council to meet its objectives.

- The Council will generate a commercial yield on community assets, but this could be subsidised where an organisation is clearly supporting the Council's objectives or assisting with service delivery.
- The Community Asset Strategy will prioritise utilisation of buildings and identifying opportunities for organisations to share and co-locate.
- The Community Asset Strategy will also set out the approach to community "right to bid", and explore how community assets can be used as a tool for encouraging community engagement.

**Fig. 1 – Principles for Community Estate, Strategic Asset Management Plan 2014**

Building upon the framework provided by the SAMP, the following objectives and principles for the Community Asset Strategy have been identified and consulted upon:

- To provide communities with the best possible assets to meet their local needs, investing in modern, flexible, functional space for residents and VCS groups
- To enable communities to become active and independent, and able to take on more responsibility for their local areas and reduce the need for Council services
- To rationalise the Council's estate, without compromising these aims, to ensure it is being used efficiently to support the Council's priorities and create the best possible value for residents. This should include exploring partnership working with other public bodies, and finding opportunities to create 'community hub' facilities in which groups might be co-located.

To achieve these objectives the Council will adopt the following approach to management of community assets:

- We will seek to generate a commercial yield on all community assets.
- Use some of the additional income raised by charging commercial rents to consider providing a subsidy where an organisation is clearly supporting the Council's objectives or assisting with service delivery and would not be able to do so without financial assistance.
- Seek to maximise the use of buildings and identify opportunities for organisations to share and co-locate.
- Develop community hubs in the borough which will provide a facility that can be used by a variety of community groups.
- Take a positive approach to the transfer of assets to the VCS where this can be demonstrated to be of benefit to the wider community and help the Council deliver its objectives.
- Ensuring that the use of community buildings and land fits with the Council's objectives and identified needs of the local community

## 2. The Community Estate in Barnet

### 2.1 What do we mean by Community Asset?

‘Community asset’ is a term used in a variety of ways, from the very narrow – in which only land and buildings owned or managed by community organisations and where profit is invested back into the community are considered community assets – to the very broad – in which all public and some private sector assets are considered a community asset because its use is for the benefit of the community.

The feedback from consultation carried out in early 2015 was that all Council owned buildings should be considered as community buildings and the use of the building should dictate whether it is considered to provide community benefit. The Council has listened to this feedback and proposes that it does consider the majority of its assets as being used for community benefit and that where possible it will seek to promote local priorities through their use.



However, the measures set out in this Strategy relate most closely to those buildings and land which are occupied by third parties and can both give and achieve the greatest benefit by using them to support VCS organisations – such as community centres and community halls, sport and leisure facilities, and various other types of buildings let to community groups. Therefore assets such as schools, for example, whose facilities are clearly provided for community use, have been excluded from the scope of this Strategy at this time as they are subject to a different set of governance arrangements. It is recognised that the list of buildings that fulfil these criteria is not fixed and that it will change as some buildings are taken out of use and others become available for community participation. In addition, when specific proposals for change in an area arise, the Council will be pragmatic about which buildings could be included for consideration (for example, the use of libraries).

Opportunities may also be identified where there is scope to share operational buildings with third party organisations based on local need and the commissioning priorities of the respective services. This means there could be circumstances in which particular assets or buildings currently used for delivery of Council services could become part of the community estate. It is possible, therefore, that a Council service might be co-located in a building with voluntary or community groups or other parties, either by making use of some of the space in a new building or by reducing use of an existing building, allowing other tenants to move in. Certain services are more likely to be well-suited to this approach than others as follows:

- services where community participation, volunteering, and co-production with community members are seen as significant opportunities, such as children’s centres or libraries
- Projects which benefit from opportunities to integrate different services around a particular place or community. An example of such a project might be a training scheme giving young

people catering skills, in which part of their training involves running a lunch club for older residents.

- Services which are developing a commissioning model which focuses on community activity.

In other cases, a Council asset may become surplus to the requirements of the service and the Council may look to dispose of it or put it to another use. In such circumstances the asset could potentially be made available for community use.

Some buildings currently leased by the Council solely for commercial purposes also have the potential to move in and out of the community estate – for example, shops which fall into disuse could be taken over by a community occupier.

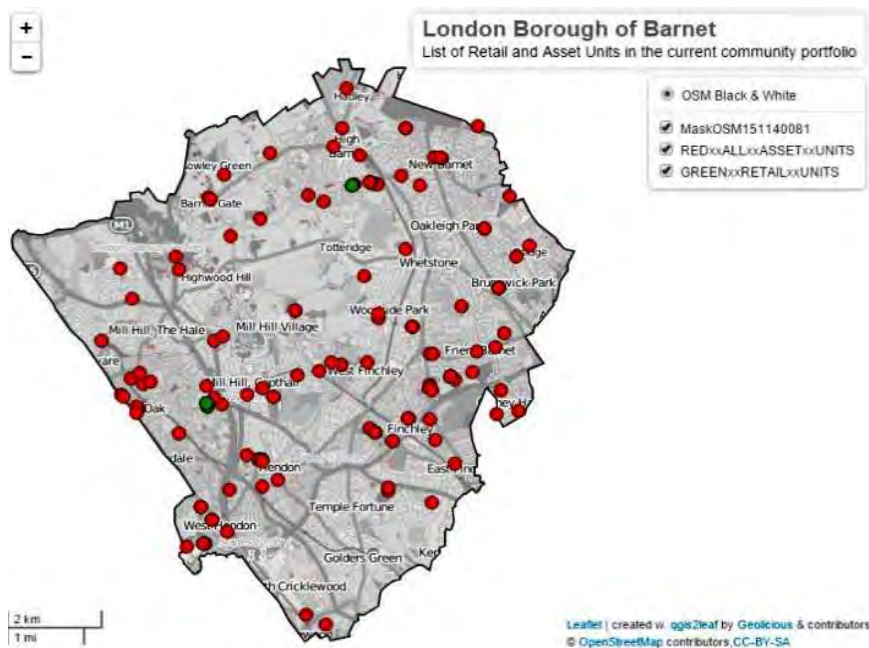
There is also the potential for mixed-use developments which co-locate commercial and community occupiers through, for example, commitments by developers to provide community facilities as part of new developments through Section 106 or Community Infrastructure Levy arrangements.

It is not the aim of this strategy to seek to make assumptions about which buildings may fall into this category, but to ensure that there is an appropriate policy framework in place, so that when opportunities or needs arise, there are no significant barriers in place that prevent the right changes taking place.

The Council therefore recognises that there are potential benefits which can be derived from the relationship between the community estate and other assets used by the Council, other public sector bodies and commercial occupiers (including privately owned assets), and that as specific propositions in particular areas are considered a wider view may need to be taken.

## 2.2 What do we know about Barnet's Community Estate?

### Location of Community Assets



As the map opposite shows, the community estate is widely dispersed around the borough providing the potential for rationalisation. The table attached at Appendix 1 provides a complete list of these assets.

## Fig.2 Map of Community Assets in Barnet

### Types of Asset

Table 1 below provides an overview of Council owned buildings and land that provide community benefit and are let to third parties and have been consulted on as community assets:

Description	Count	Description	Count
Community Centre	24	Bowling Club	4
Youth Club	13	Rugby Club	3
Sports Club	10	Gym	2
Office	10	Leisure Centre	2
Retail	10	Sports Pitches	2
Hall	8	Nursery	2
Football Club	7	Animal Clinic	1
Golf Club	7	Garage	1
Cricket Club	7	Library	1
Miscellaneous	7	Museum	1
Vacant	7	Stadium	1
Tennis Club	5	Community Transport	1
Day Centre	5		
		<b>Grand Total</b>	<b>141</b>

**Table 1. Community assets in Barnet**

This range of assets provides opportunities for working with existing users and the community to ensure that potential community benefits are fully realised as well as providing value for money. This will be achieved by a process of review which is described in more detail below.

### Current Lease Arrangements

Lease Status		%	Notes
Expired	30	20%	The majority of agreements currently in place are leases which grant an interest in the land and generally transfer exclusive occupation and liabilities for the building to the lessee. Other arrangements include Licences, which provide permission to use the property and generally responsibility for the building is retained by the landlord.
Expires before 2021	21	15%	
Expires between 2021 and 2025	5	4%	
Expires after 2025	51	39%	
Other Agreements (e.g. licences)	34	22%	
<b>Total</b>	<b>141</b>		

**Table 2. Lease status for community assets in Barnet**

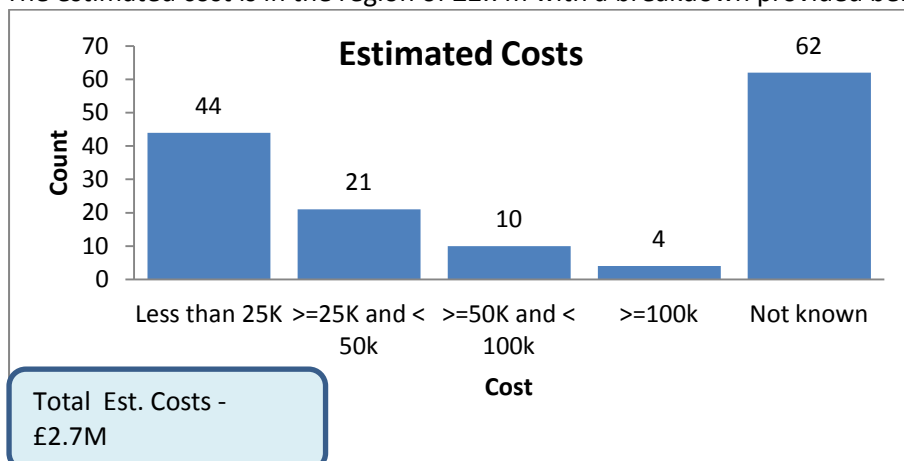
As shown in the Table 2 above, a significant proportion of leases have expired or will expire in the next 5 years, providing opportunities for reviewing existing arrangements against the criteria set out in this strategy. The Council will may also seek changes to leases that are not due to expire through negotiation with occupiers where this would assist in delivery of our aims and objectives as set out in this document.



The variety of lease arrangements currently in place means that lessees are often unclear about their obligations, for example on repairs and maintenance, and the Council will seek to put in place more standardised terms across its portfolio as leases are renewed or agreed.

### Condition and Costs

Estimated costs for repairs and maintenance are available for just over half of the community assets. The estimated cost is in the region of £2.7m with a breakdown provided below.



**Fig.3 Estimated repair costs for community assets in Barnet**

A key part of our strategy is to develop a better understanding of the condition of the community estate, and there is still significant work to do to understand the outstanding potential repair bill – not just for the 62 classified as “not-known” but also to get a more detailed understanding of the others. In most cases, the lease arrangements mean that the repairs are the responsibility of the lessee. However, given that several of the occupants of current buildings may not have the financial resources to fully fund all the work that needs to take place, understanding the potential liability is a key element in developing any option appraisals for change.

Work is currently being undertaken to agree the arrangements for a programme of conditions surveys during 2015/16 which will help fill the data gap in this area. This will also provide data to better understand the extent to which these buildings are currently compliant with the full range of lease conditions. However, this is a programme for all the properties within the Council’s property portfolio and therefore other assets may be considered priorities over those included within this strategy (e.g. Children Centres, Libraries etc.).

### 2.3 Review Process

An initial review of the 141 properties on the list has been undertaken to start the discussion with the community about where most effort needs to be directed in the next stage of this process. We have classified the portfolio into different categories to give us a better overall understanding of the constraints on the estate and how much room we have to influence it, to help us develop the implementation plan for this Strategy. However, this is simply an initial rating and the plan itself will not be developed without in-depth engagement with occupiers of the community buildings.

The portfolio was therefore reviewed and classified as follows:

Key	Definition	No of buildings in
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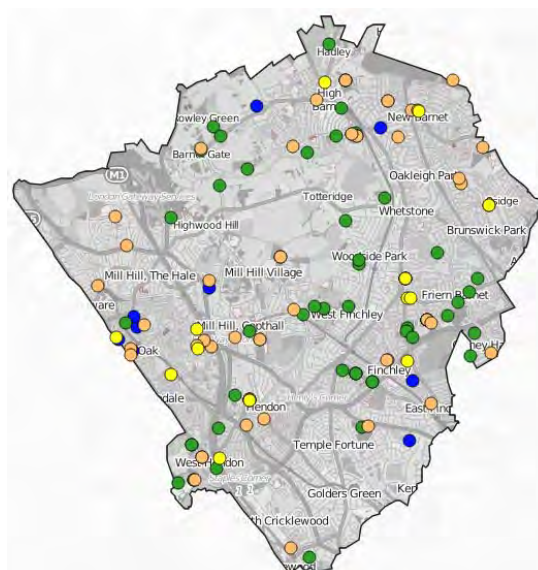
		<b>this group</b>
<b>Green</b>	Limited or no opportunity for change in next 5-10 years – long lease or commercial use, but opportunities for community use will be considered as review of community assets progresses	65
<b>Blue</b>	Requires some review due to lease arrangements, building conditions or other reasons – but not priority for change in next 1-2 years	11
<b>Orange</b>	Requires some action due to a range of factors (lease expires, development opportunities, vacant sites etc.)	43
<b>Yellow</b>	Collection of sites that have some issues to be addressed where there would appear to be potential for location of a community hub type arrangement as set out in section 4 below.	18 sites with 21 separate lease arrangements

**Table 3- Initial assessment of community assets**

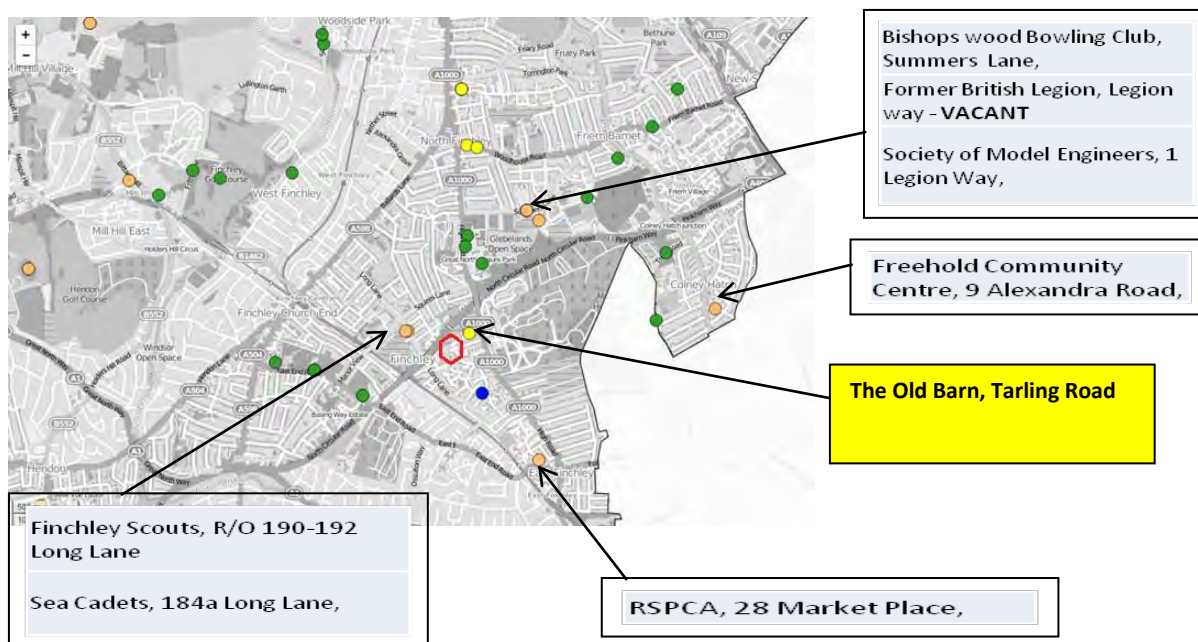
Fig.4 shows the geographical location of these buildings. It should be noted that this initial classification is designed to provide a focus for discussion and no formal proposals are being made at this time.

However, the implementation plan is likely to include these areas to enable the Council to discuss these in more detail with the local community, and the process for this will be included in an implementation plan that will be developed over the summer (2015).

When exploring proposals for a potential ‘community hub’ at the Old Barn in East Finchley, the Council worked with local community groups and representatives to explore what opportunities there were in the local area for groups to co-locate within the new hub, and for rationalisation of the Council’s existing estate. A mapping exercise was carried out showing Council assets, which is shown fig. 5 below.



**Fig. 4 Map of community assets following initial assessment**



**Fig.5 Map showing community assets close to Old Barn N2.**

This was used as the starting point for a discussion about what would be provided from the Old Barn, forming part of a longer programme of engagement with the community to make use of local knowledge and ensure the proposals for the hub met local needs.

Demonstrating the benefit of local knowledge, community members also identified a number of non-Council buildings which they considered community assets and potential opportunities for co-location as part of this exercise.

The Council will continue to work in dialogue with community groups as it implements this Strategy, to ensure it comes up with the right solution for each local area as well as helping to deliver its commissioning priorities.

More information about community hubs is available in section 4 below.

### 3. Consultation

Prior to development of this strategy the Council engaged with the community formally and informally in a number of ways, including:

- A general survey about civil society and community activism carried out by CommUNITY Barnet in 2009
- A qualitative needs assessment in 2010
- A review of compliance issues across the estate in 2012
- A stakeholder engagement meeting in 2013
- Consultations exercises on the Council’s priorities and spending review in 2013 and 2014
- A series of formal interviews with a range of voluntary and community groups in 2014

The following issues emerged from these exercises and these have informed the development of proposals for the Community Asset Strategy which were then subject to a public consultation which started in December 2014:

Issues	How addressed in CAS
<p><b>The quality and use of the community estate:</b> Existing assets are not always best suited to the needs of the groups using them, with inadequate parking, poor access, lack of storage, inflexible space and poor energy efficiency.</p>	<p>Proposals to rationalise and make more efficient use of existing assets to provide modern builds in the form of community hubs and generate additional income for reinvestment in community portfolio</p>
<p><b>Rights and responsibilities:</b> Confusion around what rights and responsibilities community groups have and how best to engage with the Council. Lack of appreciation of the varied capacity of occupiers to meet repairing obligations.</p>	<p>Clarification of rights and responsibilities and intention to take a more standardised approach to agreements. Helping community groups to work together and co-locate and identify groups that will take responsibility for management and maintenance of community assets.</p>
<p><b>Being fair in relation to funding:</b> A need for grant funding or subsidy for groups that do not have access to alternative fundraising routes.</p>	<p>Policy of charging commercial rate in all cases supported by a clear and fair subsidy system for community groups who are helping the Council to deliver its objectives. This will be funded by the additional income raised.</p>
<p><b>Relationship between growth and development:</b> Opportunities for promote growth and regeneration, through disposal of some sites and opportunities for new community facilities.</p>	<p>Review and rationalisation of existing community estate.</p>
<p><b>Working with other public sector bodies:</b> The Council should consider the potential for working with other public sector organisations and neighbouring authorities</p>	<p>As the CAS is implemented, opportunities for working with other public sector bodies will be considered, particularly where there are potential opportunities for co-location of services and VCS groups.</p>

**Table 4 – consultation issues**

The public consultation exercise held from December 2014 through to March 2015 gave community groups the opportunity to express their views and opinions in relation to the emerging Community Asset Strategy.

