

# Appendix 1 | Annual report

## Growth and Regeneration Programme



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## INTRODUCTION

Since 2015 Barnet has become the most populous borough in London with 393,000 residents. With this in mind the next 5 years represents a great opportunity for Barnet residents and businesses, with the borough set to benefit from a growing economy and local investment in regeneration. This is an essential part of Barnet Council's Strategy with growth, housing, and responsible regeneration indispensable for the borough; revitalising communities, providing new homes and jobs, and delivered in a manner that protects the things residents love.

Growth will generate more money for the council to spend on local services. The council's existing regeneration programme will see £6bn of private sector investment over the next 25 years, create around 27,000 new homes and up to 30,000 new jobs. The programme will also generate £11m of additional recurrent income for the council by 2020.

Some residents will need extra help to take advantage of the opportunities that growth will bring, so we're providing targeted help for those that need it, and commissioning a range of partnership services to help residents into work.

The Regeneration Programme will help the Council become financially sustainable by maximising local sources of revenue, including Council Tax, businesses rates, and increased income through commercialisation. Capital receipts and revenue income from development will outstrip increased demand for services; and through the use of Section 106 agreements, we're ensuring that developers invest in the borough by providing apprenticeships and facilities for local communities.

A key part of Barnet's strategy is capital investment in infrastructure now, to gain in the medium to long term. The borough will benefit from investment of £550m between 2016 and 2020 funded from capital receipts,

borrowing, revenue and external grants. This will include £50m investment in improving the condition of the borough's roads and pavements, consistently the top local priority for residents, over the next five years.

Housing and employment are essential elements to achieving a good quality of life, and we believe that people who contribute to the life of the Borough should be able to live here, in good quality homes that they can afford. We want everyone in Barnet to have access to a good job and good housing, or a better job and better housing, so that the borough remains a place where people want to live and work.

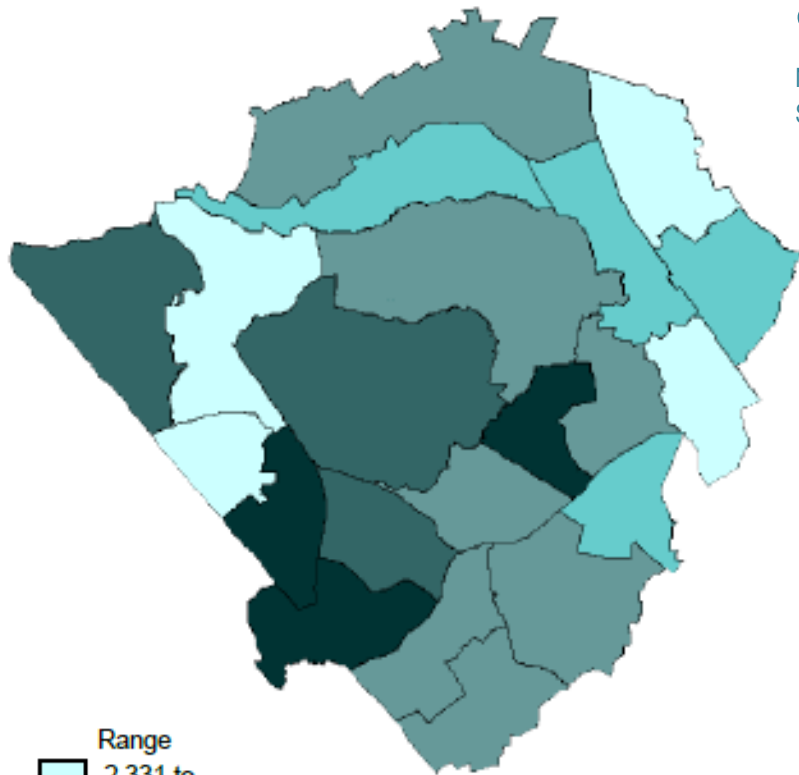
We are building more than 20,000 new homes by 2025 through our regeneration programme, the most in outer London, with more being delivered through a pipeline of future brownfield redevelopment, and working with developers to identify land owned by the council which could provide sites for housing now, rather than selling it on the open market which could result in development being delayed. We are also investing in our key Town Centres ensuring that they are well-connected, and accessible using a range of transport options, with attractive public realm and a sustainable mix of retail, leisure, business and residential use.

