

	<b>Assets, Regeneration and Growth Committee</b>  <b>8<sup>th</sup> September 2014</b>
<b>Title</b>	<b>Dollis Valley Estate Regeneration Scheme Bring Forward the Delivery of Phase 2</b>
<b>Report of</b>	Director of Place (Re), Stephen McDonald
<b>Wards</b>	Underhill Ward
<b>Status</b>	Public
<b>Enclosures</b>	<p>Appendix: 1. Site Location Plan Phase 2 – Drawing No. B/02349/14</p> <p>Appendix: 2. Proposed Layout Plan Phase 2 – Drawing No.2378-A-121</p> <p>Appendix: 3. Existing Layout Plan Phase 2a - Drawing No.H00373-103</p> <p>Appendix: 4. Proposed Layout Plan Phase 2a - Drawing No. H00373-101</p> <p>Appendix: 5. Existing Layout Plan Phase 2b - Drawing No.H00373-104</p> <p>Appendix: 6. Proposed Layout Plan Phase 2b - Drawing No. H00373-102</p>
<b>Officer Contact Details</b>	<p>Tony Westbrook, Head of Regeneration (Re) – 020 8359 7381</p> <p>Michael Spyrides, Senior Regeneration Officer – 020 8359 2941 – <a href="mailto:Michael.Spyrides@Barnet.gov.uk">Michael.Spyrides@Barnet.gov.uk</a></p>

## Summary

Phase 1 of the Dollis Valley Estate regeneration scheme is under construction and on programme, with the first units expected to be handed over in March 2015.

The reserved matters planning application for Phase 2 was unanimously approved by the members of the Planning Committee on the 30<sup>th</sup> July 2014.

The existing Phase 2 land parcel consists of blocks of flats, blocks of garages, grassed areas and verges, and is separated by Dollis Valley Way (Appendix 1). The Phase 2 demolition and building works programme consisting of 163 residential dwellings (Appendix 2) are scheduled to commence in March/April 2015.

The parties have revisited the building works programme, and it would be possible by splitting the Phase 2 land parcel into two, namely, existing non-residential areas (2a – Appendices 3 + 4) and existing residential areas (2b – Appendices 5 + 6) to commence the building works on 2a in September/October 2014, some 6 months earlier than planned. The advantages of this revision will bring forward the entire project, and in particular, much needed affordable housing elements which would also assist the decanting process generally. Also, the financial consequence to the Council is that it will receive part of the minimum land value payments for Phase 2 several months earlier than anticipated.

The Dollis Valley Regeneration officers together with the council's partners are now in a position to finalise the Phase 2 building works programme and method statement proposals.

This report seeks authority for the Strategic Director, Growth & Environment to;

- Agree and enter into a variation of the Regeneration Agreement to accommodate these proposals.
- Agree and enter into any other associated scheme documents, including building licences that may be required to accommodate these proposals.

## Recommendations

- 1. That the Committee note the progress to date and approve the bringing forward of Phase 2 of the Dollis Valley Estate Regeneration Scheme.**
- 2. That the Committee delegate authority to the Strategic Director, Growth & Environment, acting in consultation with the Chairman of the Assets, Regeneration & Growth Committee, to agree and enter into a variation of the Dollis Valley Regeneration Agreement, and any other associated documents, including building licences, that may be required, to accommodate these proposals.**

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

- 1.1 This report seeks authority for the Strategic Director, Growth and Environment to agree, through negotiations with Countryside Properties (UK) Limited (CP) (the partner) and London & Quadrant Housing Trust (L&Q) (the RP), to ultimately bring forward the entire regeneration development project by no less than four to six months, by splitting the Phase 2 land parcel into two sections. This will also bring forward receipt of minimum land value payments that are due to the council under the terms of the Regeneration Agreement.
- 1.2 The Dollis Valley Regeneration Agreement became unconditional on the 4<sup>th</sup> February 2014, and sets out the proposed development to be constructed over 5 Phases and is estimated to be completed within 7 years. The construction works on Phase 1 commenced soon thereafter.
- 1.3 The proposed regeneration site consisted of 441 residential units, and a small number of commercial buildings.
- 1.4 A hybrid planning application was granted in October 2013 (Phase 1 Detailed and Phases 2-5 Outline – Reserved Matters) for the construction of up to 631 new residential units to be provided as a mix of houses and flats with 230 for social rent, 20 intermediate units and 381 units for private sale, together with a new community centre and associated café, community nursery school, open spaces, and a new central access road from Mays Lane.
- 1.5 This report seeks authority for the Strategic Director, Growth and Environment to vary the Dollis Valley Regeneration Agreement, and to enter into any other associated documents that may be required to accommodate these proposals.