The consultation exercise was designed to seek stakeholder and the general public’s response to the following specific key areas:

- The definition of community buildings.
- The objectives and aims of the Strategy.
- The principles for the governance of community assets.
- The proposed respective rights and responsibilities for the Council and users of the community estate.
- The proposed policy for community asset transfer.
- The proposed criteria by which the Council will offer support to voluntary and community groups.

An online survey was launched in December 2014 on the Engage Barnet website which resulted in 19 responses to the questionnaire by the closing date of Friday the 13<sup>th</sup> February 2015. The responses to these showed that approximately 60% of respondents agreed with the Council’s proposals whilst about 30% did not agree, as summarised in the Table 5 below:

Question	Strongly agree/Tend to agree	Strongly disagree/Tend to disagree	Neither agree nor disagree/ Don't know
Are these the right objectives?	11	5	3
Will the aims ensure we meet our objectives?	10	5	2
Have we considered right areas for our governance principles?	7	4	2
Will support criteria help achieve the aims of the strategy?	8	4	1

**Table 5 - summary of responses to on line consultation**

In addition, a series of workshops was arranged in relation to the Community Asset Strategy. A copy of the consultation report undertaken jointly by LBB, Capita and Futuregov is attached at **Appendix 2**.

The issues that emerged from the workshops were as follows:

Issue	How addressed in CAS
Community Assets should be given a broad definition.	The Council accepts that as a public body, its entire asset portfolio essentially belongs to the community and that it manages it on behalf of the residents of Barnet, and this has been taken into account in the definition in 3.1 above, which recognises they need to consider opportunities that may be offered for other Council and non-Council facilities to support the activities of community and voluntary groups.

That the Council should ensure it “gets the basics right” with a focused customer service.	Section 6 of the CAS sets out clear governance arrangements for management of the community estate going forwards and the implementation plan will also consider the case for a specific liaison post to support community groups who wish to engage with the Council about use of its assets.
The Community Asset Strategy should focus on community need.	The aim of the CAS is to ensure that communities have the best possible facilities available to them to meet local need and the criteria for considering how we will support community groups through use of our portfolio reflects the group’s ability to meet the needs of the wider community.
That the Council should increase the capacity of its community assets over a longer term, taking an enabling role.	The Council will seek to increase capacity through a rationalisation of the existing community estate, which will focus on delivering modern fit for purpose facilities which are fully utilised and which give community groups the resources they need to carry out their work.
That the Council should continue to work with the broader community to better match needs with services including the potential for community hubs.	The Council will work with the wider community as well as its community occupiers as it carries out a review of the community estate and explores opportunities for the development of community hubs.

The consultation indicates a degree of broad support for the principles that were consulted upon, albeit with limited feedback. However, the Council recognises as organisations will be more concerned about the specific impact of changes on their current arrangements, it will need to consult on specific proposals, on an area by area basis, as options for change emerge.

In addition, the Council has recently agreed a new Corporate Plan and set of Commissioning Plans through to 2020. Opportunities for delivering these thorough new arrangements will be part of the detailed implementation phase of this strategy. This is an important first step in ensuring that any discussion between the Council and community groups can take place with a good understanding of what the Council is likely to be able to support going forward given the difficult financial settlements likely over the next 4-5 years up to 2020.

## 4. Opportunities for Hubs and Co-location

The Council, through this Strategy, is keen to explore opportunities to make more efficient use of its estate by maximising the times during which its assets are being used by community groups. One way to do this is to encourage different groups to co-locate within an asset. This could involve a community group using the same facility as a Council or public sector service or could involve a range of groups working together in a 'community hub' arrangement.

This approach has a number of benefits:

- Residents are more easily able to access a number of different services if these are provided in a single location – which can facilitate a more holistic approach to residents' needs
- Community groups gain opportunities to work together, by networking, cooperating with and supporting one another
- Services can be grouped together to meet the needs of a local area and share infrastructure, which enables community groups to operate in a more sustainable way
- It also enables the Council to rationalise its estate – using assets more efficiently could allow the disposal of those which are surplus to requirements and reinvestment in the remaining estate to improve the condition of community facilities.

The Council will therefore encourage community groups to co-locate more often than is the case at present, and will review the spread and current usage of its assets and the distribution of community groups and services across the Borough to identify opportunities to do this. This could potentially also involve co-locating a community group with a Council or other public sector service – especially where these services complement one another. When a number of services are co-located in a single building or a local area, they can be thought of as a community 'hub'.

The Council will also consider investing in a number of purpose-built community hubs. These would be multi-use facilities built specifically with a view to maximising the benefits of co-location and enabling as wide a range of groups as possible to benefit from the use of Council assets. Community hubs can be underpinned by flexible lease and management arrangements which can facilitate more use by smaller groups who may not wish to take on overall responsibility for an asset, and this is discussed in more detail in section 6 below.

The Council will look to ensure that hubs are distributed across the Borough in a way which reflects the needs of local communities and the Council's commissioning priorities for that local area. Initial mapping of the community estate has suggested that from a pure property perspective there may be opportunities associated with those assets marked as yellow in the table shown in section 2.3 above.

The Council will use clear criteria to prioritise opportunities which come forward to invest in hubs, focusing on the proposed location, the opportunities it would provide, its financial sustainability, and whether capacity exists in the local community to manage a hub. These criteria are fully set out in Fig. 6 below:

### Proposed location of the hub

- Would it support a logical distribution of hubs across the Borough?
- Is it accessible? Does it have good public transport links? Could it have access to parking for older people, disabled people, or people with young children?
- Is the proposed location in an area with demonstrable demand for premises or for services of the types proposed?

### New opportunities provided by the hub

- Would this hub have the potential to attract investment from other sources?
- Will it provide an opportunity to rationalise other public sector buildings in that area?
- What investment would be required to set this up?

### Sustainability of the business model

- Would a hub make local groups more sustainable by giving them the chance to join up and share back office costs?
- Would the projected rental income and/or business activity cover the core running costs of the facility?
- Would space be available for rent by either public bodies or private sector organisations?

### Existing community capacity to support the hub

- Is there interest among local community groups in being part of a hub?
- Do local groups have any existing knowledge or capacity of the requirements for managing community buildings?
- Does the local community have fundraising skills or capacity?

**Fig. 6- Criteria for prioritising investment in community hubs**

The Council has so far identified three potential opportunities for community hubs, at 80 Daws Lane (NW7), the 'Brethren' site at Chandos Avenue (N20), and the Old Barn at Tarling Road (N2). These are shown on map in fig 7 opposite.

The Council will also explore options to incorporate a hub into the development of its new headquarters in Colindale, looking in particular at services which could complement the Council's activities. We will use these opportunities as pilots which identify best practice for the future development of hubs in Barnet, with a focus on understanding the practical issues involved, developing a robust framework for joint working with communities, and developing sustainable business models and approaches to managing hubs.



**Fig. 7 Map of potential hub sites**



## 5. Support for Community Groups and Routes for Engagement

### 5.1 Support

The Council recognises the need to be consistent and transparent about the circumstances under which it will commit to supporting VCS groups through use of its assets, the level of support it is able to give and what it expects in return. This is particularly important in the challenging economic climate, as part of the Council's focus on fairness, responsibility and opportunity.

To achieve this, the following criteria will be taken in account when consideration is given to supporting community groups both to ensure that VCS organisations are able to operate in a way that is sustainable, and that the Council maximises the use of its assets to support the work of groups which contribute to its goals:

**Criteria 1-** The **type of service** the group or organisation provides, taking into account:

- The work of the organisation contributes to one or more of the Council's strategic priorities and supports its commissioning plans.
- The work of the organisation is carried out in response to, and meets, a defined local need.
- The work of the organisation delivers a service of a kind from which the Council is considering withdrawing or where community provision could produce better outcomes.
- The work of the organisation is delivered in a way which provides additional value, such as the use of apprenticeships or volunteering opportunities.
- The organisation caters for many different sections of the community.

**Criteria 2** – The extent to which the organisation and its use of the asset **supports community participation and involvement**, taking into account:

- The organisation is committed to the on-going consultation and involvement of the community, particularly around managing the asset.
- The local community is involved in designing and/or delivering the organisation's activities.
- The organisation enables the local community to take action to address issues which matter to them.
- The organisation encourages entrepreneurialism and social enterprise.

**Criteria 3** – **The robustness and sustainability of the organisation**, taking into account:

- If the group is already receiving support from the Council, it is performing well against agreed measures.
- The organisation is viable and sustainable, and passes an accredited vetting process for community organisations (such as the VISIBLE standard)
- The organisation is purely not-for-profit and has limited income from commercial support (for example, a paying bar).
- The organisation has capacity to raise additional funds or bring in external investment.

**Criteria 4** – **Effective utilisation and management of the asset**

- The building is fully utilised by one or more community groups to ensure maximum benefit is being derived from the asset.
- The building is managed effectively and fully compliant

These criteria will form the basis of a toolkit that will be used to determine support when we are working with the VCS to determine lease arrangements as they are reviewed as part of this strategy or come up for renewal.

## 5.2 Engaging with the Council

As the Council implements this strategy, it will develop a first point of contact for community groups who are already, or who wish to enquire about, occupying or owning a Council asset and/or other matters relating to community assets. The Council will make this available through its website at [www.barnet.gov.uk](http://www.barnet.gov.uk) as part of its broader offer of support to community groups.

## 6. Governance Arrangements

It is essential that the Community Estate is governed according to a set of clear and consistent principles, to ensure that there is fair and common treatment for different groups who wish to use community assets. To achieve this, the Council will adopt the following principles to state:

1. How the Council will consider the relationship between financial value obtained from the community estate and the social or community benefit delivered by its occupiers
2. The Council's approach to the rent charged on community properties and arrangements for determining subsidy
3. The Council's approach to lease and licence arrangements
4. The Council's approach to ownership and occupancy

### 6.1 Community benefit and financial value

The Council will seek to agree a level of social or community benefit to be delivered by organisations making use of its assets, including:

- the provision of additional activities or opportunities such as volunteering or apprenticeships in delivering services
- coordination with other Council strategies or with plans for particular localities or communities
- full utilisation of the building as far as is practicable
- value for money for Barnet's residents
- financially sustainable arrangements for groups using our community assets
- Ensuring that a compliant building is maintained.

### 6.2 Rental value and subsidy

The Council will operate a standard policy in which the rental value of each of its community buildings is assessed on the basis of full market rental value for community use. Where the occupier is deemed to be contributing to local priorities and fulfilling other criteria for support, the Council may choose to grant financial assistance in the form of a rebate to provide support (through an agreement with the occupier), at a level which reflects the community benefit the organisation is providing.

The benefits of this approach are that it

- Allows a clear assessment of the value of the support the Council is offering the occupier, without this affecting the investment value of the asset
- Allows the level of support to be set in relation to the benefit provided by the organisation
- Enables asset-related support to be weighed up against other kinds of support being offered to community groups
- Allows the Council to support community groups to become more independent and resilient by encouraging them to move towards meeting the rental obligations themselves through a phased withdrawal of the subsidy.
- Encourages full utilisation of the asset

The overall costs of subsidies provided by the Council to support the use of community assets will be met from the additional income raised through the application of commercial rents across the

portfolio, and will not exceed the existing costs incurred by the Council associated with management of the community estate.

The allocation of subsidy will reflect the criteria set out in 6.1 above, and a clear process for dealing with applications for subsidy will be in place and published by September 2015 to support the implementation plan.

### 6.3 Leases and occupation of community buildings

The length of lease for community buildings can have a significant impact on occupiers, affecting their ability to raise funds and ensure sustainability. A lease which runs for less than 25 years can make it more difficult for community organisations to raise funds. However, long leases also have a significant effect on the Council's ability to use its assets flexibly and to respond to changes in circumstances.

The Council needs to be able to nuance its approach to lease arrangements so that it can respond to this. For example, a community group might lose the skills of a key staff member who had been enabling it to fulfil its maintenance liabilities. Alternatively, a group may be granted a lease on a Council property on the basis of the work it is doing at present but its role may shift to the point that its work no longer directly supports Council priorities.

Each lease agreement will be preceded by a clear statement setting out the heads of terms (contractual principles) applying to the agreement, including the relative rights and responsibilities of each party. A sample heads of terms statement is included at Appendix 3 of this Strategy.

In general terms, where an occupier is offered a leasehold interest, it is proposed that this will be for a term of 25 years, on full repairing and insuring terms (which means that the tenant is responsible for all repair and insurance obligations). It will be contracted outside the Landlord and Tenant Act 1954, subject to 5 yearly upward only rent reviews and a 6-month rolling break clause which can be brought into effect by the Council only. Asking for leases to be contracted outside of the Landlord and Tenant Act 1954 means that there is no automatic right to renewal or right to compensation on the lease expiring. In addition, the lease will contain a provision where if the primary use of the asset no longer supports Council priorities, the lease may be determined on 3 months written notice by the Council.

If community occupiers need leases guaranteed for up to 25 years in order to secure funding, the terms may include a provision where a suitable lease may be granted if the occupier's funding bid depends on it and a sustainable business plan is presented.

The Council will assess the skills and capacity of any community group interested in the use of a building to manage the maintenance and compliance issues which may arise, and will offer the group an arrangement, based on this assessment, as to whether the Council or the group should be liable for maintenance. Depending on the level of liability assumed by the Council, alternative terms may be offered to the group with regard to the level of subsidy and length of lease, potentially also on different repairing and insuring terms. This will be decided on a case by case basis.

## 6.4 Landlord/tenant relationship

This is a direct contractual relationship between the Council and the occupier of a community property. Each occupier has their own agreement with the Council and agrees clear contractual responsibilities in relationship to the maintenance of the building and compliance with the terms of the lease. The Council is responsible for monitoring compliance with the lease. This model may be suitable for discrete community facilities, or for standalone buildings and sites with a single occupant.

### Single head lessee

This is a direct contractual relationship between the Council and one occupier of a community property, who then takes on responsibility for managing the other organisations who are using the building.

This model would work particularly well for community hubs, in which the head lessee might also take on responsibility for the day to day management and maintenance of the building. Community groups who only want to use a building for part of the week have the opportunity to request a licence to do so without having to take on responsibility for running and operating a building.

### Licences

A licence has different legal status to a lease. It is a permission to occupy land or property rather than a legal interest. It has the advantage of being a flexible arrangement which either the licensor or the occupier can terminate at any time, with a short notice period. However, licences also have some limitations. They cannot be used by community groups to attract external funding or grants as they do not grant the licensee an interest in the property. A licence is generally only used for short-term or shared occupation.

Licences therefore will be offered to community organisations that need part-time or temporary use of a community property (for example, less than three days a week). They should also be offered to any party who does not wish to be considered for either a head lessee or a landlord and tenant style arrangement.

## 7. Approach to Ownership and Occupancy

Under the Localism Act there are a number of routes whereby communities have been empowered to seek control of local assets that are important to them and these are summarised in the table below.

The Council will work positively with community groups who seek ownership of a community asset where this is of benefit to the Authority and local residents, and in future, in the first instance, contact should be made through the route which will be developed as set out in 5.2 above.

The Council will advise communities of the most appropriate route to achieve their objectives relating to ownership of an asset.

The various legislative options for communities to take control of public assets set out in the Table 6 below.



As part of the implementation of this Strategy, the Council will explore opportunities to work strategically with community groups, where appropriate, on transfer of the ownership or management of assets, focusing in particular on areas where this may enable a community group to contribute to public sector outcomes and the Council’s commissioning priorities.

Options for Community Ownership	
<b>Community Asset Transfer</b>	<p>Process by which a public body and proactively and voluntarily choose to transfer ownership or management of assets to a community organisation, often at less than market value. The Council will consider this where:</p> <ul style="list-style-type: none"> <li>• Social or community benefits outweigh benefit from rental income or a capital receipt</li> <li>• Transfer would result in a reduction in costs or demand for Council services</li> <li>• The proposal would support the Council’s strategic priorities</li> <li>• The proposal is considered financially viable and sustainable</li> </ul> <p>This is the best route for engagement for groups wishing to take control of a community asset.</p>
<b>Community Right to Bid</b>	<p>Gives community organisations opportunity to nominate a building or piece of land, including a Council asset, to be listed as an “asset of community value” (ACV).</p> <p>If listed as an ACV, if the owner wishes to sell the asset, it must allow community organisations 6 months to put together a proposal and raise funds to buy the asset on the open market. The Community Right to bid does not oblige the asset owner to sell to the community group and the Community Asset Transfer is a more effective route for this.</p>

	<p>Decisions on AVC status are made by the Council’s Community Leadership Committee.</p> <p>The register of assets of community value already registered in Barnet can be found on the Council’s website <a href="http://www.barnet.gov.uk">www.barnet.gov.uk</a></p>
<b>Community Right to Contest</b>	<p>This can be used to trigger the sale of land or property owned by the Council or the Government where it can be demonstrated that the asset is empty or underused, and there are no plans to bring it back into use. The Council will encourage community groups considering this approach to explore options with the authority first.</p>
<b>Table 6 – options for community ownership</b>	

## 8. Next Steps

The following actions will be required in order to implement this Strategy.

Over the period between June and September 2015, the Council will develop a detailed evidence-based implementation plan highlighting the resources and time likely to be required to implement the Strategy.

The Council will engage with current users of its community buildings, by

- Writing to the occupiers with a copy of the Strategy, requesting feedback and questions and asking for comments on how they would see this impacting their own circumstances;
- Prioritising the review of those properties highlighted in the CAS as requiring action or having potential for community hubs;
- Holding preliminary discussions on individual arrangements where they are occupied and the lease has expired;
- Building a profile of our users, working together to make sure that use of our buildings meets local needs realises benefits for the wider community.

This initial engagement will be completed by September 2015 and reported back to the Assets, Regeneration and Growth Committee.

The Council will further improve the information it holds about the condition of its buildings, by

- reviewing the data that is available on the current community asset base, including information on the condition and compliance of the buildings
- assessing the likely level of need for community facilities in Barnet
- establishing a plan and timeline for gathering data for assets where condition and compliance surveys are not currently available, in order to further inform our analysis of the financial implications of delivering the Strategy.

A project will be set up to establish the condition of the community buildings. This will consist of an initial desktop study and, where it is deemed necessary, full condition and compliance surveys. It is the Council's intention to work closely with the individual user of each building and, if necessary due to the condition of the building or for other reasons, to re-provide an appropriate facility. The Council will also engage with local residents when decisions on community facilities are being considered. This project will include a prioritised detailed programme of inspections, analysis and consultation with lessees to determine options for individual buildings and will be completed by December 2015 and reported back to the Assets, Regeneration and Growth Committee.