A thriving local economy is essential to maintaining the supply of jobs, and income for the council that will help to support the future prosperity of the borough. The Entrepreneurial Barnet strategy aims to ensure that Barnet is the most attractive place in London to start up and run a business, building on the high levels of skill, mobility and flexibility that characterise the local labour market.



## KEY FACTS

Barnet's Concentration of Employment by Ward.



# 2,020

NO OF MICRO BUSINESSES

In Barnet employing 5 to 9 people. This is the second highest in London, with City of London first with 2,210 micro businesses of this size.

# 87%

NO OF START UPS SURVIVING THEIR 1<sup>ST</sup> YEAR

While 2,995 businesses started up in 2013, 2,615 survived the first year. But the most recent three year survival rates for Barnet (2009-12) showed that 53.1% of businesses survived after 3 years.

# 32%

EMPLOYEES IN PROFESSIONAL OCCUPATIONS

With 57,600 jobs in this class, within Barnet, it is the highest of all job classes. The next highest is associated professional and technical with 23,400 (13.3%).

# 11.5%

INCREASE IN 85+ AGE CLASS FROM 2011-2016

This is the highest increase of any of the age classes, with the next highest 0-19 and 40-64 both at just under 7%. The growth in the younger population over the next 10 years is predicted to be greater than other cohorts as a consequence of regeneration programmes and recent high birth rates.

# £2.12

RETURN IN SOCIAL VALUE FOR EVERY POUND SPENT

The amount gained in terms of social return on investment for every pound spent on the Platforms Programme managed by Regional Enterprise Skills and Employment Team.



- 539** New homes delivered in 2015/16 from the Regeneration Estates including Millbrook Park, 463 private, 72 affordable, and 76 social rent homes.
- 60%** The rate of increase on the previous year's homes delivered.
- 563** New homes forecast to be completed across the Regeneration Estates and Millbrook Park over the next financial year 2016/17, comprising 377 private and 186 affordable homes.
- 1,914** The total number of new homes delivered within the Regeneration Estates and Millbrook Park since 2010, 1,206 private (61%) and 780 affordable (39%).
- 3,108** The net total number of new homes delivered in Colindale alone up to the end of March 2016.
- 5,022** The total number of new homes delivered over the entire Regeneration Programme between 2010 and March 2016.

In regenerating our estates and providing tenants with new, modern, quality homes; existing tenants need to be rehoused to enable demolition of the former estate buildings. Where we can, tenants are rehoused directly into their new homes which are built prior to the demolition of their old blocks. Tenants who have secure rights to social rent housing are housed permanently in their new home.

Tenants who do not have secure rights will be assessed and if appropriate will be offered secure tenancies in new homes. Where ever possible those tenants who do not obtain secure rights following assessment will be housed in long term temporary accommodation in the surrounding area. In the current phases of Estate Regeneration schemes, where tenants have been rehoused, we have been able to give 50% secure tenancies.

Homelessness is an increasing problem across London. The number of households presenting as homeless, and being accepted as homeless, has increased significantly over the past five years. As a consequence the number of new admissions into temporary accommodation, used for households that are homeless, has also risen.

Barnet Council has taken action to reduce the number of homeless households living in emergency temporary accommodation and, in doing so, has enabled more families to remain close to their support networks in Barnet and in more settled accommodation.

This has been achieved through:

- Increasing focus on early intervention and homelessness prevention measures.
- Formation of a Welfare Reform Taskforce to work closely with households affected by welfare reform to minimise the risk of homelessness.
- Undertaking a financial assessment as part of the housing application and signposting applicants to debt advice.
- Increasing the effectiveness of our private rented sector procurement strategy, including the launch of the Let2Barnet team and landlord incentive scheme for private sector landlords.
- Sourcing affordable accommodation in less expensive areas outside of Barnet.