## **2. REASONS FOR RECOMMENDATIONS**

- 2.1 As set out above, the recommendations will ultimately bring forward the entire regeneration development project by no less than four to six months. Revising the existing programme of works on Phase 2 has no impact at all on any of the contracted deliverables within the Regeneration Agreement. The entire design and layout of Phase 2 will remain intact, and will be in accordance with the planning consent obtained. The proposals merely relate to the methodology of construction and the timeframe for its delivery.
- 2.2 The entire proposed Phase 2 layout will consist of 163 residential dwellings comprising of 84 houses and 79 apartments (Appendix 2). The parties have revisited the anticipated programme of works, and it would be possible (by splitting the Phase 2 land parcel into two, namely, existing non-residential areas = parcel 2a - North of Dollis Valley Way (Appendices 3 + 4) and existing residential areas = parcel 2b - South of Dollis Valley Way (Appendices 5 + 6)) to commence building works on 2a in September/October 2014, some 6 months earlier than planned.
- 2.3 The advantages of this revision will bring forward the affordable housing elements in Phase 2 (63 units on phase 2 alone – 42% of total phase 2 units),

and in particular, much needed 4 bedroom units, which would also assist the decanting process generally. Also, the financial consequence to the Council is that it will receive part of the minimum land value payments for Phase 2 several months earlier than anticipated, under the regeneration agreement.

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

- 3.1 *Do Nothing* – the scheme would continue to be delivered as per the existing phasing plan set out in the Regeneration Agreement. This would mean that the opportunity to bring forward the development, including affordable housing and land payments, would be missed.
- 3.2 Options to expedite the delivery of the project, without affecting the existing residents, nor the quality of the construction, will always be considered, as it is in all the parties best interests that the project is completed as soon as practicably possible.

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

- 4.1 The Council together with its partners will seek to conclude all the necessary paperwork described above, as soon as practicably possible, and for the revised programme of works to commence very soon thereafter.

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

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

5.1.1 The Dollis Valley Estate is designated as one of the Council's Priority Housing Estates for Regeneration in its Local Plan (Core Strategy) Development Plan Document (2012). It forms part of the Barnet's Place Shaping Strategy, the Three Strands Approach 'Protection, Enhancement and Growth' which seeks to guide regeneration in the Borough. There is a recognised need for physical improvements to the Estate in order to tackle the poor quality built environment and the current isolation of the estate from the surrounding area as well as its ability to deliver new housing and create a new revived neighbourhood. The redevelopment of the Estate (along with other similar housing estates within the Borough) has been a longstanding priority for the Council for many years.

5.1.2 The Dollis Valley Regeneration Scheme supports the Corporate Plan 2013 - 2016 priority of '*To maintain the right environment for a strong diverse local economy*' and the strategic objective under this priority is to sustain Barnet by '*promoting growth, development and success across the Borough*'.

5.1.3 The scheme also supports the corporate priorities and the Sustainable Community Strategy 2010-2020 through the following core values:

*'Sharing opportunities for success'* and *'choice and responsibility'* – the new

development will provide 631 new good quality homes as well as quality open spaces, improved parking provision, a new community centre with nursery school facilities and employment opportunities.

The scheme will establish a new and sustainable neighbourhood in which people want to live, work and prosper within a growing, mixed strong community.

The development will also offer more choice by providing a number of different housing options such as shared equity, shared ownership and private homes for sale to residents and those in the wider community.

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

5.2.1 By varying the Regeneration Agreement further to the recommendations above, the financial consequence to the Council is that it will receive its minimum land values payments for part of Phase 2 and, because of the bringing forward of the construction timetable, potentially also for each of the remaining four phases several months earlier than anticipated.

## **5.3 Legal and Constitutional References**

5.3.1 Section 1 of the Localism Act 2011 provides local authorities with a broad power to do anything that individuals may do subject to any specific restrictions on local authorities contained in legislation. This legislation and the specific property disposal powers in the Local Government Act 1972 empowers the Council to enter into the additional documentation recommended in this report.

5.3.2 The development partners will continue to comply with the requirements of the Regeneration Agreement prior to transferring land comprised within the regeneration phases, including progressing applications for highways stopping up orders where necessary.

5.3.3 If the proposed changes to the phasing timetable require any variation to the Section 106 planning agreement for the scheme, then these will be progressed through the proper planning process.