The Council will develop a detailed implementation plan for taking forward the three pilot community hubs identified, including early engagement with appropriate stakeholders. This will be completed by September 2015 and reported back to the Assets, Regeneration and Growth Committee.

The Council will review the outcomes of these three pilots and develop appropriate toolkits, policies and procedures relating to such matters as the measurement of social value, appropriate level of engagement, processes for grant applications. This will be completed by March 2016 and reported back to the Assets, Regeneration and Growth Committee.



In particular, the Council will establish how it will measure social benefit through a fair, open, and transparent process which is in line with the criteria set out in section 5 of this Strategy. The process will need to establish who will make the assessments and how users of community buildings will be engaged in the assessment process.

The Council will establish what resources are needed to support work between commissioners, the Estates team and the building occupiers and to establish who will take the role of facilitator in the development of individual business cases. These business cases will need to demonstrate financial sustainability, full utilisation of the building and support for local priorities.

The plan will be underpinned by the development of a detailed Equalities Impact Assessment.

The full implementation plan setting out the above steps will be presented to the Assets, Regeneration and Growth committee in September 2015.

## Appendix 1 – Buildings and sites included in the list of Community Assets

Property Name	Postcode
St John's Ambulance, Church Farm Garage, Church Farm,	EN4
3 <sup>rd</sup> East Barnet Scout Group, Vernon Crescent,	EN4 8QG
Oakhill Park Bowls Club, Oakhill Park, Parkside Gardens	EN4 8JS
The Whale Centre, Church Farm, Church Hill Road	EN4 8XE
Tower Gym, Church Farm, Church Hill Road	EN4 8XE
New Barnet Community Centre 48-50 Victoria Road,	EN4 9PF
Nightingale Nursery, 23 Victoria Road,	EN4 9PH
East Barnet Rifle Club Albert Road,	EN4 9SH
Quinta Club, Mays Lane,	EN5
Barnet 1 <sup>st</sup> Scout Group, Priory Grove,	EN5
St John's Ambulance, Priory Grove,	EN5 2BE
Arkley Village Hall, Brickfield Lane,	EN5 3LD
Barnet Lawn Tennis Club, Gloucester Road,	EN5 1RS
Old Elizabethans Cricket Club, Gypsy Corner, Mays Lane,	EN5 2AG
Barnet Table Tennis Club, Barnet Lane Playing Fields,	EN5 2DN
The Stables Horse Activity Centre, Barnet Lane,	EN5 2DN
Former Old Stationers Barnet Lane Playing Fields,	EN5 2DN
The Barnet Club, Barnet Lane,	EN5 2DN
Ludgrove Club, Dollis Brook Walk,	EN5 2PU
Rainbow Community Centre, Dollis Valley Drive	EN5 2UN
Arkley Golf Club, Rowley Green Road,	EN5 3HL
Hadley F.C, Brickfield Lane, Arkley,	EN5 3LD
Barnet Museum, 31 Wood Street, Barnet	EN5 4BE
1374 East Barnet Squadron, Gloucester Road,	EN5 4BP
Old Fold Manor Golf Club, Old Fold Lane,	EN5 4QN
East Barnet Golf Club Tudor Sports Ground Pavilion, Clifford Road,	EN5 5NY
Golfwise Ltd, Tudor Sports Ground Pavilion, Clifford Road,	EN5 5NY
Queen Elizabeth's Leisure Centre, Meadway,	EN5 5RR
The Old Bull, Suzie Earnshaw Theatre School, 68 High Street ,	EN5 5SJ
Oakhill Park Golf Course, Oakhill Park, Parkside Gardens	EN5 8JP
Montrose Tram Shed, Montrose Park,	HA8
Market Lane Community Hall, Burnt Oak,	HA8
TAVRA, Watling Park Former Bowling green, Colchester Road,	HA8
Pavilion Way sports ground, Pavilion Way, Burnt Oak,	HA8
Sangam Centre, 210 Burnt Oak Broadway,	HA8 0AP
North Road Community Centre, 230 North Road,	HA8 0AP
Stag House, 94 Burnt Oak Broadway,	HA8 0BE
Minotaur Thai Boxing Gym, Back Lane,	HA8 0LQ
Burnt Oak Spiritualist Church, Watling Community Centre, Orange Hill Road,	HA8 0TR
Watling Community Centre, 143 Orange Hill Road,	HA8 0TR

Property Name	Postcode
Nomads Community Gym, 3a Hamonde Close,	HA8 8TG
Thorne Hall, Hurstmead Court	HA8 8TU
Rendezvous Centre Coppetts Rd,	N10 1JS
Powerleague, Bobby Moore Way, Trott Road,	N10 1ST
Freehold Community Centre, 9 Alexandra Road,	N10 2EY
Barnet Talking Newspaper, Wetherill Road,	N10 2LS
Friern Barnet Library, Friern Barnet Road,	N11 3DS
Incognito Theatre, Holly Park Road,	N11 3HB
Arts Depot, 5 Nether Street, Tally Ho Corner	N12 0GA
Great North Leisure Park, Chaplin Square,	N12 0GL
Hindu Cultural Centre, 3 Lyndhurst Avenue,	N12 0LX
Bishopswood Bowling Club, Summers Lane,	N12 0PD
Glebelands Indoor Bowls Club, Summers Lane,	N12 0PD
Finchley Rugby Football Club, Summers Lane,	N12 0PD
The Albanian Association, Summers Lane,	N12 0PD
Wingate and Finchley FC, Summers Lane,	N12 0PD
Society of Model Engineers, 1 Legion Way,	N12 0QF
Former British Legion, Legion way,	N12 0QF
Comfort Hotel, 3 Leisure Way,	N12 0QZ
David Lloyd Leisure Club, Leisure Way,	N12 0QZ
Compton Academy Sports Centre, Compton School, Summers Lane,	N12 0RF
Barnet Housing Aid Centre, part 36b Woodhouse Road,	N12 0RG
Homeless Action in Barnet, part 36 b Woodhouse Road,	N12 0RG
Old Finchleians Club, 12 Southover,	N12 7JE
Woodside Park Club, Southover ,	N12 7JG
East Barnet Scout Hut, Osidge Lane,	N14 5DU
Former Association Of Veterans Of Foreign Wars, Osidge Lane,	N14 5DU
Bishopswood Bowling Club, Lyttelton Playing Fields, Norrice Lea	N2 0DD
RSPCA, 28 Market Place,	N2 8BB
Grange Community Centre, Red Lion Hill,	N2 8ED
The Old Barn, Tarling Road,	N2 8LB
North Middlesex Golf Club, Manor House, Friern Barnet Lane	N20 0NL
Friary House - Rooms Pf10/Pg11 , Friary Park,	N20 0NR
Friary House, 1st Fl, Pt 2nd Fl & Store In Stable, Friary Park,	N20 0NR
Friary House, Room Pf11, Friary Park	N20 0NR
Friary House, Room Ps2 (Shared )M R 2 , Friary Park,	N20 0NR
Totteridge Millhillians Cricket Club Totteridge Green,	N20 8PB
Totteridge Tennis Club, Great Bushey Drive,	N20 8QL
Finchley Lawn Tennis Club, Brent Way,	N3 1AR
Finchley Scouts, R/O 190-192 Long Lane,	N3 2HY
Sea Cadets, 184a Long Lane,	N3 2RA
Wilf Slack Memorial Ground, 19 East End Road, former Smiths Field,	N3 2SU

<b>Property Name</b>	<b>Postcode</b>
Middlesex County Cricket Club, East End Road,	N3 2TA
Avenue House, 17 East End Road,	N3 3QE
Wilf Slack Memorial Ground, 19 East End Road, former car park,	N3 2SU
Finchley Cricket Club, Arden Playing Fields, 33-45 East End Road,	N3 2TA
Little Wood Garden Suburb Theatre, Little Wood, Oakwood Road,	NW11
Northway Tennis Centre, Northway Gardens,	NW11 6RJ
Claremont Community Centre, Claremont Road,	NW2 1BP
Brondesbury Cricket, Tennis and Squash Club 5A Harman Drive	NW2 2EB
Greyhound Hill All Weather Pitch, Greyhound Hill,	NW4
Metro Golf, Cophall Sports Centre, Champions Way,	NW4 1PX
Hendon Rugby FC, Cophall Sports Centre, Greenlands Lane,	NW4 1RL
Allianz Stadium, Cophall Sports Centre, Greenlands Lane,	NW4 1RL
Cheshir House, 1-28 Foster Street,	NW4 2AA
Brampton Lawn Tennis club, Prothero Gardens,	NW4 3SJ
Algernon Road Multi Cultural Centre, Algernon Road,	NW4 3TA
Hendon Mosque and Islamic Centre, 4a Park Road,	NW4 3QB
Kennedy Leigh Family Centre, Edgeworth Close,	NW4 4HJ
Barnet CAB, 40/42 Church End,	NW4 4JT
Barnet CAB 44 Church End, NW4 4JT	NW4 4JT
Meritage Club, Church End, NW4 4JT	NW4 4JT
Sherrick House (Pt) 30 Church End,	NW4 4JX
Sherrick House( Pt) 28 Church End, NW4 4JX	NW4 4JX
Former Cricket Pavilion, Mill Hill Park,	NW7
Frith Grange Camping Ground, Frith Lane,	NW7
Mill Hill Village Sports Club, Burtonhole Lane,	NW7 1AS
Old Camdenians Sports and Social Club, Burtonhole Lane,	NW7 1AS
Hendon 16 <sup>th</sup> Scout Group, Brownsea Walk, Sanders Lane,	NW7 1BF
Community Transport Mill Hill Depot, Bittacy Hill,	NW7 1BL
Frith Grange Camping Ground, Frith Lane	NW7 1PT
Finchley Golf Club, Nether Court, Frith Lane,	NW7 1PU
Mill Hill Rugby FC, Cophall Sports centre, Champions Way,	NW7 2EL
Mill Hill Golf Club, 100 Barnet Way,	NW7 3AL
Old Cholmeleians Sports Ground, Hendon Wood Lane,	NW7 4HR
Sea Cadets, Former Civil Defence building, 80 Daws Lane,	NW7 4SL
Grahame Park All Weather Pitch, Grahame Park Way,	NW9
Noel Lounge, Grahame Park,	NW9
Tedder Lounge, Wiggins Mead,	NW9
Hendon Sea Training Corps, Woodfield Park, Cool Oak Lane	NW9
Former Scout Hut, Avion Crescent, off Grahame Park Way,	NW9 5QY
Independent Living Centre (Former Flightways) The Concourse,	NW9 5UX
Grahame Park Community Centre, The Concourse,	NW9 5XB
Chin Woo Ltd, Lower Ground Floor West Hendon Playing Fields Pavilion, Goldsmith Avenue	NW9 7EU

<b>Property Name</b>	<b>Postcode</b>
Parkside View Nursery, West Hendon Playing Fields Pavilion, Goldsmith Avenue	NW9 7EU
Hendon Rifle Club, Woodfield Park, Cool Oak Lane,	NW9 7NB
Phoenix Canoe Club(Former North Circular Sailing Club), Woodfield Park, Cool Oak Lane,	NW9 7ND
Princes Park Youth FC, Woodfield Park, Cool Oak Lane,	NW9 7ND
Hanuman Community Centre, Marquin Centre, Marsh Drive,	NW9 7QE
West Hendon Community Centre, Marsh Drive,	NW9 7QE

### **List of retail units leased for community purposes**

37 Homefield, Dollis Valley	EN5 2UJ
38 Homefield, Dollis Valley	EN5 2UJ
20 The Concourse, Grahame Park	NW9 5TX
11 The Concourse, Grahame Park	NW9 5XB
12 The Concourse, Grahame Park	NW9 5XB
14 The Concourse, Grahame Park	NW9 5XB
15 The Concourse, Grahame Park	NW9 5XB
4 and 5 The Concourse, Grahame Park	NW9 5XB
7 The Concourse, Grahame Park	NW9 5XB
8 The Concourse, Grahame Park	NW9 5XB
9 The Concourse, Grahame Park	NW9 5XB

# Community Asset Strategy - Community group consultation

“The connection we have with  
the local people is the most  
powerful community asset”

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COMMUNITY MEMBER

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# The community and the council: how can Barnet get the most from it's assets?

Barnet faces a significant challenge in keeping services going, whilst having significant budget cuts of over £73m to 2019/20. It's therefore important that the most value is gained from community assets. Through the Community Asset Strategy (CAS) Barnet is addressing this challenge.

This paper reflects the findings of three consultation workshops which took place in February 2015 which will feed into the CAS alongside simultaneous consultations.

The three workshops brought together a total of 45 representatives of different Voluntary Community Sector (VCS) organisations in Barnet.

Workshops opened up this broad area and gave community groups the space to express their different points of views. This included problem solving exercises, in subjects such as co-location, asset mapping, leases and the relationship with the council.

**45**

Representatives of different VCS organisations contributed their opinions about how to better manage the community assets through...

**3**

Discovery workshops

# Contents

The findings align with the structure of the Community Asset Strategy:

1. Defining the community estate
2. Objectives and aims
3. Governance principles
4. Supporting community groups





# Defining Community Estate

CAS, SECTION 3.0

“The connection we have with the local people is the most powerful community asset”

## WHAT WE HEARD

The Community Asset Strategy asks whether the definition of ‘community asset’ needs to be widened. Buildings from which council services are provided, such as libraries, leisure centres, office or parks, are not currently considered ‘community assets’.

Community groups attending felt that these ‘other’ buildings were viewed and are used as ‘community assets’. Youth centres and libraries have already been handed over to the community and leisure centres are run by social enterprises.

A key concern from attendees was that the council was both handing over the service delivery functions, as well as the ultimate responsibility for those services to exist in any given area.

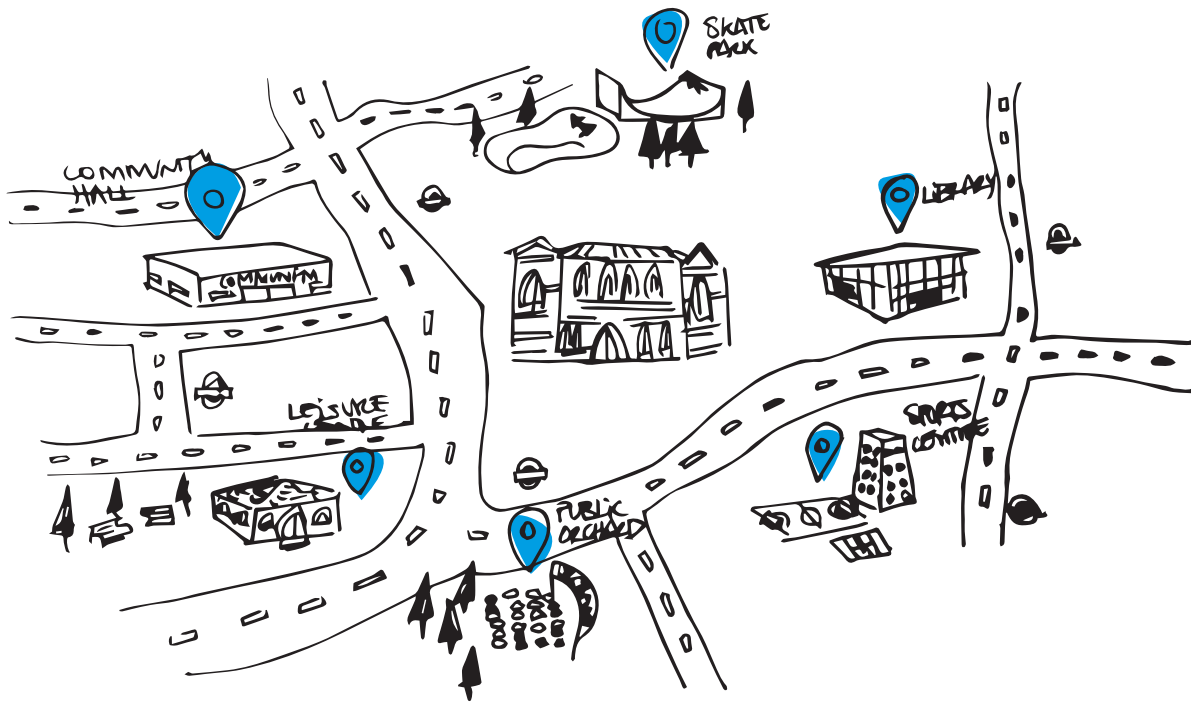
## WHAT THIS MEANS

There is an opportunity for Barnet to make a clearer distinction between Barnet’s delivery and ‘enabling’ role. Broadly this is the difference in providing front-line staff and supporting others to provide them. This goes beyond the provision of assets and would include how the council will be supporting networks, training and providing a responsive asset management service.

The reasons this is important is because, like all local authorities, Barnet can make planning decisions as both a landlord and regulator across every type of asset - many of which are reflected in the Community Right to Bid. The council also has influence over new developments, and can get value from the community from ‘Planning Gain’ (section 106 agreements, Community Infrastructure Levies) and some influence over schools, housing and commercial buildings. Barnet are one of the first local authorities to write a Community Asset Strategy, and there is an opportunity to take a rounded view these assets.

This was reflected by community groups who felt that Barnet is naturally viewed as having ‘skin in the game’ - and ultimate responsibility for supporting self sustaining communities, even when the financial situation is restrictive, or political priorities may be focused elsewhere.

The council therefore has an opportunity to take a broad view of community assets, to ensure the dots line up more clearly than they currently do.



## RECOMMENDED NEXT STEPS

The widest possible definition of ‘community assets’ is recommended for the CAS. Community groups made it clear that not only did they consider a broad range of buildings as assets, but assets were not buildings alone. Beyond aesthetic and historic value, the primary value of buildings are the service that are run from them and the skills and experiences gained. The CAS need to recognise people and groups who provide services as community assets.

This also extends to Barnet employees. It was clear from residents that Barnet could take a more ‘customer service’ approach to the community. Having highly skilled employees supporting communities can decrease the likelihood of building underuse, and lost income. Barnet need to consider how they invest in staff in the council to ensure that the authority has the skills to play an enabling role more effectively (see ‘roles and responsibilities’).

The more people, teams and groups are invested in, the more efficiently buildings are used, and the more likely Barnet will be able to meet its financial responsibilities whilst continuing to support communities.



# Objectives and Aims

CAS, SECTION 5.0

“We need to move from one party knowing everything and the other needing to ask, to where both parties know what there is to know”

## WHAT WE HEARD

Community groups raised concerns that the objectives of the council and themselves did not align, but there were mixed views on this. Some were worried that the council had already pulled out of many services, including youth centres and libraries and that community groups were being overstretched, and that groups were being left exposed and lacking funds to maintain buildings and services.

Others saw these new responsibilities as opportunities, and would prefer the council to ‘get out of the way and let us get on with it’, but equally felt that more support could be given to help them do this.

## WHAT THIS MEANS

Differences in aims and objectives emerge because community assets and services are varied and complex. The CAS could be clearer on how the aims and objectives align between all - between the council, community leaders and the residents they both represent and advocate for.