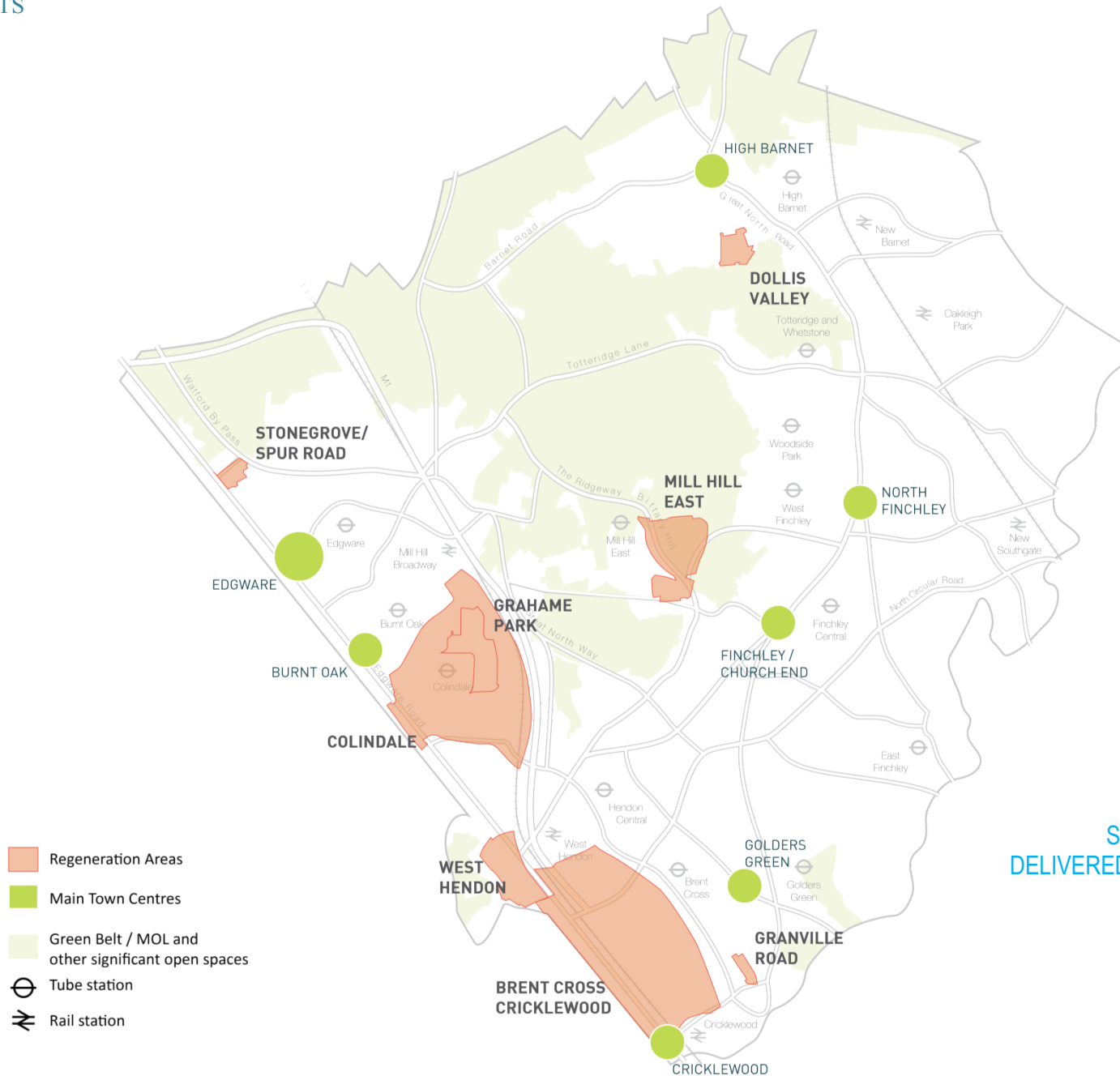
## HOW ACCURATE ARE OUR FORECASTS OF HOUSING

The Table to the right shows the forecast and actual numbers of homes delivered by the Regeneration Estates and Millbrook Park over the last year:

- **667** - The original forecast of homes that would be delivered over the year as detailed in the 2014/15 annual regeneration plan, 419 private 248 affordable.
- **629** - The forecast of homes to be delivered following a reviewed at the beginning of the year, 543 private 86 affordable.
- **539** - The actual number of homes delivered in 2015/16, 451 private 88 affordable.
- **563** – The forecast of homes to be delivered through the Regeneration Estates and Millbrook Park in 2016/17, 377 private 186 Affordable.
- **580** – The forecast of homes to be delivered through the regeneration of Colindale in 2016/17.