5.3.4 Constitution, Responsibility for Functions, Membership and Terms of reference of Committees – the terms of reference of the Assets, Regeneration and Growth Committee includes:

5.3.5 Developing and overseeing a Regeneration Strategy;

5.3.6 Oversee major regeneration schemes – including those of key social housing estates; and

5.3.7 Asset management i.e. all matters relating to land and buildings owned, rented or proposed to be acquired or disposed of by the Council.

## **5.4 Risk Management**

5.4.1 The proposed scheme has 5 Phases of development and is estimated to be completed within seven years. The Phase 1 of the regeneration is now well under construction and on programme, with the first units expected to be handed over in March 2015. Not progressing with the recommendations above merely keeps the project on its original programme of works and timeframe, and this opportunity to bring the project forward will be missed.

## **5.5 Equalities and Diversity**

5.5.1 The Council is committed to improving the quality of life and wider participation for all in the economic, educational, cultural, social and community life of the borough. The Dollis Valley Regeneration Scheme will provide a mix of affordable, intermediate and private sale flats and houses. The new mixed tenure housing will improve the community cohesion in an area with a highly diverse population. It will provide increased choice and opportunity for Barnet residents. This supports the overall aim of the Council's Equalities Policy and the Council's duties under the Equality Act 2010.

5.5.2 Delivery of the regeneration scheme is being conducted in consultation with the Dollis Valley Partnership Board which represents the interests of all residents of the Dollis Valley Estates. The Partnership Board is consulted on all aspects of delivery including the planning process, scheme design, and decanting and estate management issues.

## **5.6 Consultation and Engagement**

5.6.1 The Council together with its Regeneration Agreement partners have now met on several occasions and have discussed the proposals at length with HB Public Law, LBB Planning & Highways, and others including Barnet Homes, and next steps have been agreed between the parties to progress the proposal of bringing forward Phase 2.

5.6.2 The proposals have also been discussed at the Dollis Valley Partnership Board, which comprises of several estate residents who also represent the estate's residents, representatives from the Council, and its Regeneration Agreement partners. This Board is very supportive of these proposals, and the earlier loss of grassed areas which are not used for recreational purposes, together with disused garages, will not be missed. The wishes of the Dollis Valley Partnership Board are for the regeneration project to be completed as soon as practicably possible, and support escalating the project as proposed.

5.6.2 Amendments to the Dollis Valley Regeneration Agreement will need to be formally agreed by all the Dollis Valley Regeneration Agreement partners.

## **6. BACKGROUND PAPERS**

- 6.1 In 2011, following a competitive dialogue process, Countryside Properties (UK) Limited (CP) (the partner) and London & Quadrant Housing Trust (L&Q) (the RP) were selected as Barnet Council's preferred development partners.
- 6.2 Cabinet Resources Committee, 11 November 2011 (Decision 5) approved amongst others:
  1. Countryside Properties (UK) Limited, London & Quadrant Housing Trust as the Council's preferred development partner for the regeneration of the Dollis Valley Estate; and authorised entering into a Regeneration Agreement between partners for the Dollis Valley Scheme.
- 6.3 Cabinet Resources Committee, 4 April 2012 (Decision 6) approved amongst other items the appropriation of land on the Dollis Valley site to planning purposes.
- 6.4 In 2012 (1<sup>st</sup> October), the Council entered into a Regeneration Agreement with Countryside Properties (UK) Limited and London & Quadrant Housing Trust for the delivery of the regeneration. Following the selection of Countryside Properties and London & Quadrant Housing Trust, officers were engaged in detailed pre-application discussions leading to the submission of a planning application for planning permission in February 2013.
- 6.5 In June 2013 (17<sup>th</sup> June), a Resolution to Grant Planning Permission (Detailed consent for Phase 1 & Outline Consent for Phases 2-5) was passed by the Planning & Environmental Committee. This was subject to the necessary Greater London Authority approvals, which have now been received.
- 6.6 In October 2013 (1<sup>st</sup> October), Full Planning Permission/Decision Notice for Phase 1 of the Dollis Valley proposed regeneration scheme was granted by the Planning & Environmental Committee.
- 6.7 The Compulsory Purchase Order was appropriately signed and sealed by the Council on the 29<sup>th</sup> July 2014.
- 6.8 The Reserved Matters Planning Application for Phase 2 was unanimously approved by the members of the Planning & Environmental Committee on the 30<sup>th</sup> July 2014.