This can be done by focusing much more on resident or ‘user’ need (see ‘Establishing user need’), rather than a mixture of building use, community responsibility and council financial pressures - an unclear aim.

Not focusing on user need results in continuously debating the buildings and the groups and not the needs of the community.



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## RECOMMENDED NEXT STEPS

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That the CAS has an overriding aim focusing on user needs. For example this could be: to provide the greatest range of services to the greatest range of people at the lowest possible cost as an example. Objectives can then flow from this. Based on the discussions with community groups they could be the following:

- To ensure that the council and community have a good understanding of the needs of all of Barnet's residents
- To support the provision of services that would meet these needs
- To ensure the financial sustainability of these services and the physical space from which they operate
- To support transparency, openness and collaboration when making service delivery decisions

This can include the need to save money and make the use of buildings more efficient - community groups are also taxpayers.

As the CAS moves from strategy to policy to delivery, Barnet needs to enable an open dialogue. This is about getting a deeper, more meaningful understanding about local needs, especially of those currently under-represented.

As outline above the community has suggested that this ongoing dialogue and delivery can be delivered by a service focused asset team to support Barnet's 'enabling role' which includes speaking with all users. This team can also be tasked at identifying under-used buildings or working with the community to co-locate.

Currently the aims and objectives are not built around user need, and there is no clear sense the the CAS is the beginning of a conversation, not the beginning of the end. The danger in not taking a more co-designed, iterative approach to aims and their delivery will be that the community may feel they have less of a stake in the strategy, reducing the ability to deliver on it.

## Establishing user need

Asking about the needs of residents, both who those who currently receive services and those who may benefit from them is crucial if Barnet is to get the most from it's assets

For example a focus on the provision of library services and buildings takes away the focus on their benefit and use. This would include providing warm places to meet, a facility for borrowing books, internet connections etc.

Older and more isolated people have a greater need for warmer places to meet, students need books, most the community needs good wi-fi.

Inspiration provided further below looks at how a phone box shaped library brings books to people. This primarily meets the need for books in areas that don't have them, but does not meet a need for warm space or the internet.



## Co-Location

### WHAT WE HEARD

Community groups were divided on the idea of co-location. The following reservations and opportunities should be considered within the CAS:

- Some assets do not have the flexibility of co-location. E.g. sports facilities such as cricket pitches or boxing rings.
- Sharing the burden: Some groups, especially those who acted as landlords had reservations about sharing their assets with groups who didn't have the same responsibility.

“Instead of trying to merge places together the council should think: How might we support and help transform this place into a vibrant valuable place that bring more people together”

### WHAT THIS MEANS - RECOMMENDED NEXT STEPS

- Co-design co-located spaces over the longer term to see how they would best work in each location, including: the design of the space, the model of governance, the usage of the facilities. Many examples of co-location exist and are build around complementary user needs, such as:

“We run different groups, early years in the morning, scouts in the evening. We're full all day, every day. It works”



Octopus is a network of 12 community hubs in Islington, where community share resources to improve local services.

[octopuscommunities.org.uk](http://octopuscommunities.org.uk)



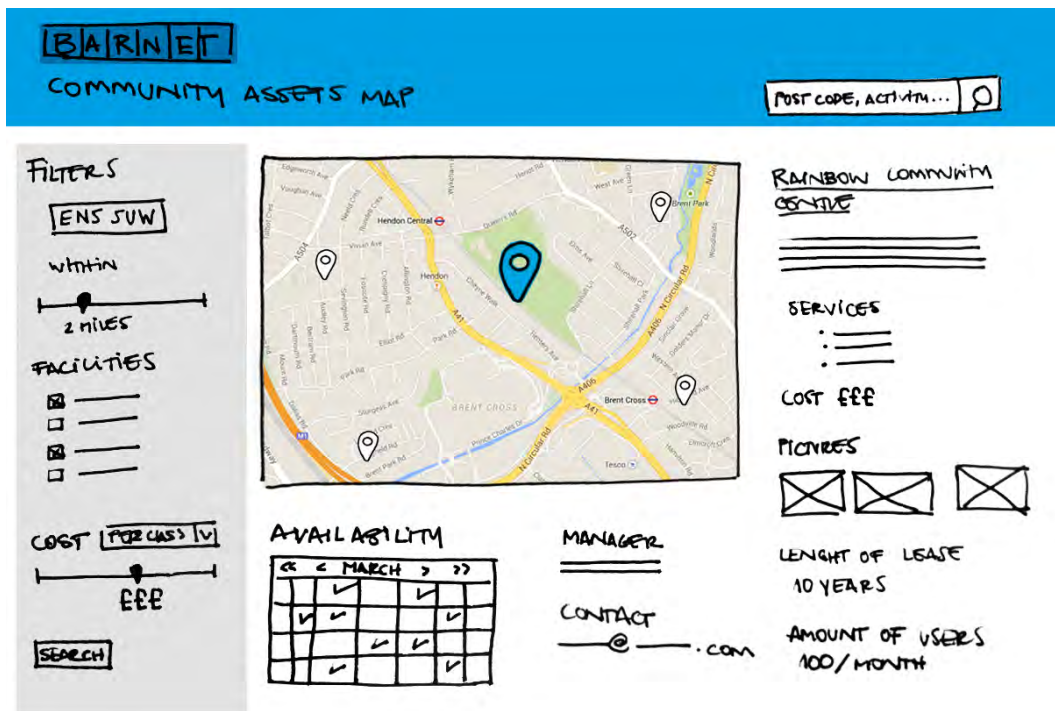
Design Factory is a community space inside Aalto university. Collaboration between local community, students and local entrepreneurs  
[aaltodesignfactory.fi](http://aaltodesignfactory.fi)

# Map the assets

If the council created an asset map (ideally online) community groups could work amongst themselves to work out how best to use these assets. Including availability, lease length, costs and current use.

This way, it could enable the Council and every stakeholder to not only to understand how to match together demand and supply

in a smarter and more efficient way, but at the same time it would make the services available in the community more visible and accessible to the residents, VCS organisations and the Council. Helping them to make more informed and more efficient decisions around community assets.



“We can’t create valuable collaborations if we don’t know what other organisations are out there and what they are doing”

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# Leases and Occupation - A great customer service experience

## WHAT WE HEARD

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Community groups were not clear what support the council intends to provide, but generally thought it was inconsistent. Some groups felt communication and support was very poor, others had some good experiences with council staff, and felt the advice was good.

“It’s common to be in a vicious cycle of not having funding, because you have no space, because you have no funding”

“I’m new to the borough, but have found the council really helpful”

The range of experience and factors affecting the state of leases means that the primary recommendation is to focus on getting a good basic standard of customer service provision. A common frustration from community leaders was the inconsistent standards in communication, the lack of a named staff member, or conflicting advice. There are a number of reasons why leases are not renewed, but communication needs to be clearer and decisions more transparent.

“when I look to lease something in the private sector there is a whole range of data available to help me make a good decision. The council don’t share any of that data”

## RECOMMENDED NEXT STEPS - GREAT CUSTOMER SERVICE

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As part of this consultation the following areas would be worth focusing on:

- Getting the basics right. Emails weren’t always responded to, officers difficult to call, information inconsistent and not always clear, regular staff turnover
- How can the council better support the VCS finding alternative sources of funding
- Linking lease renewals to roles and responsibilities (see ‘supporting community groups’)



Apple Support Community is an open forum which enables people to share their doubts and concern with the rest of the community, which creates awareness about the most recurrent issues and at the same time connects users to help each other solve problems.  
<https://discussions.apple.com/welcome>



# Supporting community groups - creating mutual benefit

CAS, SECTION 8.0

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## WHAT WE HEARD

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Workshop attendees felt that if Barnet did not fully understand what value was being brought by each individual community group, what success looked like and whether community groups were perceived as being 'successful'.

“We need to redefine the relationship between the Council and the communities, today is extremely difficult to get things done or even have access to information, there are too many intermediaries”

“We're not just a football club, we are also providing a place for people to come together around something they love, which effectively addresses social isolation”

This created unease amongst the groups and some felt a fear that their services could be closed at any point, rather than being supported to remain open.

## WHAT THIS MEANS

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Proposing criteria against 'the council's strategic priorities', 'defined local need' and 'additional value' is probably too broad. It can be applied to almost any group or service area. This is especially difficult to define as community engagement often happens in an 'early intervention' space - consistently tricky to measure and ultimately price against costs.



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## RECOMMENDED NEXT STEPS

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Barnet need to take a lead on better defining the roles and responsibilities of both the council and community leaders. Both have a responsibility to their communities, have competing pressures on their finances and deliver services under increasing complexity.

Community groups were clear that more defined relationships would help cut through some of this complexity.

Barnet's Corporate Property Department are the primary team which interact with community groups, their relationship with users is a key driver of overall satisfaction with Barnet Council. A team with a greater range of skills and responsibilities could ensure that assets are more efficiently managed and the relationship with community groups improved.

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## BARNET'S ROLE - ENABLING THE COMMUNITY

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To play a more effective 'enabling' role Barnet need to consider the following skillsets:

- Work with the VCS to define the criteria
- Understand the challenges faced within Barnet's many communities
- Understand the budget challenges of the council and the impact on services and assets
- Understand how assets are run, deal with leases, maintenance, rent etc.
- Have an oversight of the services delivered by both the council and the community across the borough, commissioning priorities and frameworks and where there are service gaps
- Influence to make decisions within the council

This more rounded team will need to adopt a much more customer focused approach if Barnet is to successfully enable the community to become more independent.

To enhance the relationship, Barnet need to allow the community to feedback and help improve the 'enabling' role of the council.

There need only be two key criteria:

- Satisfaction with support provided
- Budget position

Because each case is likely to be different, the reasons behind user satisfaction will be different, but creating transparency and trust, and better customer service, will reduce costs and create a more enabled community.



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## THE COMMUNITY ROLE - BUILDING PROVISION

Equally VCS groups, who vary hugely in size, provision, relationship with the council and sources of income will need to work with Barnet to more clearly define the value they bring, and how this can be enhanced. Criteria need to be SMART - Specific, Measurable, Achievable, Realistic and Time Constrained. Criteria could include:

- Level of use: hours occupied, numbers of users, range of activities, and steps taken to build provision
- Amount of voluntary hours/people dedicated
- Number of alternatives within a certain distance
- Opportunity cost
- User satisfaction

In combination these more clearly defined roles and responsibilities:

- Will provide the VCS with clearly defined metrics to seek financial support from the council and external organisations
- Make the council accountable to the community
- Make the VCS accountable to the council and the community
- Allow the council to make well informed strategic asset management and service provision decisions
- Supports more effective asset sales and purchases as well as community right to bid and 'planning gain' decisions

“The relationship is currently very paternalistic, it needs to be redefined to be more peer to peer The relationship needs to be redefined to be more peer to peer”



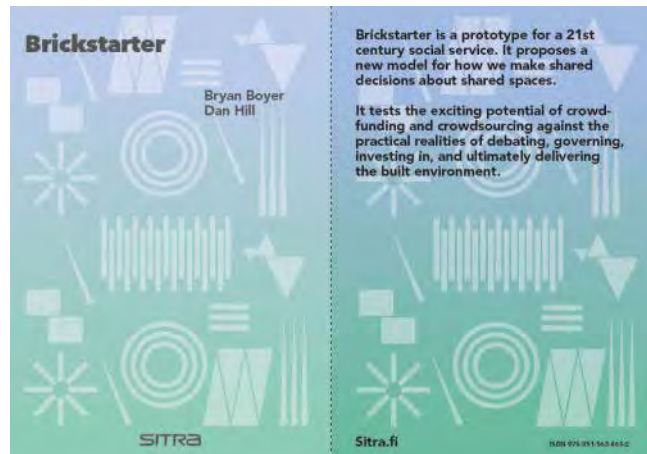
# Getting inspired

## Brickstarter

- It helps community organisations get access to an alternative source of fundings
- Provides valuable information about the community's interest in the project before making a big investment
- Provides a space for community members and local authorities to share, debate and organise around community projects

<http://brickstarter.org>

# BRICK STARTER



## Airbnb

- Makes visible all the supple available through a real time community asset map powered by the community
- Gives the opportunity to users to communicate with the hosts and give them feedback about their experience
- Brings all the supply available to one single place where users can find information about the place such as: location, services offered, availability, prices, detailed descriptions and other users opinions

<https://www.airbnb.com>



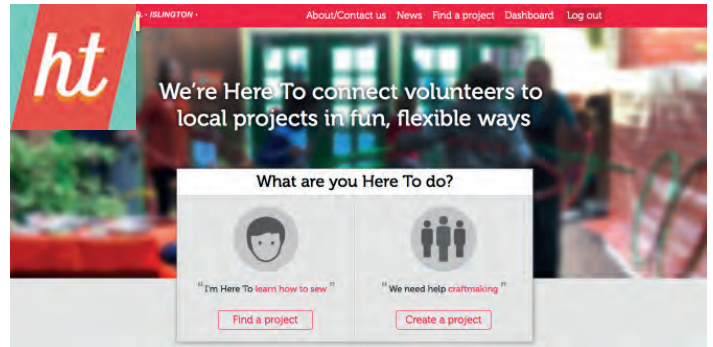


# Getting inspired

## Here To

- Makes it easy for community organisations, volunteers and users to find and connect with each other in an hyper local level
- Makes visible for everyone other initiatives in the community

<http://islington.hereto.org>



## Phone Box Library

Repurposes an obsolete, yet very iconic, public space

- Allows people to share their books and get books for free
- Attractive way of engaging people in reading: free, on the way and it's fun

<http://www.bbc.co.uk/news/uk-england-london-26734859>



## OpenCloset

Gives the opportunity to people who don't have space in their home to have a free storage room for clothes (which they can also donate)

At the same time gives the chance to unemployed people the chance to borrow nicer clothes to go to job interviews

The community can also share skills like teaching how to prepare a CV or an interview

<https://theopencloset.net>



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# In Summary

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- Give Community Assets a broad definition
- Focus objectives on user need
- Get the basics right with good customer service
- Build capacity over the longer term for an 'enabling' role
- Continue to work with the broader community to better match needs with services including the potential for hubs

## Appendix 3 – A sample Lease Agreement

The precise details of any lease will depend on a range of factors. However, the sample below indicates the areas that all leases must cover.

### Example of Best Practice Lease(s)

#### *Basic Heads of Terms for Community Occupiers*

##### **The Parties**

*Landlord;* London Borough of Barnet or relevant entity that will enter into the lease.

*Code of Leasing Practice;* Confirmation that LBB adhere to the Code of Leasing Practice.

*Tenant;* Clear statement as to occupying entity, correspondence address, ownership structure and financial details.

##### **The Property**

*The Demise;* A correct postal address for the property and plan where available. A clear description of the area to be occupied.

*Floor areas;* A description in feet and metres of the area to be occupied and confirmation that the demise has been measured in accordance with the latest edition of the RICS code of measuring practice.

*Ancillary areas;* Details of the ancillary areas or facilities from which the occupier may benefit such as bike storage or car parking spaces.

##### **The Lease/Licence or other instrument**

*Occupational document;* Clear statement as Head Lease/Sub-Lease/Assignment/Licence or other instrument.

*Term;* A clear statement regarding the term and commencement date.

*Break provisions;* A clear statement regarding break clauses if relevant.

*Rent;* A clear statement regarding the initial rent either on the basis that the property is occupied in its present condition or on the basis that LBB refurbishes to an agreed standard.

*Rent Free period;* A clear statement as to any rent free period and the precise date upon which rent will accrue following expiry.

*Rent Reviews;* A clear statement regarding the rent review periods and the basis upon which rentals will be increased.

*Occupational Rates;* The current rateable value and rates payable along with a statement as to whether or not the RV has been appealed.

*Repairing Obligations;* The repairing clause will clearly state the extent of the occupiers liability and whether internal or external and on full repairing and ensuring terms. In addition the extent of any liability for common parts.

*Estate and Service Charges*; An estimate as to service charge levels, if appropriate and the proposed apportionment for buildings in multi occupation.

*Utilities*; Confirmation of responsibilities in relation to the payment of utilities for both the main demise and any common parts.

*LBB Landlords areas*; A statement regarding those areas for which LBB/The landlord retains responsibility.

*Future LBB/ Landlords works*; A description regarding any planned or anticipated works by LBB.

*Insurance*; Confirmation regarding who retains primary responsibility for insuring the building and the commercial risks to be covered.

*VAT*; Confirmation as to whether or not the building has been elected for VAT.

*User*; A clear statement regarding the permitted use.

*Access*; A clear statement regarding the hours/regularity of access.

*Shared use*; A clear statement regarding both current shared use and the potential for shared use at some future date.

*Alteration*; Not to effect any alterations without the consent of LBB/The landlord save for minor non structural internal works.

*Alienation*; An absolute bar against assignment except with the prior written consent of LBB or the landlord.

*LBB Subsidy*; A clear statement as to the level of proposed subsidy, if any, and the time period during which any subsidy will apply.

*Legal and Professional costs*; A statement regarding who will bear responsibility for fees.

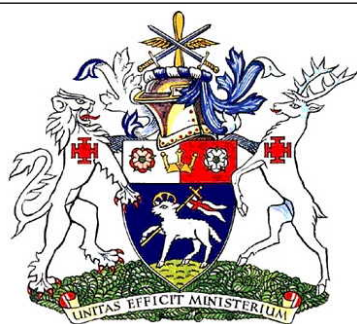
*Conditions*; A statement as to the conditions of the Heads of Terms including, but not limited to;

1. Contract
2. Formal LBB approval
3. Funding
4. Subject to Survey.

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AGENDA ITEM 12



## ASSETS, REGENERATION & GROWTH COMMITTEE

### 7 September 2015

<b>Title</b>	<b>Pocket Development, Land Fronting B &amp;Q, Cricklewood Lane NW2</b>
<b>Report of</b>	Director of Place (Re.)
<b>Wards</b>	Childs Hill
<b>Status</b>	Public with the exception of Appendices 1 and 3 which are "Not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 as amended".
<b>Urgent</b>	No
<b>Key</b>	Yes
<b>Enclosures</b>	Exempt Appendix 1 Heads of Terms, Appendix 2 Site Plan Exempt Appendix 3 Valuation and Commercial Terms
<b>Officer Contact Details</b>	Abid Arai, Development Programme Director (Re) Abid.Arai@barnet.gov.uk - 0208359 4980

### Summary

As a strategic housing authority the London Borough of Barnet considers how best to meet future housing demand based upon limited resources available in terms of land.

The Council's existing Housing Strategy has the overarching objective of providing housing choices that meet the needs and aspirations of Barnet residents, and the draft Housing Strategy which Housing Committee approved for consultation is consistent with this. This report seeks approval to dispose of the site to Pocket Living (2013) LLP; comprising 0.45 acres of green open space fronting the B&Q warehouse in Cricklewood NW2 (edged blue in Appendix 2). The site was purchased by the Council in September 2004 for £500 from the Crown Estate on the basis that the land could not be built on.