Forecasting homes to be delivered is difficult, developers change phasing and issues such as bad weather, or unforeseen site conditions, can delay completions. That said through increased monitoring of delivery, forecasting is getting better. Initially 667 homes were forecast for completion in 2015/16. However, following a review of the Stonegrove scheme earlier in the year it was clear that 159 affordable homes would not be delivered in 2015/16, leading to a revised forecast of 629 completions overall. Whilst Dollis Valley, Grahame Park, and West Hendon more or less achieved target, Millbrook Park and Stongrove have been under target. A tranche of 72 homes at Stonegrove, with expected delivery March 2016, have been slightly delayed with delivery now in April 2016. The nature of the Millbrook Park scheme makes it difficult to forecast or influence delivery, as essentially parcels of land are sold to developers who will then build out plots to their own programme.

<i>Scheme</i>	<i>Type</i>	<i>Actual</i>	<i>Forecast</i>	<i>Net</i>
<b>Dollis Valley</b>	Private	61	61	0
	Affordable	32	40	-8
	<b>Total</b>	<b>93</b>	<b>101</b>	<b>-8</b>
<b>Grahame Park</b>	Private	52	52	0
	Affordable	0	0	0
	<b>Total</b>	<b>52</b>	<b>52</b>	<b>0</b>
<b>Millbrook Park</b>	Private	133	146	-13
	Affordable	0	46	-46
	<b>Total</b>	<b>133</b>	<b>192</b>	<b>-59</b>
<b>Stonegrove</b>	Private	75	142	-67
	Affordable	41	0	41
	<b>Total</b>	<b>116</b>	<b>142</b>	<b>-26</b>
<b>West Hendon</b>	Private	130	142	-12
	Affordable	15	0	15
	<b>Total</b>	<b>145</b>	<b>142</b>	<b>3</b>
<b>Total Affordable</b>		<b>88</b>	<b>86</b>	<b>2</b>
<b>Total Private</b>		<b>451</b>	<b>543</b>	<b>-92</b>
<b>Grand Total</b>		<b>539</b>	<b>629</b>	<b>-90</b>



**27,000+**  
NEW HOMES BUILT  
ACROSS THE  
REGENERATION  
PROGRAMME

**30,000+**  
NEW JOBS CREATED  
THROUGH THE  
REGENERATION  
PROGRAMME

**10**  
SCHOOLS ACROSS  
PRIMARY, SECONDARY &  
HIGHER EDUCATION LEVELS

**+91,509**  
SQM OF RETAIL & COMMERCIAL SPACE  
DELIVERED IN BRENT CROSS SHOPPING CENTRE

**£11m+**  
RECURRENT INCOME TO  
THE COUNCIL BY 2020



## REGENERATION PROGRAMME KEY OUTPUTS

HOUSING	EDUCATION	HIGHWAYS & TRANSPORT	COMMERCE & EMPLOYMENT
<ul style="list-style-type: none"> <li>Over 27,000 new homes will be delivered through the programme.</li> <li>19,210 private and 7,896 affordable homes are currently forecast to be delivered by the programme.</li> <li>30% affordable housing will be delivered by the regeneration programme.</li> <li>Excluding Colindale the programme is currently forecast to deliver 16,734 homes (464 will be retained). 5005 will be affordable (30%). (Current figures 2,925 rented, 2,080 shared ownership).</li> </ul>	<ul style="list-style-type: none"> <li>10 new and replacement schools across Borough at Primary and Secondary level, plus new college and university buildings.</li> <li>Enable access to employment &amp; apprenticeship opportunities.</li> <li>Skills training programmes in regeneration areas.</li> <li>New nursery provision and replacement children's centres.</li> </ul>	<ul style="list-style-type: none"> <li>New mainline station and bus interchange at Brent Cross.</li> <li>Improvements to Brent Cross and Colindale tube stations.</li> <li>Bus service and infrastructure improvements across Borough.</li> <li>New, improved, and realigned strategic road linkages and junction improvements.</li> <li>New and improved pedestrian and cycle routes.</li> </ul>	<ul style="list-style-type: none"> <li>c116,500 sqm of retail space, including 91,500 sqm in Brent Cross.</li> <li>Up to 20,000 jobs over lifetime of projects (inc. construction).</li> <li>New and improved town centres, incl. business engagement initiatives.</li> <li>500 workplace and training opportunities for young people through the NEET Platforms project.</li> <li>Over 100 vacancies filled by local people at Brent Cross Shopping Centre, including 45 Barnet residents, who were previously unemployed.</li> </ul>
COMMUNITY	HEALTH & WELL-BEING	SUSTAINABILITY	PUBLIC REALM & SENSE OF PLACE
<ul style="list-style-type: none"> <li>New and replacement community hub facilities in various locations.</li> <li>Re-provision of Library and Community Services space in Colindale.</li> <li>New youth provision in Colindale.</li> <li>Resident partnership boards established on all Regeneration Estates.</li> <li>Community trusts supported to help deliver local community benefits.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of at least 4 new and replacement health care facilities across Borough.</li> <li>Significant Health provision in Colindale to be implemented following Business Case.</li> <li>All new homes built to Lifetime homes standards &amp; energy efficient.</li> <li>Provision and improvement of pedestrian and cycle routes.</li> </ul>	<ul style="list-style-type: none"> <li>Sustainable homes in regeneration areas with a focus on efficiency.</li> <li>New waste handling facility</li> <li>Re-location of Council's depot</li> <li>Joint refuse &amp; recycling street bins.</li> <li>New energy centres in Colindale, Brent Cross, Millbrook Park, and West Hendon (CHP).</li> <li>630 sqm of Sustainable Urban Drainage networks.</li> </ul>	<ul style="list-style-type: none"> <li>New more accessible town centres &amp; improvements to existing town centres.</li> <li>New and improved public and green spaces across Borough near developments</li> <li>Improved river corridor and many parks at Brent Cross, four new parks at Mill Hill East, over £10m investment in parks in Colindale and a new public square.</li> <li>Place-making strategies and initiatives across the Borough.</li> </ul>