Subsequent negotiations with the Crown Estate have led to an agreement in principle for this restriction to be withdrawn and the proceeds shared equally between the Crown Estate and the London Borough of Barnet.

Pocket has secured funding in the form of an interest-free loan from the Greater London Authority (GLA). This funding is conditional on LBB committee approval and Pocket requires earliest confirmation from LBB to ensure the funding is allocated to the LBB scheme.

## **Recommendations**

**That the Committee resolve to:**

- 1. Declare the land as surplus to the council's requirements**
- 2. Approve the draft Heads of Terms in Appendix 1**
- 3. Approve the advertisement of the proposal to dispose of public open space (edged blue in Appendix 2) under section 123(2A) Local Government Act 1972 and report the outcome back to the Asset Regeneration and Growth Committee for consideration of responses and final decision.**
- 4. Authorise the Commissioning Director for Growth and Development in consultation with the Chairman of the Asset Regeneration and Growth Committee to finalise the detail of the legal documentation and exchange contracts with Pocket on the terms detailed in this report.**

### **1. WHY THIS REPORT IS NEEDED**

- 1.1** The Council's policy on land disposal requires ARG approval for a disposal of this value. This report provides a rationale for the disposal of this land on the basis that it can be considered surplus to Council's requirement. It informs the reader of the disposal terms, associated risks and the benefits of the proposal, and the necessary consultation processes. It aims to facilitate the decision-making process by providing background, context and the details of the commercial deal and the resulting cost/benefit analysis within the scope of current policy positions.
- 1.2** The Council's Local Plan has identified capacity to build 27,000 new homes in the borough. This provides an opportunity to make sure that that the on-going housing needs of residents are met, as well as ensuring that the borough remains a vibrant and dynamic place where individuals and businesses can thrive. The Local Plan 2012 recognised the need for a range of accommodation tenures and sizes to reflect the needs of a changing and growing population. This report details the proposed mixed tenure development for which the land is recommended for sale.
- 1.3** It seeks delegated authority to exchange contracts and complete the transaction subject to planning consent, and public advertising of the intention to dispose of open space.

### **2. REASONS FOR RECOMMENDATIONS**

- 2.1** The Barnet Housing Needs Assessment (HNA) estimates that 27,000 new homes will be required between 2015 and 2025. The London Plan has tasked Barnet with delivering 28,000 new homes, although the recent alterations have recommended raising this to 31,000. Demographics are changing with more Londoners living on their own. Barnet's 7 major regeneration sites are expected to deliver over 20,000 houses of the target. Barnet's challenge is to

find remaining sites to meet their Greater London Authority (GLA) target without diminishing Green Belt Land. The disposal of this land will contribute toward the delivery of this corporate objective by creating new provision for affordable housing accommodation in the Borough.

- 2.2** The subject plot fronting B&Q, on Cricklewood Lane is currently an open space primarily used as a disabled access ramp to the B&Q store. It is regularly fly-tipped and attracts rough sleepers among other social issues such as alcohol and substance misuse. The proximity to local businesses means on-going disturbance to businesses, environmental degradation, and Health & Safety concerns resulting from substance/alcohol misuse and excessive littering. Retention of the site in its existing condition would not only allow these problems to continue, but also drain the Council's resources in terms of on-going management costs.
- 2.3** Conversely, the site represents a significant development opportunity. This report proposes the disposal of the site to Pocket Homes for a scheme of 42 intermediate-affordable units with retail space on the ground floor. It is an innovative scheme that would bring a sustainable, affordable and modern development to Barnet.
- 2.4** The proposed scheme is in keeping with the Council's draft Housing Strategy which explores other means of helping people access home ownership, for example the potential for building smaller, more affordable starter homes for people who would prefer to own a smaller home outright rather than a larger one through shared ownership. Pocket is an innovative developer of starter homes that is already active in 10 London boroughs. It proposes an alternative intermediate housing solution to the more traditional shared-ownership model by offering compact homes that are owned outright. Pocket serves a segment of Londoners who work hard and contribute much to London culturally, socially and economically. This group of Londoners are ineligible for social housing and for whom owner occupation is a rapidly receding dream. They are currently in private rental accommodation, with monthly rents typically taking up 55% of their average monthly gross earnings, impairing their ability to save a deposit. This has an impact on recruitment and retention of staff for London businesses.
- 2.5** The Mayor of London's Housing Covenant 2012 recognises this problem and agrees that more flexible products are necessary for London's mid-market. Pocket, with support from the GLA, aims to tackle this issue by creating a more affordable product at 80% of market value and by making it available to local residents only. The proposed scheme on Cricklewood Lane will be available to the residents of Barnet only. All future resale, in perpetuity, will also be restricted to 80% of market value. The GLA support is also conditional upon Pocket reinvesting its profit in the host Borough.

**2.6** As part of the proposed development, Pocket will improve the disabled access into the adjacent retail park and landscape around the retained access. The section of the plot containing the improved access and the landscaping are currently being drawn up by Pocket's Architects but will not be transferred to Pocket. Upon completion of design and planning consent, this area will be excluded from land transfer without any impact on land value and will be presented to the delegated officer to approve the exclusion. Whilst all the improvement works will be carried out by Pocket at its own expense, the ownership will be retained by the Council. Pocket's overall design is also aiming to have as little impact on the newly improved paved area as possible, subject to planning.

**2.7** Pocket's proposal has been tested against the London Plan and Local Planning policies. Pocket has also supplied documentary evidence of GLA support and loan commitment. Its development appraisal has been scrutinised internally and compared with other Barnet schemes. The site was then valued independently by the Valuation Office Agency. Details of the valuation and the commercial terms are provided in Appendix 3.

**2.8 Key benefits by taking forward the development are;**

**2.8.1 The benefits of disposing to Pocket are -**

- The disposal will save the current site maintenance costs and will generate a capital receipt in the form of land value plus potential overage from a site that currently produces no revenue.
- Assist first time buyers with outright home ownership by building 42 new homes for discounted market sale. The scheme will be 100% affordable and all homes will be sold at 80% of market value to buyers who live or work in the borough.
- All resale in the future will also be at 80% of market value, thereby ensuring that the homes are affordable in perpetuity. This will be ensured by registering a restriction on title for each individual property.
- Provision of new retail space on the ground floor.
- Regeneration and enhancement of the area through –
  - o Architecture and design – Pocket's commitment to quality has resulted in them receiving numerous design awards.
  - o Sustainable Development – Pocket developments are all built to be sustainable, achieving Code for Sustainable House Level 4 and being Lifetime Homes compliant.

- o Improved amenity space - Pocket are committed to enhancing the open space around the development perimeter by improving the pedestrian access into the adjacent retail park, landscaping and street lighting.
- Additional revenue of £417,028 from the New Homes Bonus – The New Homes Bonus is a grant paid by central government to local councils for increasing the number of homes and their use. The amount is calculated based on the extra Council Tax Revenue with a further payment being received for each affordable unit. Due to the combination of a high density design and a 100% affordable scheme it is estimated Pocket developments generally deliver between 30% - 75% more revenue than a traditional house builder. For this scheme, assuming flats of Tax Band C, Pocket estimate the New Homes Bonus will be £417,028.
- Pocket is a private developer which, following several successful developments, has been given access to an interest-free equity loan via the Mayor’s Housing Covenant (MHC) to speed up further delivery. All Pockets Housing Covenant Projects are recycled into the fund alongside the GLA’s capital over the ten year term of our agreement. Pocket is therefore prohibited from withdrawing any profits or distributing any surplus before 2023. Moreover, there is a commitment from the GLA to reallocate their capital together with Pocket’s profits back into more affordable homes in Barnet.
- Whilst the proposed scheme is 100% affordable, LBB will not forgo CIL payments receivable from the scheme. Pocket will contribute CIL payment for 100% of the gross internal space created by the scheme.
- By realising the delivery of more units the Council benefits from economic growth ensuring that the Borough remains an attractive place to live whilst contributing towards its housing objectives

### **3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED**

**3.1** The ‘do nothing’ approach will retain the site in its current use as public open space and will continue to attract anti-social behaviour. This does not meet the current housing strategy and fails to maximise the full potential land value. The on-going cost of dealing with anti-social behaviour and fly-tipping will continue to be a burden and take away resources that can be used toward other essential services.

**3.2** The option of selling the site on the open market was considered and excluded to enable Barnet to benefit from the interest-free GLA loan for the scheme and its support for this new affordable housing product that aims to assist first time buyers living in Barnet. This option will also ensure that the completed properties are sold and resold to first time buyers at 80% of market value in perpetuity. In addition, the Developer’s profit will be reinvested in Barnet. All of these benefits cannot be guaranteed if the site is sold on the open market.

#### **4. POST DECISION IMPLEMENTATION**

- 4.1 Advertising under section 123(2A) of the Local Government Act 1972 for the disposal of open space
- 4.2 Pocket to progress to a full planning application
- 4.3 Preparation of draft contract
- 4.4 Planning consent and subsequent renegotiations if consent is for fewer than 42 units as stated within the Heads of Terms
- 4.5 Statutory consent and further committee approvals, if required
- 4.6 Removal of land use restriction by the Crown Estate
- 4.7 Land transfer
- 4.8 Post-disposal contract monitoring

#### **5. IMPLICATIONS OF DECISION**

##### **5.1 Corporate Priorities and Performance**

- 5.1.1 The Council's Corporate Plan 2015-20 states that the council, working with local, regional and national partners, will strive to ensure that Barnet is a place: (1) of opportunity, where people can further their quality of life; (2) where people are helped to help themselves, recognising that prevention is better than cure; (3) where responsibility is shared fairly; (4) where services are delivered efficiently to get value for money for the taxpayer. The disposal to Pocket for the development of intermediate homes for Barnet residents along with re-allocating housing management cost to other use will help meet these objectives. The proposed retail space on the ground floor will create new opportunities in the area in terms of employment and for those looking to rent retail space.
- 5.1.2 The Council's Estates Management Strategy 2011 – 2015, to be replaced by the Strategic Asset Management Plan 2014 (currently in draft), sets out our commitment to continually review the use of Council Assets so as to reduce the cost of accommodation year on year.
- 5.1.3 Consideration of the proposed Strategic Asset Management Plan is also being considered by Assets Regeneration and Growth Committee, which if approved will form the basis of decisions for the council's property portfolio.
- 5.1.4 The Growth Strategy for Barnet recognised that growth is vital for ensuring the future prosperity of the Borough and maintain Barnet as a successful London suburb.

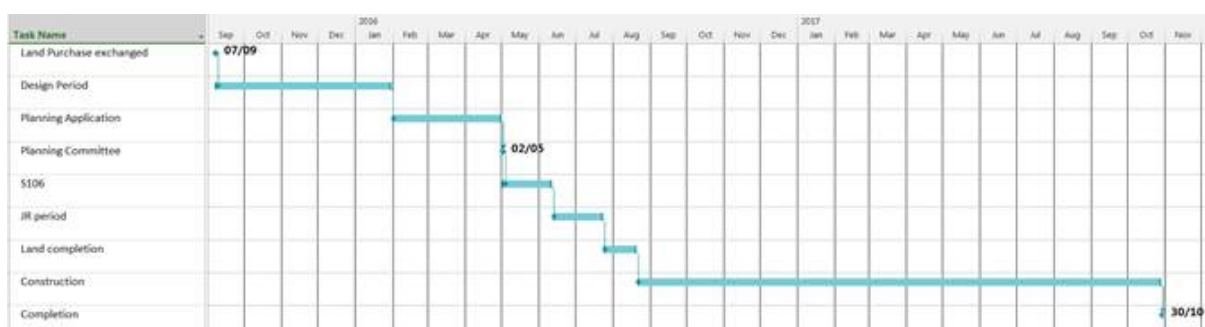
- 5.1.5 The Council's Local Plan adopted in 2012 sets out a 15-year 'vision' to help shape the kind of place that Barnet will be in the future. It supports the delivery of new homes including affordable dwellings and the use of brownfield land for high quality and sustainable suburban development.
- 5.1.6 The Council's Housing Strategy, agreed in 2010 has the overarching objective of providing housing choices that meet the needs and aspirations of Barnet residents 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.
- 5.1.7 It identifies a number of core objectives including increasing housing supply, including family sized homes to improve the range of housing available to residents, promoting mixed communities and maximising opportunities available for those wishing to own their home.
- 5.1.8 The Council has developed a new draft Housing Strategy which reinforces a number of these key aims, including a specific commitment to explore the potential to build smaller more affordable starter homes to help people access home ownership of the type that are provided by Pocket Homes.

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

- 5.2.1 The potential income from land value will be shared on an equal basis with the Crown Estate, plus any potential overage as detailed in Appendix 1 and 3.
- 5.2.2 It is considered that this transaction complies with the requirements of Section 123 of the Local Government Act 1972 (as amended) which sets out the guidelines for disposals of public land at best value.
- 5.2.3 The proposed dwelling will meet Level 4 of Code for Sustainable Homes and Lifetime Homes standards.
- 5.2.4 The council will also receive New Homes Bonus of £417k to reflect the new build.

**5.2.5 Programme**

The proposed project is expected to last 26 months from exchange through to completion of construction. Below is the expected development programme -



### **5.3 Social Value**

- 5.3.1 The proposed scheme will create new provision of affordable housing for outright ownership for Barnet residents in perpetuity.
- 5.3.2 Pocket's profit from this scheme will be reinvested in the Borough.
- 5.3.3 New retail provision will increase supply for businesses and create scope for employment opportunities in the area.

### **5.4 Legal and Constitutional References**

- 5.4.1 Local authorities have a general power under Section 123 of the Local Government Act 1972 (as amended) to dispose of land held by them in any manner they wish. The only constraint is that, except with the consent of the Secretary of State, a council cannot dispose of land, other than the grant or assignment of a lease not exceeding seven years, for a consideration less than best that can reasonably be obtained.
- 5.4.2 Council Constitution, Responsibility for Functions, Annex A – The Assets, Regeneration and Growth Committee has responsibility for “Asset Management – all matters relating to land and buildings owned, rented or proposed to be acquired or disposed of by the Council.
- 5.4.3 Section 2.8 of The Management of Assets, Property and Land Rules, contained in the Council's constitution states that the “Strategic Asset Management Plan will govern decisions on the future direction and development of the Council's Built Environment” and Section 2.9 (i) provides “An Annual Work Plan will govern decisions on whether to dispose of an Asset for purposes in accordance with the Corporate Plan objectives”
- 5.4.4 Council Constitution, The Management of Asset, Property and Land Rules, Appendix 2, Table B sets out the acceptance thresholds which provides authority for the proposed action. Financial arrangements in excess of £100,000 must be approved by Assets, Regeneration and Growth Committee.

### **5.5 Risk Management**

- 5.5.1 Public objections to the loss of open space – individual objections will be considered and addressed as appropriate by the Asset Regeneration and Growth Committee.
- 5.5.2 Planning Consent – if planning consent for the current scheme is not secured, LBB will be at liberty to renegotiate the disposal terms with Pocket. Further approval will be sought if the minimum land payment cannot be achieved and the commercial terms are revised.
- 5.5.3 Community Relations Issues – Development of the site might cause concern



for residents due to the loss of open space and how it will impact the local street market. Pocket has acknowledged the importance of local concerns and they have already engaged with consultants to devise a consultation strategy with local residents to ensure that all stakeholders are properly briefed on the reasons for the development.

- 5.5.4 The developer goes bankrupt – Pocket has a strong financial platform which includes a £21.7m interest-free equity loan via the Mayor’s Housing Covenant (MHC) which enable’s Pocket to purchase sites and a £30m revolving credit facility provided by Lloyds to fund construction. The company also has a mature pipeline of developments that will be delivered to the market over the next two years. This is mitigated in the GLA’S contractual step-in rights with Pocket where non-performance by Pocket will enable the GLA to step in and complete the scheme using another developer.
- 5.5.5 The developer land banks the site – As part of terms agreed with the Mayor in exchange for the interest-free equity loan Pocket has agreed to deliver 4000 homes over ten years. Given these ambitious targets Pocket is highly motivated to secure planning permission and deliver the units as fast as possible. The sale agreement will ensure that Pocket is contractually bound to complete the development within a pre-agreed number of years with step-in rights in favour of the Council. The exact terms are to be drawn up by solicitors.
- 5.5.6 The developer is unable to sell the units – Pocket has over 18,000 registered buyers on its database and typically all units are sold or reserved before construction is completed.

## **5.6 Equalities and Diversity**

- 5.6.1 Under the Equality Act 2010, the Council must have due regard to the need to: a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; b) advance equality of opportunity between those with a protected characteristic and those without; c) promote good relations between those with a protected characteristic and those without. The ‘protected characteristics’ referred to are; age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation. It also covers marriage and civil partnership with regards to eliminating discrimination.
- 5.6.2 The Council is committed to improving the quality of life for all and wider participation in the economic, educational, cultural, social, and community life in the Borough.
- 5.6.3 The development proposals will make a significant contribution to the provision of additional, high quality intermediate housing in the Borough to assist first time buyers many of whom are currently priced out of the market. It will also promote further construction jobs in the borough.
- 5.6.4 At this stage the proposal does not raise any issues under the Council’s

Equalities Policy and does not have a bearing on the Council's ability to demonstrate that it has paid due regard to equalities as required by the legislation. No immediate equality impacts are anticipated as a result of this proposal.

## **5.7 Consultation and Engagement**

- 5.7.1 The Pocket scheme is still subject to full planning consent. However, pre-planning consultations have been carried out to ensure that the scheme meets current planning policies and guidelines. The site already benefits from an existing outline planning consent which sets out the building and height parameters. A great deal of care has been taken to reduce the block size to minimise the impact of the proposed development on surrounding properties regardless of this existing consent. This was also to ensure that a number of restrictions on the land, particularly those affecting the nearby railway, are reflected in the new design.
- 5.7.2 The railway operator along with other neighbouring properties will be further consulted at planning application stage to ensure those likely to be affected by the development are given the opportunity to express their views and suggestions.
- 5.7.3 Early engagement with the primary stakeholder in the land - The Crown Estate - has resulted in an agreement by the Crown Estate to remove the restriction on the land which currently restricts any development on this plot.

## **5.8 Insight**

- 5.8.1 In preparation for this disposal, the Pocket scheme has been considered against the Council's Housing Needs Assessment, the draft Housing Strategy 2015-25, and the draft Strategic Asset Management Plan.
- 5.8.2 Design and affordable housing issues have been tested against the London Plan and the LBB Affordable Housing Supplementary Planning Document.
- 5.8.3 Build cost data have been considered against Build Cost Information Services (BCIS) produced by the Royal Institute of Chartered Surveyors and further assessed by the District Valuer.
- 5.8.4 Sale values of the completed units have been compared against data available on the Land Registry and on-line property websites such as Rightmove and Zoopla.

## **6. BACKGROUND PAPERS**

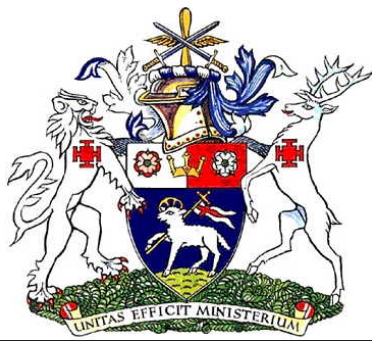
- 6.1 Assets Regeneration and Growth Committee, 16t March 2015  
<http://barnet.moderngov.co.uk/documents/s21952/Development%20Pipeline%20Programme%20Tranche%202.pdf>

**Land north-west of Cricklewood Lane NW2 1HD**  
**Outlined within blue lines**



Plot size: 0.45 acres  
Interest: Freehold in Council ownership

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## ASSETS, REGENERATION & GROWTH COMMITTEE

**7 SEPTEMBER 2015**

<b>Title</b>	<b>BARNET DEVELOPMENT PIPELINE MOXON STREET ADJOINING LAND PURCHASE &amp; TRANCHE 1 PRE-COMMENCEMENT AGREEMENT – PROCUREMENT STAGE 4</b>
<b>Report of</b>	Director of Place (Re)
<b>Wards</b>	High Barnet & Coppetts Wards
<b>Status</b>	Public with the exception of Appendices “C1” & “D” which are “Not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 as amended”.
<b>Urgent</b>	No
<b>Key</b>	Yes
<b>Enclosures</b>	Appendix “A” – Sites Boundaries Plan – Property Services Appendix “B” – Proposed Sketch Scheme – Indicative of Intent Plan Appendix “C” – Moxon Street Business Case Exempt Appendix “C1” – Moxon Street Options (A or B) Exempt Appendix “D” – District Valuer’s Valuation Report Appendix “E” – Heads Of Terms Appendix “F” – Pre-Construction Agreement
<b>Officer Contact Details</b>	Stephen McDonald(Re), Director of Place <a href="mailto:Stephen.McDonald@Barnet.gov.uk">Stephen.McDonald@Barnet.gov.uk</a> Abid Arai(Re), Development Programme Director <a href="mailto:Abid.Arai@Barnet.gov.uk">Abid.Arai@Barnet.gov.uk</a> – Tel – 0208 359 4980 Michael Spyrides(Re) Development Programme Project Manager <a href="mailto:Michael.Spyrides@Barnet.gov.uk">Michael.Spyrides@Barnet.gov.uk</a> – Tel – 0208 359 2941

### Summary

The Assets, Regeneration and Growth (ARG) Committee approved the creation of a Development Pipeline, and following consultation with Ward Members it was agreed that the potential development opportunities in Tranche 1, namely, Broadfields, Whitings Hill, Northway/Fairway, Coppetts Road and Moxon Street can be taken forward to planning. This report sets out the specific business case for Moxon Street.

The Council is seeking to purchase a piece of adjoining land (see Appendix “A” Boundaries Plan – edged in blue), namely, Land adjacent to The Old Printworks, Tapster Street, Barnet, in order to

significantly increase its development on its Moxon Street site (see Appendix “B” Proposed Sketch Scheme). This report primarily deals with the purchase of this adjoining land.

The Assets, Regeneration and Growth (ARG) Committee also authorised the start of the procurement process. In order to sustain momentum, and bridge the gap between the selection of the main contractor (anticipated - October 2015) and approval of the detailed business case (anticipated - November 2015) it is felt prudent, to enter into a pre-construction agreement in October 2015. Early engagement with the main contractor on the design will help improve the predictability of costs, time and quality of the tender return. It is anticipated that the Design & Build fixed price contract will be agreed by the end of this year.

In addition, a further report is to be presented to the ARG committee on the 30<sup>th</sup> November 2015 outlining a detailed business case, preferred development option, and funding route for all five sites within Tranche 1.

## Recommendations

**That the Committee approves the following:**

- 1) The purchase of the Land adjacent to The Old Printworks, Tapster Street, Barnet, as set out in the Heads of Terms in Appendix “E”**
- 2) Financial Business Cases for Moxon Street and Coppetts Road as outlined in Appendices “C” Business Case & “C1” Moxon Street Options (A or B), and in particular, Option B as being the preferred option going forward.**
- 3) To delegate to the Commissioning Director for Growth and Development to exchange contracts and to carry out all other associated duties, and to complete contracts on or before the 31<sup>st</sup> January 2016, for the acquisition of the site outlined in blue in Appendix “A”**
- 4) To enter into the Pre-Construction Agreement (see Appendix “F”) and to delegate to the Commissioning Director for Growth and Development, in consultation with the Chairman to execute all future contracts associated with the Pre-Construction Agreement.**

### 1. WHY THIS REPORT IS NEEDED

- 1.1 Through the efforts of Re, the Barnet Development Pipeline team has managed to negotiate with the adjoining vendor an opportunity to purchase the Land adjacent to The Old Printworks, Tapster Street, Barnet (edged in blue in appendix “A”). This piece of land will enlarge the Council’s Moxon Street development site and enhance its development opportunities. If this opportunity is missed now, the vendor will develop this site himself and this opportunity will be lost forever.
- 1.2 Albeit, that there will be a detailed business case on Tranche 1 (all of the 5 development sites) presented to the ARG meeting in November 2015, this report is presenting a financial business case for Moxon Street, which is detailed in the Public Appendix “C” Business Case & Exempt Appendices “C1” Moxon Street Option (A or B) and “D” District Valuer’s Valuation, for the committee’s consideration, as to whether or not to proceed with this purchase prior to the ARG meeting in November.

- 1.3 This report seeks further authority for the Council to take forward as agreed before, the Moxon Street development site, and to exchange contracts within 10 days of this committee's approval.
- 1.4 The procurement for the Barnet Development Pipeline's first 5 development sites, known as Tranche 1, is progressing well through The London Development Panel (LDP). This report seeks further authority for the Council to take forward Tranche 1 as agreed before, and to be able to enter into the Pre-Construction Agreement in October 2015, albeit, that the detailed business case on Tranche 1 will be presented to the ARG meeting in November 2015. The Barnet Development Pipeline team does not wish to lose momentum in its procurement process. The Design & Build fixed price contract is to be agreed by the end of this year.

## **2. REASONS FOR RECOMMENDATIONS**

- 2.1 This adjoining land purchase combined with the development of houses instead of flats will enable a greater financial return from the overall development. Furthermore, this option, as set out in the Business Case, will provide much needed housing accommodation in the Borough.
- 2.2 The purchase of the land is a critical success factor in optimising the commercial return of Tranche 1 phase 2. Failure to secure the early approval will result in the vendor withdrawing from the agreement.
- 2.3 To sustain the momentum of The London Development Panel (LDP) - tender procurement framework.

## **3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED**

- 3.1 The option to develop the Council owned plot in isolation was considered. However, the adjoining private land has an extant planning consent for an office development. If this consent is implemented its impact on the development potential on the Council plot is detrimental and as a result only flats could be accommodated. In contrast, a comprehensive development of both plots will allow for houses to be developed on an enlarged area, and the assembly of the two sites reduces planning risk, maximises the development potential and improves financial return.
- 3.2 Disposal of the site as-is has also been considered. However, taking the site through to planning consent eliminates planning risk associated with the acquisition of this site by a would-be developer (should the Council subsequently decide to dispose of this site) and therefore significantly increases the disposal value.
- 3.3 Continuing to hold the site in its existing condition could result in unlawful occupation, management costs in maintaining security and fails to realise the value of the land which will assist in delivering other corporate objectives. The development of this site for residential purposes will provide much needed accommodation in the Borough.

## **4. POST DECISION IMPLEMENTATION**

- 4.1 To exchange contracts within 10 days of the committee's approval, and to complete the purchase of the Land adjacent to the Printworks on 31 January 2016 or, if earlier, within 10 days' receipt of notice from the vendor.

- 4.2 To finalise the design drawings and to submit a full planning application towards the end of September 2015 with a view of the proposed scheme being presented to the LBB Planning Committee on the 17<sup>th</sup> December 2015.
- 4.3 Negotiate with the existing tenant to either terminate existing commercial lease, relocate elsewhere within the borough, or to temporarily relocate the tenant off-site, and to rehouse accordingly on completion within the new commercial section of the proposed development.
- 4.4 The ARG Committee meeting will be presented with a full business case for the five Tranche 1 development sites at its meeting on the 30<sup>th</sup> November 2015, at which it will decide whether to proceed with the developments.

## **5. IMPLICATIONS OF DECISION**

### **5.1 Corporate Priorities and Performance**

- 5.1.1 The Corporate Plan 2015-2020 has a strategic objective to “promote responsible growth, development and success across the Borough”. It states that the Council working with local, regional and national partners, will strive to ensure that Barnet is a place of opportunity, where people can further their quality of life and where services are delivered efficiently to get value for money for the taxpayer. The proposed Barnet Development Pipeline projects including Moxon Street will help meet these objectives by providing good quality private and affordable lifetime homes
- 5.1.2 The Growth Strategy for Barnet recognised that growth is vital for ensuring the future prosperity of the Borough and maintain Barnet as a successful London suburb.
- 5.1.3 The Council’s Local Plan adopted in 2012 sets out a 15 year ‘vision’ to help shape the kind of place that Barnet will be in the future. It supports the delivery of new homes including affordable dwellings and the use of brownfield land for high quality and sustainable suburban development.
- 5.1.4 The Council’s Housing Strategy, agreed in 2010 has the overarching objective of providing housing choices that meet the needs and aspirations of Barnet residents 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. The draft housing strategy approved for consultation addresses similar themes, and will be considered for final approval by the Housing Committee at its meeting in October 2015.

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

#### **5.2.1 Moxon Street:**

The property details are set out in the business case. The overall transaction/adjoining land purchase costs are as follows:

- land acquisition costs £700,000 exclusive of VAT and
- £50,000 all other associated costs (Stamp Duty, Valuation and Survey etc.) (see Appendices “C” “C1” & “D”) for further details.

Note: In order to secure the said land, an initial sum in the region of £80,000 (£70,000 representing 10% to exchange + £10,000 initial costs prior to completion) will be required to exchange contracts within 10 days from the ARG Committee’s (7<sup>th</sup>



September 2015) approval to proceed with this purchase.

The Council land is subject to an existing lease to Checklow Limited who is holding over under a commercial lease at a rent of £22,500 per annum. The Council has the option of terminating the lease, subject to service of the requisite notices, or to negotiate the surrender of the lease, and the relocation of the occupier into a new commercial element of the new development. Initial discussions have taken place with the tenant who is currently considering the options.

#### 5.2.2 Procurement of Tranche 1:

Re, on behalf of the Council, is currently finalising the full business case for the preferred development option, which will be presented to the Committee at its November meeting, this will include the corporate structure for delivery, technical & legal advice to taking the housing projects forward to delivery stage.

The two stage Design and Build process and early engagement with a contractor on the design will help improve the predictability of costs, time and quality of the tender return. To maintain programme momentum in the interim, the report seeks Committee approval to now enter in to the Pre-Construction Agreement following the commencement of the procurement process. To date we've received three positive tender responses through the multi-supplier London Development Panel (LDP) framework established by the Greater London Authority (GLA). The Stage 3 tender documentation was released on the Council's Portal on the 10<sup>th</sup> August, and is due back on the 10<sup>th</sup> September, followed by the evaluation and Pre-Construction Agreement being signed in early October 2015. Following the award of the Pre-Construction Agreement, the contractor will be requested to develop the design and confirm the final contract sum. It is intended that the final appointment will be subject to approval by the Committee of the full business case.

5.2.3 The Pre-Construction Agreement design fees are estimated to be in the region of £1m (one million pounds).

5.2.4 Both projects will be funded from the Infrastructure Reserve in the capital programme of £1.75m.

#### 5.3 **Legal and Constitutional References**

5.3.1 Council Constitution, Responsibility for Functions, Annex A – The Assets, Regeneration and Growth Committee has responsibility for “Asset Management” – all matters relating to land and buildings owned, rented or proposed to be acquired or disposed of by the Council.

5.3.2 Section 2.8 of The Management of Assets, Property and Land Rules, contained in the Council's constitution states that the “Strategic Asset Management Plan” will govern decisions on the future direction and development of the “Council's Built Environment”.

5.3.3 Council Constitution, The Management of Asset, Property and Land Rules, Appendix 2, Table B sets out the acceptance thresholds which provides authority for the action. Financial arrangements in excess of £100,000 must be approved by Assets, Regeneration and Growth Committee.

#### 5.4 **Social Value**

5.4.1 By purchasing the adjoining piece of land at Moxon Street, it enables the Barnet Development Pipeline to deliver a better designed and laid out development,

including approximately 40% of Affordable Housing across the five Tranche 1 development sites.

## **5.5 Risk Management**

5.5.1 Retaining these sites while the Council undertakes outline design and planning submission subjects the Council to increased market risk. The current housing market is strong and the Council would get considerable market interest should it seek to dispose of these sites as is. However, if the Council were to dispose of these sites for maximum value now, the disposal would be subject to planning to ensure best value is achieved. By undertaking the planning itself, the Council and Re are best placed to manage this risk and capture the value uplift. The Council will seek to mitigate the risk by taking forward the sites for planning once Committee approval is given.

5.5.2 The returns from each development will be reflective of the level of risk that the Authority finds acceptable to take; the development risk will be reflected in the greater opportunity for both returns and improvements to the fabric in the borough.

## **5.6 Equalities and Diversity**

5.6.1 Under the Equality Act 2010, the Council must have due regard to the need to: a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; b) advance equality of opportunity between those with a protected characteristic and those without; c) promote good relations between those with a protected characteristic and those without. The 'protected characteristics' referred to are; age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation. It also covers marriage and civil partnership with regards to eliminating discrimination.

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

5.6.3 Tranche 1 (the five development proposals) will make a significant contribution to the provision of additional high quality intermediate housing in the Borough to assist first time buyers, many of whom are currently priced out of the market, and also much needed affordable rented housing will be provided. In addition, further construction jobs will be promoted in the borough.

5.6.4 At this stage the proposal does not raise any issues under the Council's Equalities Policy and does not have a bearing on the Council's ability to demonstrate that it has paid due regard to equalities as required by the legislation. No immediate equality impacts are anticipated as a result of this proposal.

## **5.7 Consultation and Engagement**

5.7.1 Early consultation is in progress with Councillors and with Ward Members, and in accordance with best practice consultation with the local community will form part of the development process, prior to submission of planning applications.

## **5.8 Insight**

5.8.1 Considered data relating to the Council's Housing Needs Assessment – LBB Housing Department.

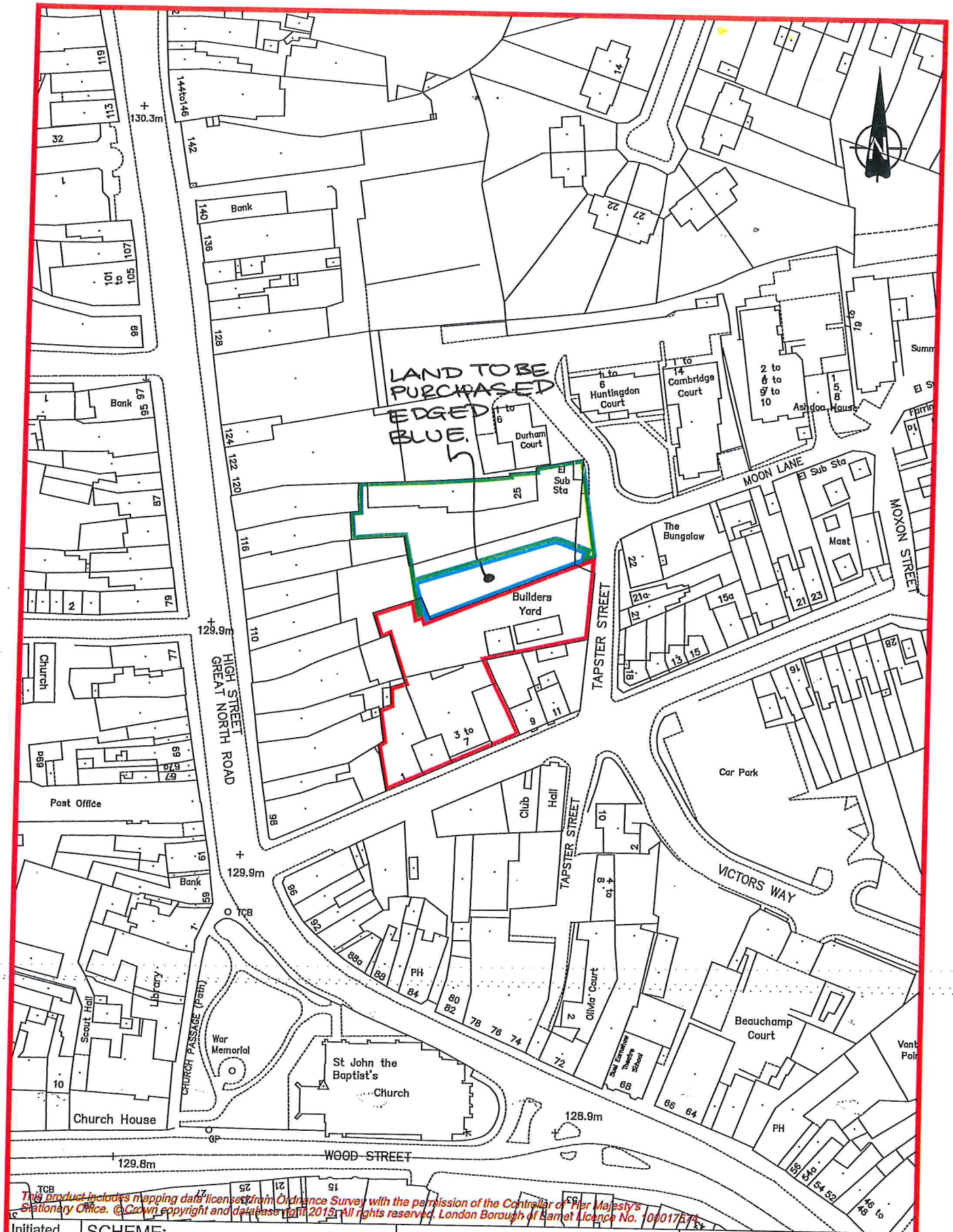
5.8.2 Considered data relating to property values – LBB Property Services and District Valuer.

- 5.8.3 Considered data relating to build costs – Build Costs Information Services – Royal Institute of Chartered Surveyors


## **6. BACKGROUND PAPERS**

- 6.1 Assets Regeneration and Growth Committee, 9 July 2014, Strategic Asset Management Plan  
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=7960&Ver=4>.
- 6.2 Assets Regeneration and Growth Committee, 8 September 2014,  
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=7885&Ver=4>
- 6.3 Assets Regeneration and Growth Committee, 16t March 2015  
<http://barnet.moderngov.co.uk/documents/s21974/BARNET%20DEVELOPMENT%20PIPELINE%20-%20TRANCHE%201.pdf>

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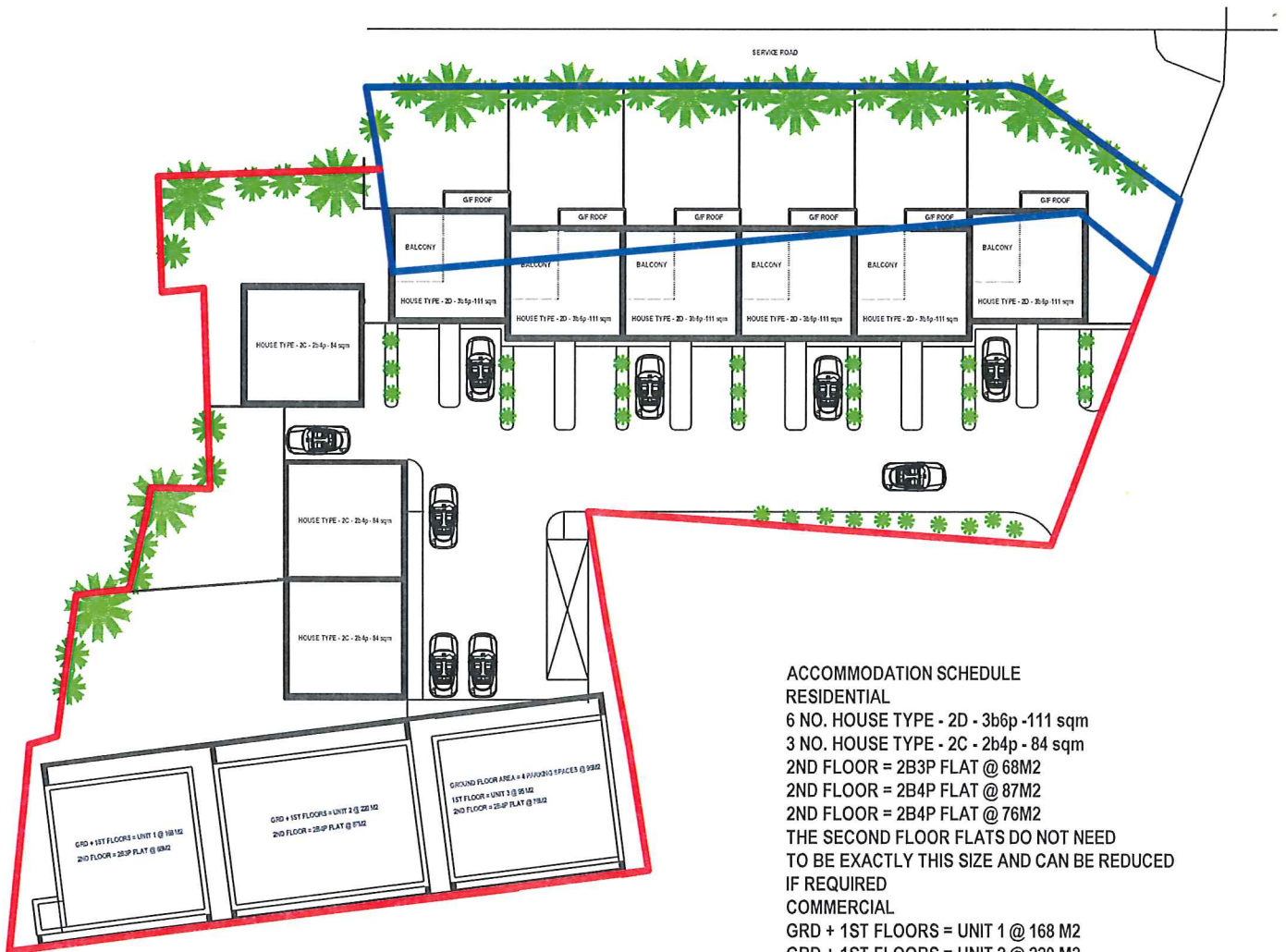


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Initiated by	SCHEME: <b>FORMER DEPOT TAPSTER STREET, BARNET</b>		
Drawn by K.E.B.	TITLE: <b>SITE PLAN</b>		
Checked by	Lesley Meeks, Assistant Director of CSG		DRAWING No.  <b>24524/1</b>
Date 06/07/15	London Borough of Barnet, North London Business Park, Oakleigh Road South, New Southgate, London, N11 1NP. Tel. 020 8359 2000		

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# MOXON STREET SKETCH SCHEME



ACCOMMODATION SCHEDULE  
 RESIDENTIAL  
 6 NO. HOUSE TYPE - 2D - 3b6p - 111 sqm  
 3 NO. HOUSE TYPE - 2C - 2b4p - 84 sqm  
 2ND FLOOR = 2B3P FLAT @ 68M2  
 2ND FLOOR = 2B4P FLAT @ 87M2  
 2ND FLOOR = 2B4P FLAT @ 76M2  
 THE SECOND FLOOR FLATS DO NOT NEED  
 TO BE EXACTLY THIS SIZE AND CAN BE REDUCED  
 IF REQUIRED  
 COMMERCIAL  
 GRD + 1ST FLOORS = UNIT 1 @ 168 M2  
 GRD + 1ST FLOORS = UNIT 2 @ 220 M2  
 1ST FLOOR = UNIT 3 @ 95 M2 WITH UNDERNEETH  
 GROUND FLOOR AREA =  
 4 PARKING SPACES @ 95M2







## **BARNET DEVELOPMENT PIPELINE**

### **REPORT ON THE PROPOSED DEVELOPMENTS AT MOXON STREET & COPPETTS ROAD- July 2015**

#### **1. INTRODUCTION:**

This report sets out a brief business case for both Moxon Street and Coppetts Road, and seeks approval on one of two options (described below) going forward relating to the Moxon Street site, and also seeks approval on the proposed scheme at Coppetts Road. These two sites form part of Phase 2 of Tranche 1 of Barnet's Development Pipeline programme.

A further report is to be presented to the ARG committee in September 2015 outlining a detailed business case, preferred development option, and funding route for all five sites.

#### **2. BACKGROUND**

##### **MOXON STREET & COPPETTS ROAD**

The Assets, Regeneration and Growth Committee approved at its meeting on the 9th July 2014 the approach to, and the principles underpinning, the creation of a Development Pipeline, and that an initial list of potential development opportunities to bring forward sites which were declared surplus to requirements.

The Committee further approved at its meeting on the 8th September 2014 that following consultation with Ward Members the potential development opportunities at Broadfields, Whittings Hill, Northway/Fairway, Coppetts Road and Moxon Street can be taken forward to planning.

The Committee approved at its meeting on the 16th March 2015 a further recommendation to agree in principle to take forward the development opportunities at Broadfields, Whittings Hill, Northway/Fairway, closely followed by Moxon Street and Coppetts Road.

The Assets & Capital Board approved at its meeting on the 11th February 2014 that the Council could invest to re-provide a new Community Building for the Somali Bravenese Welfare Association (SBWA) on an alternative site at Tarling Road, East Finchley.

#### **3. PROPOSED DEVELOPMENTS - SCHEMES AT 1-7 MOXON STREET & 44 TAPSTER STREET AND THE INCLUSION OF THE LAND ADJACENT TO THE OLD PRINTWORKS, TAPSTER STREET, BARNET.**

The two options for consideration relating to the Moxon Street and Coppetts Road sites are as follows:

- A) For the Council to stand alone and develop its existing site as it is.



- B) For the Council to acquire an adjoining piece of land, namely, Land adjacent to The Old Printworks, Tapster Street, Barnet to enlarge the site and its development opportunities.

## **SITE LOCATION & DESCRIPTION**

Moxon Street runs off the East side of Barnet High Street. The Council's site comprises of two parts, namely, Nos. 1-7 Moxon Street and at its rear No.44 Tapster Street. This site falls within the High Barnet ward.

1-7 Moxon Street are located adjacent to the back of the retail units (Foxtons), and this section of the site is opposite an unpleasant looking car repairing workshop, and there are residential units to the East.

This property comprises a range of intercommunicating buildings over a site area totalling approximately 8,325 sq ft. These include a single storey warehouse, a lean-to and a two storey section comprising retail on the ground floor and offices above. The property is let out to Checkalow Ltd, a retail ceramic tiling company. The company is holding over under a lease (2 years) that expired on 28/09/1992 (23 years ago) at a rent of £22,500pa, and thus still have protection under the Landlord and Tenant Act 1954. The lease is granted on full repairing and insuring terms. The buildings are nearing the end of their useful life. Should possession be needed we are not aware of any significant tenant's improvements that would require compensation under the Landlord and Tenant Act 1927 Act, however a compensation of twice rateable value will fall due to the tenant if possession resulted from a hostile Section 25 Notice. The current RV is in the region of £40,000. Merely on reputational grounds, it is the Council's property services team's preference to re-house the existing tenant within the proposed development, with a new lease and a proposed rent that will reflect today's market.

The above property backs onto Council owned 44 Tapster Street, a former builder's yard in a street comprising residential units and businesses uses. This property is now disused and boarded up. The site extends to approximately 9,500 sq ft. Parts are surfaced with concrete and parts are unmade. The single storey storage type buildings that remain on the site are dilapidated and arguably no longer capable of occupation and use.

The two sites are contiguous, although on the corner site to Moxon Street and Tapster Street there are two early Victorian pair of houses, and these are Grade II listed.

### **3.3 NEGOTIATIONS TO DATE WITH ADJOINING OWNER**

Re on behalf of the Council has over the last few years been working to redevelop this site in conjunction with the owner (Richard Mason) of an adjoining site, namely, The Old Printworks, Tapster Street, Barnet. Both parties agree that the marriage (in one deal form or another) of the two sites will produce the best development profile and profit. The Council appreciates that development on its site alone is restricted with respect to overlooking the two Grade II listed early Victorian pair of houses.

There have been two joint venture schemes that have been explored using both sites to provide a flatted development with basement parking. After extensive discussions the joint venture approach could not be agreed. Richard Mason did offer to buy the Council's interest based on the existing use value of the site, plus an overage upon eventual sales reflecting the land ownership areas in the scheme. This was rejected by the Council, and a greater upfront payment was sought, which was rejected. Recently, Richard Mason obtained



planning permission for commercial development on part of his land directly adjoining 44 Tapster Street known as, land adjacent to The Old Printworks, Tapster Street, Barnet.

Over the last couple of months negotiations have resumed with Richard Mason and meetings have been held with his representatives and representatives of the pipeline team to see if a deal could be reached between the parties. From the outset Richard Mason expressed his concerns in entering into any form of joint venture with the Council (with the Council acting as developer) as he would not want to be exposed to potential inflating professional fees and build costs. After further discussions, he confirmed that he would be prepared to sell to the Council the piece of land which only relates to the recently obtained planning permission and on that basis after careful consideration, the Council explored and designed a new smaller scheme for the combined site based on some commercial and fewer houses, rather than blocks of flats. A viability appraisal showed that this scenario would clearly be the most profitable to date for the Council. The Council offered to purchase this land below the asking price, unconditionally as requested by Richard Mason, on the basis that it has now an established value since obtaining planning permission. After further negotiations the Council's offer was accepted, and Heads of Terms have now been agreed by both parties. The Council's offer will be subject to obtaining the ARG committee's approval to proceed. Respective lawyers have been instructed accordingly.

#### **4. PROPOSED DEVELOPMENT - SCHEME AT THE FORMER BARNET COMMUNITY BUILDING SITE (BURNT DOWN IN 2013) AT COPPETTS ROAD**

##### **SITE LOCATION & DESCRIPTION**

This site is located on the eastern side of Coppetts Road which is approximately 100 metres south of the intersection with Trott Road, also south of the North Circular Road (A406). The nearest underground stations are East Finchley and Bounds Green. The area is served by bus routes. The site falls within the Coppetts ward.

The site, is an irregular piece of land covered in a foundation slab and some parts covered with tarmac approximately 1,592 sqm/ 0.16 Ha/ 0.4 acres, which is boarded to the east by Coppetts Wood Primary School and Children Centre, to the west and south with residential dwellings, to the north allotment land. To the south there is also an area of open space, known as Halliwick recreation ground.

The Barnet Council Community Centre which was located at this site and which had been occupied under a lease by the Somali Bravenese Welfare Association (**SBWA**) since 2000, was burnt to the ground in June 2013 after an arson attack. the SBWA was still occupying the premises and 'holding over' under the lease. The building had not been kept fully in repair and nor was it fully compliant however the SBWA had been having discussions with the Council in order to try and seek external funding, either to refurbish the existing building or to consider an alternative re-provision.

In the interim, The SBWA has been temporarily re-housed by the Council on the first floor of Barnet House under a licence agreement

The Council is in the process of working up proposals to re-provide a new Community Building for the Somali Bravenese Welfare Association (SBWA) on an alternative site at Tarling Road, East Finchley.



This site now falls within Tranche 1 (first five development sites) of the Barnet Development Pipeline, and is scheduled for residential development, and mainly for affordable housing.

## **5. SUMMARY - MOXON STREET AND COPPETTS ROAD**

The Barnet Development Pipeline team will provide the majority of the 40% affordable housing (planning compliant) for both schemes at the Coppetts Road site, as Moxon Street seems to be a better location, and will provide the Council with higher private sales receipts.

Re is in the process of working up both schemes for planning. The two planning applications will be dealt with separately, however, they will be submitted at the same time, and treated as one, but only in relation to providing the Council with an overall of 40% affordable housing across both sites.

## **6. RECOMMENDATIONS**

Recommendation is option B above. The anticipated purchase costs relating to this option is in the region of £750,000. This sum includes stamp duty, & legal fees but excludes other costs relating to the purchase, each landowner will be responsible for its own costs associated with the transaction.

By taking forward option B the Council is able to maximise the private sales values, and subsequently enhance (almost double – see Appendix 'A') the Council's land value & profit margin by enabling houses with private gardens to be built, rather than flats.

## **7. FOR FINANCIAL APPRAISALS ON BOTH SCHEMES – SCENARIOS, PLEASE SEE APPENDIX “A”**

**HEADS OF TERMS**  
**[DRAFT 03/7/15]**

for the purchase of freehold land adjacent to The Old Printworks, 25 Tapster Street,  
Barnet EN5 5TH

**1. PARTIES**

**Seller**

RICHARD MASON

Address:

**Buyer**

THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF  
BARNET of North London Business Park, Oakleigh Road South, London,  
N11 1NP.

**2. PROPERTY**

All that freehold land adjacent to The Old Printworks, Barnet EN5 5TH and  
shown edged in red on the attached plan.

**3. PURCHASE PRICE AND DEPOSIT**

- 3.1 The purchase price is £700,000 (seven hundred thousand pounds) plus any  
applicable VAT.
- 3.2 A deposit of 10% of the purchase price will be payable by the Buyer on  
exchange of contracts, to be held by the Seller's solicitor as stakeholder.

**4. TITLE**

The Property will be sold with full vacant possession on completion and free  
from any charges.

**5. FUTURE DEVELOPMENT**

The Seller and the Buyer acknowledge that each are proposing to carry out  
development of their property holdings, in the Buyer's case including the  
Property and its adjoining land fronting Moxon Street. Both parties will freely  
exchange information concerning their proposed schemes and will not object  
to the planning applications submitted by the other party. The developments  
will be self contained and it is not envisaged that access rights will be required  
to be granted / reserved over the other party's land.

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**Dated**

**2015**

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**THE MAYOR AND BURGESSES OF THE LONDON  
BOROUGH OF BARNET**

**(EMPLOYER)**

**-and-**

**[ ] LIMITED**

**(CONTRACTOR)**

---

**Pre-Construction Services Agreement in relation to  
[ ]  
Incorporating the conditions of the JCT Pre-Construction  
Services Agreement 2011**

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Interchange Place | Edmund Street | Birmingham B3 2TA  
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**BETWEEN**

- (1) **The Mayor and Burgesses of the London Borough** of Barnet of Building 4, North London Business Park, Oakleigh Road South, London, N11 1NP (**Employer**); and
  
- (2) [ ] **Limited** (company registered number [number]) and whose registered office is at [address] (**Contractor**)

**RECITALS**

**WHEREAS**

First the Employer wishes to have the following work carried out:

[ ]

at

[ ]

("the Project"), as described in greater detail in the document(s) identified in the Particulars, that work to be carried out under the main contract ("the Main Contract") provisions details of which are also given or referred to in the Particulars in accordance with the JCT Pre-Construction Services Agreement (2011 edition) and including Sections 1 to 10 and the Annexes thereto subject to the further amendments set out in Appendix 1 to this agreement;

Second the Employer's Agent for the pre-construction phase of the Project ("the Pre-Construction Period") is

[ ]

of

[ ]

or such other person as the Employer shall nominate and notify to the Contractor;



Third prior to the execution of this Agreement, the Contractor has submitted to the Employer a first stage tender/the initial proposal document(s) identified in the Particulars, on the basis of which the Employer has requested that, for the fee specified in **Annex A ("the Fee")** and other payments in accordance with this Agreement, the Contractor should during the Pre-Construction Period provide the pre-construction services listed in **Annex B**;

Fourth it is intended that work on the Construction Phase of the Project shall commence on site on [ ] ("**the Date of Possession**") with a duration initially estimated at [ ] weeks and that for the purposes Main Contract, not later than [ ] weeks prior to the Date of Possession:

- the Contractor should submit his Second Stage Tender and, where applicable, the Contractor's Proposals, and
- the Contract Sum should be agreed between the Parties

in conformity with the requirements (the "**Second Stage Tender Requirements**") identified in the Particulars;

## APPENDIX 1

### Schedule of Amendments to the JCT (2011) Pre-Construction Services Agreement

#### SECTION 1 – Definitions and Interpretation

##### Definitions

1.1 In the definition section, add at the following definitions at the appropriate alphabetical point:

""**Consultants**" means:

- [ ] as architect;
- [ ] as mechanical and electrical engineer;
- [ ] as structural engineer;
- [ ] as fire engineer; and
- [ ] as landscape architect"<sup>1</sup>

""**Notice to Proceed**" means a notice issued by the Employer to the Contractor stating its intention to proceed with the construction of the Works;"

#### SECTION 3 – Employer's General Obligations

##### Notice to Proceed

3.4 INSERT new clause 3.4:

"3.4.1 The Employer shall have sole discretion to decide whether it wishes to proceed with the Project.

3.4.2 If the Employer wishes to proceed with the Project, it shall issue a Notice to Proceed to the Contractor, attaching the Main Contract.

3.4.3 Upon receipt of a Notice to Proceed in respect of the Project, the Contractor shall:

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<sup>1</sup> To be tailored to the Contractor's design team

- (a) execute the Main Contract (in a form to be agreed between the parties) in respect of the Project and return the executed Main Contract to the Employer;
- (b) commence, carry out and complete the Project in accordance with the Main Contract;  
and
- (c) comply in all respects with the Building Contract.

3.4.4 The parties acknowledge and agree that unless the Employer has issued a Notice to Proceed the Employer shall be under no obligation to the Contractor other than as set out in this agreement (including being under no obligation with respect to any tender, further contract or other appointment to carry out part or all of the Project) and the Contractor shall have no claim against the Employer for:

- (a) loss of profit, loss of contract, loss of business, loss of chance or other similar loss;  
and/or
- (b) any indirect or consequential loss."

#### **Employer's limitation of liability**

3.5 INSERT new clause 3.5:

"3.5 For the avoidance of doubt, the Employer's maximum liability under this agreement, however that liability arises (including a liability arising by breach of contract, arising by tort, including the tort of negligence, or arising by breach of statutory duty), shall be limited to the Fee provided that this clause 3.5 shall not exclude or limit any liability of the Employer for death or personal injury caused by the Employer's negligence."

#### **SECTION 4 – Representatives and Contractor's Key Personnel**

##### **Contractor's Representative and the Contractor's Key Personnel - changes**

4.2.1 In line 2, after "Key Personnel" INSERT the following text:

"or any of the Consultants"

4.2.2 In line 1 after "Contractor's Personnel" INSERT the following text:

"or any of the Consultants"

### **Removal and replacement of Contractor appointees**

4.3 In line 2, after "Key Personnel" INSERT the following text:

"or any of the Consultants"

## **SECTION 7 - Insurance**

### **Professional Indemnity and Public Liability insurance**

7.1A INSERT new clause 7.1A:

"7.1A The Contractor shall during the Pre-Construction Period ensure that the Consultants maintain with reputable insurers that have a place of business in the United Kingdom:

- (a) Professional Indemnity insurance with limits of indemnity of the types and in amounts not less than those stated in the Particulars; and
- (b) Public Liability insurance in respect of death and personal injury or damage to property in a sum not less than the amount stated in the Particulars for any one occurrence or series of occurrences arising out of one event,

provided in the case of any renewal of Professional indemnity Insurance that it remains available at commercially reasonable rates."

## **SECTION 8 – Use of Contractor's Information, Confidentiality etc.**

8.1 DELETE clause 8.1 and SUBSTITUTE:

"8.1.1 The copyright in all drawings, reports, specifications, bills of quantities, calculations and other documents and information prepared by or on behalf of the Contractor in connection with the Pre-Construction Services (together referred to in this Clause 8.1.1 as "**the Documents**") shall remain vested in the Contractor but the Contractor hereby grants to the Employer and its appointees an irrevocable non terminable and royalty free licence to copy and use the Documents and to reproduce the designs and contents of them for any purpose relating to the Pre-Construction Services or the Project including but without limitation the construction, completion, maintenance, letting, promotion, advertisement, reinstatement and

repair of the Project. Such licence shall enable the Employer and its appointees to copy and use the Documents for any extension of the Project but shall not include a licence to reproduce the designs contained in them for any extension of the Project. The Employer and its appointees shall be entitled to assign the licence or grant sub-licences to any persons without the consent of the Contractor being required. The Contractor shall not be liable for any such use by the Employer or its appointees of any of the Documents for any purpose other than that for which the Documents were prepared or provided by the Contractor.

8.1.2 The licence referred to in clause 8.1.1 shall include the right to grant sub-licences and shall continue in force notwithstanding the expiry or termination of the Contractor's employment under this Agreement.

8.1.3 As contemplated by the Copyright Act 1956 and/or the Copyright, Designs and Patents Act 1988:

(a) to the extent that the Contractor is author of the Documents the Contractor waives; and

(b) to the extent that the Documents are prepared by others on behalf of the Contractor, the Contractor shall procure that such authors waive the rights as against the Employer, its successors in title, assignees and licensees to the extent that the exercise of such rights would prevent or impede the reproduction and use of the Documents and the designs contained in them for the purposes referred to in clause 2.9.1 hereto.

8.1.4 The Contractor shall, upon the written request of the Employer (but subject to reimbursement of the Contractor's reasonable photocopying charges) provide to the Employer and its appointees a copy of the Documents and such other information in relation to the Works as the Contractor can reasonably supply. The Contractor shall at any time on request allow the Employer and its appointee's access to the Documents.

8.1.5 The Employer grants to the Contractor a non-exclusive royalty free licence (or, as the case may be sub-licence) to make use of such documents and designs and other material produced by any consultant appointed by the Employer for the purpose of performing the Pre-Construction Services."

## **SECTION 9 – Assignment & Novation**

### **Restrictions on assignment**

9.1 DELETE Clause 9.1 and SUBSTITUTE:

"9.1.1 The Employer may at any time assign and/or charge the benefit of this agreement and shall give written notice of such assignment to the Contractor. The Contractor shall not assign and/or charge the benefit of this agreement without the prior written consent of the Employer.

9.1.2 The Contractor shall not be entitled to contend that any person to whom this agreement is assigned or novated shall be precluded from recovering under this agreement any loss incurred (whenever happening) by reason that such person is an assignee and not a named promisee hereunder."

### **Novation**

9.2 DELETE Clause 9.2 and SUBSTITUTE:

"9.2 In the event that the Employer decides not to issue a Notice to Proceed the Contractor shall, promptly on notice from the Employer given in accordance with Clause 1.4.2, ensure that each Consultant enters into a novation agreement with the Employer in the form of novation agreement specified in the Particulars or otherwise agreed."

### **Collateral Warranties**

9.3 INSERT new Clause 9.3:

"9.3 Within 14 days from a request by the Employer, the Contractor shall ensure that each of the Consultants shall provide collateral warranties in favour of the Employer. Such warranty shall be in the form of that attached to the Main Contract subject to amendment to refer to this agreement in place of the Main Contract."

## THE PARTICULARS

<p><b>Documents and Listings</b></p> <p>The following terms used in the Agreement refer to (or are defined by) the following documents and listings (as altered and updated from time to time in accordance with this Agreement).</p> <p><i>(Where the relevant document(s) or listing(s) form an Annex to this Agreement insert a reference to that Annex; in other cases, give the document title, reference number and date or other identifier (or where convenient and practicable, insert details here).)</i></p>		
<i>Clause etc.</i>	<i>Term/subject</i>	<i>Document/Listing</i>
First Recital	Project (detailed description)	[ ]
First Recital	Main Contract (type, conditions, amendments and other details of the proposed contract)	The JCT Design & Build Contract (2011) incorporating Amendment 1 dated March 2015 (CDM Regulations) and as further amended by schedule of special conditions as appended to this Agreement at <b>Annex C</b>
Third Recital	First Stage tender/Contractor's initial proposals	See document reference: [ ] appended to this Agreement at <b>Annex D</b>
Fourth Recital	Second Stage Tender Requirements (identify the Instructions to Tenderers and/or other relevant document(s).)	See document reference: [ ] appended to this Agreement at <b>Annex B</b>
2.1	Cost Plan	See document reference: [ ] appended to this Agreement at <b>Annex E</b>
2.1	Employer's Requirements	See document reference: [ ] appended to this Agreement at <b>Annex F</b>
2.1	Programme	See project programme appended to this Agreement at <b>Annex B</b>
2.1	Project Team	See Project Contact List – appended to this Agreement at

		<b>Annex G</b>
2.1	Third Party Agreements	[to confirm if applicable]
2.1.2	Contractor's Key Personnel  [Name]	[Function]
2.1.2	Contractor's Representative (as at the date of this Agreement)	[ ]
<b>Insurances</b>		
7.1.1	Professional Indemnity Insurance	£10,000,000 any one claim or series of claims arising out of one event
7.1.2	Public Liability insurance	Is required with a limit of indemnity of £[20,000,000]
7.1A	Professional Indemnity insurance	[to include levels in respect of the Consultants]
<b>Assignment and Novation</b>		
9.2	The form of Novation	Novation Agreement CIC/NovAgr first edition 2004 – published by the Construction industry
<b>Suspension</b>		
10.2	Period (if other than 6 months)	6 months
<b>Adjudication</b>		
10.7	Adjudication	The Adjudicator shall be nominated by the Technology & Construction Solicitor's Association



This Agreement has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

Executed as a Deed by the **Employer**

by affixing hereto the common seal of

**The Mayor and Burgesses of the London**

**Borough of Barnet**

In the presence of:

\_\_\_\_\_

Signature

Executed as a Deed by the **Contractor**

acting by a Director and the Company Secretary/Director

of [            ] **Limited**

Director: \_\_\_\_\_

Signature

Director/

Company Secretary: \_\_\_\_\_

Signature

**ANNEX A Fee, Rates, Additional Payments and Reimbursable Expenses**

\* Delete as appropriate

**The Fee**

1.

\* The Fee is the fixed Sum of £[ ]

\* The Fee comprises the fixed Sum of £[ ] together with [ ]

\* The Fee is to be calculated as follows:

[ ]

Additional terms relating to the amount of calculation of the Fee are:

[ ]

**Payment of the Fee etc.**

2.

The Fee shall become due and payable in accordance with section 6 at the following dates/stages/milestones and the following amounts or percentages

[Application date/or stage/milestone at which due]	[Percentage of Fee or amount]

**Contractor's Project Staff- Applicable rates**

3.

The \*daily/weekly all-in rate for necessary extension of the Pre-Construction Services works (and for the purposes of any apportionment under clause 10.6.2.1) is

£[ ] based on the Contractor's Project Staff of:

No	[Persons/Grade]	Rate per hour/day
		£[ ] per

**Additional Services**

4.

The rates specified above shall apply (so far as properly applicable) for the purposes of any Additional Services (or events or causes with clause 5.2) \*subject to the following:

[ ]

**Reimbursable Expenses**

5.

Subject to their being properly and necessarily incurred for the purposes of the Project, the following expenses/disbursements of the Contractor shall be reimbursable by the Employer up to the maximum amount or rate specified below or as otherwise agreed in writing from time to time:

Type	Maximum amount/rate
[ ]	[ ]
[ ]	[ ]

Save as otherwise agreed in writing, all other expenses and disbursements shall be deemed to be included in the Fee.

**Supporting Documents**

6.

Each application that includes any of the following types of charges or expenditure should be accompanied by the following documents:

Charge/Expenditure	Documentation
[ ]	[ ]
[ ]	[ ]

**VAT**

7.

All amounts and rates shown above are exclusive of VAT.

## **ANNEX B**

### **Pre-Construction Services<sup>2</sup>**

Programme preparation

Construction advice (including value engineering/buildability advice)

Cost advice

Procurement and specialist design development services

Establishment of management and communications systems for the Construction Phase

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<sup>2</sup> Indicative list only – to be reviewed

**ANNEX C**

**Schedule of Contract Amendments and Contract Particulars**

**ANNEX D**

**First stage tender / Contractor's Initial Proposals**

**Ref: [ ]**

**ANNEX E**

**Cost Plan**

**Ref: [ ]**

**ANNEX F**

**Employer's Requirements**

**Ref: [ ]**




**ANNEX G**

**Project Team**

**Ref: [ ]**

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	<p style="text-align: center;"><b>Assets, Regeneration and Growth Committee</b></p> <p style="text-align: center;"><b>7 September 2015</b></p>
<p style="text-align: right;"><b>Title</b></p>	<p><b>Assets, Regeneration and Growth Committee - Work Programme</b></p>
<p style="text-align: right;"><b>Report of</b></p>	<p>Chief Operating Officer Commissioning Director, Growth and Development</p>
<p style="text-align: right;"><b>Wards</b></p>	<p>All</p>
<p style="text-align: right;"><b>Status</b></p>	<p>Public</p>
<p style="text-align: right;"><b>Enclosures</b></p>	<p>Appendix A - Committee Work Programme August 2015 to May 2016</p>
<p style="text-align: right;"><b>Officer Contact Details</b></p>	<p>Faith Mwende: <a href="mailto:faith.mwende@barnet.gov.uk">faith.mwende@barnet.gov.uk</a> 020 8359 4917</p>

### Summary

The Committee is requested to consider and comment on the items included in the 2015/16 work programme

### Recommendations

1. That the Committee consider and comment on the items included in the 2015 work programme

## **1. WHY THIS REPORT IS NEEDED**

- 1.1 The Assets, Regeneration and Growth Committee Work Programme 2015/16 indicates forthcoming items of business.
- 1.2 The work programme of this Committee is intended to be a responsive tool, which will be updated on a rolling basis following each meeting, for the inclusion of areas which may arise through the course of the year.
- 1.3 The Committee is empowered to agree its priorities and determine its own schedule of work within the programme.

## **2. REASONS FOR RECOMMENDATIONS**

- 2.1 There are no specific recommendations in the report. The Committee is empowered to agree its priorities and determine its own schedule of work within the programme.

## **3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED**

- 3.1 N/A

## **4. POST DECISION IMPLEMENTATION**

- 4.1 Any alterations made by the Committee to its Work Programme will be published on the Council's website.

## **5. IMPLICATIONS OF DECISION**

### **5.1 Corporate Priorities and Performance**

- 5.1.1 The Committee Work Programme is in accordance with the Council's strategic objectives and priorities as stated in the Corporate Plan 2013-16.

### **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 The Terms of Reference of the Assets, Regeneration and Growth Committee is included in the Constitution, Responsibility for Functions, Annex A.

### **5.4 Risk Management**

- 5.4.1 None in the context of this report.

### **5.5 Equalities and Diversity**

- 5.5.1 None in the context of this report.

5.6 **Consultation and Engagement**

5.6.1 None in the context of this report.

6. **BACKGROUND PAPERS**

6.1 None.

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**London Borough of Barnet  
Assets, Regeneration and  
Growth Committee Work  
Programme  
August 2015 - May 2016**

Contact: Faith Mwende: 0208 359 4917, Email: [faith.mwende@barnet.gov.uk](mailto:faith.mwende@barnet.gov.uk)

Title of Report	Overview of decision	Report Of ( <i>officer</i> )	Issue Type (Non key/Key/Urgent)
7 September 2015			
Land to the rear of 71 Holden Road, North Finchley, N12 7DR	To consider objections to proposal to dispose of Public Open Space	Chief Operating Officer (Director of Finance / Section 151 Officer)	Key Issue
Youth Zone	To approval the proposal to build a 'Youth Zone' in the west of the borough, within the wards of Colindale or Burnt Oak.	Commissioning Director, Children and Young People	Key Issue
Barnet Development Pipeline, Tranche 1 - Moxon Street Business Case	To approve the business cases for the Moxon Street Development, including purchasing adjoining land to enhance the development	Commissioning Director, Growth and Development, Director of Place (Re)	Key Issue
Pocket Development, Disposal of Land Fronting B &Q, Cricklewood Lane	To approve a proposed land disposal and the subsequent mixed tenure development on the plot.	Commissioning Director, Growth and Development, Director of Place (Re)	Key Issue
Community Asset Implementation Plan	To approve the Community Asset Implementation Plan which sets out how the Community Asset Strategy will be implemented	Chief Operating Officer (Director of Finance / Section 151 Officer)	Key Issue
Burnt Oak High Street Fund	To approve the spending of High Street Fund monies.	Commissioning Director, Growth and Development	Non Key Issue



<b>Subject</b>	<b>Decision requested</b>	<b>Report Of</b>	<b>Contributing Officer(s)</b>
Assets, Regeneration and Growth Annual Performance Report	To receive an update on the implementation of the Committee's Commissioning Plan	Chief Operating Officer (Director of Finance / Section 151 Officer), Commissioning Director, Growth and Development	Non Key Issue
<b>30 November 2015</b>			
Brent Cross Cricklewood - Shareholder Board	To approve the establishment of a Shareholder Board to exercise the Council's responsibilities as a shareholder in the proposed Brent Cross South Joint Venture with Argent Related.	Commissioning Director, Growth and Development	Key Issue
Business Planning 2016/17	To approve the business planning for 2015/16	Commissioning Director, Growth and Development	Key Issue
Daws Lane	To agree the detailed proposals around the redevelopment of Daws Lane as a community hub.	Chief Operating Officer (Director of Finance / Section 151 Officer)	Non Key Issue
Entrepreneurial Barnet - Social Enterprise	To approve the establishment of a social enterprise to deliver business support.	Commissioning Director, Growth and Development	Key Issue
Amendments to Grahame Park Principal Development Agreement - Colindale HQ	To approve amendments to the Grahame Park Principal Development Agreement, to facilitate the release of land for a new Council building in Colindale.	Director of Place (Re)	Key Issue

<b>Subject</b>	<b>Decision requested</b>	<b>Report Of</b>	<b>Contributing Officer(s)</b>
Brent Cross Cricklewood Thameslink Delivery and Funding Strategy	To approve the Brent Cross Cricklewood Thameslink Delivery and Funding Strategy	Commissioning Director, Growth and Development	Key Issue
Entrepreneurial Barnet - Annual Report	To approve the Entrepreneurial Barnet Annual Report	Commissioning Director, Growth and Development	Key Issue
30a, 30b, 30c, Alexandra Road N10	To approve authority for the Appropriation of the property from planning purposes to the Council's Housing Revenue Account, following completion of the development of the site as houses to provide 3 new social housing units.	Chief Operating Officer (Director of Finance / Section 151 Officer)	Non Key Issue
Assets, Land and Property Transactions for Approval	To approve transactions relating to individual buildings and sites	Chief Operating Officer (Director of Finance / Section 151 Officer)	Key Issue
14 March 2016			
Brent Cross Cricklewood - Joint Venture Company	To approve the establishment of a Joint Venture Company with Argent Related to deliver the development at Brent Cross South.	Commissioning Director, Growth and Development	Key Issue

<b>Subject</b>	<b>Decision requested</b>	<b>Report Of</b>	<b>Contributing Officer(s)</b>
Brent Cross Cricklewood	To approve the first business plan of the Joint Venture Company to deliver the development at Brent Cross South.	Commissioning Director, Growth and Development	Key Issue
Fees and Charges relating to Assets, Regeneration and Growth	To approve the Fees and Charges relating to the functions of the Assets, Regeneration and Growth Committee for 2016/17	Chief Operating Officer (Director of Finance / Section 151 Officer)	Key Issue
Regeneration Strategy	To approve an updated regeneration strategy for consultation.	Commissioning Director, Growth and Development	Key Issue
Development pipeline Programme Tranche 2	To receive business cases for the following projects, and authorise next steps. <ul style="list-style-type: none"> <li>1. Older People's Housing (Full Business Case)</li> <li>2. Private Rented Sector development on Council Land (Full Business Case)</li> </ul>	Commissioning Director, Growth and Development	Key Issue
Annual Regeneration Report	To approve the Annual Regeneration Report including an update report on the Growth & Regeneration Programme.	Commissioning Director, Growth and Development	Key Issue
Assets, Land and Property Transactions for Approval	To approve transactions relating to individual buildings and sites	Chief Operating Officer (Director of Finance / Section 151 Officer)	Key Issue

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

## AGENDA ITEM 17

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of the Local Government Act 1972.

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of the Local Government Act 1972.

## AGENDA ITEM 18

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of the Local Government Act 1972.

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