## KEY PROGRAMME OUTPUTS MARCH 2015 – MARCH 2016

HOUSING	EDUCATION	HIGHWAYS & TRANSPORT	COMMERCE & EMPLOYMENT
<ul style="list-style-type: none"> <li>Over the year 2015/16 611 home have been delivered through the regeneration estates and Millbrook Park, comprising 463 private and 148 affordable.</li> <li>A total of 5144 new homes have been delivered through the regeneration programme since 2010.</li> <li>Housing delivery for 2015/16 shows an 85% increase on last year's housing completion figures.</li> <li>All original properties have been decanted on Stonegove estate and the final block is currently being demolished.</li> <li>CPO for West Hendon confirmed by the Secretary of State in Nov. 2015.</li> <li>All resident, leaseholders and tenants, are on track to be amicably rehoused from the current phase of West Hendon by March 2016.</li> <li>Plot 3 has been completed &amp; Plots 5 and 6 have started on site in Grahame Park.</li> </ul>	<ul style="list-style-type: none"> <li>A new nursery has been opened in Dollis Valley.</li> <li>Urban plan workshops for six form pupils promoting regeneration and planning skills and careers.</li> <li>GoConstruct careers portal for schools and College went live, with 60,000 hits in 2 month.</li> <li>New Barnet College now under construction in Colindale scheduled opening Sept. 2016.</li> <li>MSc Fashion Business Creation Scholarship launched for 2016 in partnership with Hammersons with plans to develop pop-up facilities at Brent Cross.</li> <li>28 apprenticeship starts from residents within the regeneration estates.</li> </ul>	<ul style="list-style-type: none"> <li>£3.4 million of highway improvements in Colindale presented to LBB for approval.</li> <li>£106 Funding for Colindale Avenue pedestrian and cycle link through to Peel Centre, Colindale, secured from developer.</li> <li>Skye Lane completed at Stonegrove.</li> <li>£11 million contribution agreed by developer of the Peel Centre to improve Colindale tube station.</li> <li>A Full Business Case for the redevelopment of Thameslink station, Brent Cross, submitted to DfT, DCLG, &amp; Treasury. Approval will release £97 million long term loan to redevelop the station.</li> <li>Completion of highway works at the junctions of Pursley Road/Sanders Lane/Bittacy Rise, and Bittacy Hill/Frith Lane, Millbrook Park.</li> </ul>	<ul style="list-style-type: none"> <li>Employment &amp; Training Strategies have been developed for Dollis Valley, Stonegrove, and Grahame Park. The Strategy for West Hendon is currently being finalised.</li> <li>Stonegrove Partnership Board has approved their Employment &amp; Training Strategy.</li> <li>Workfinder project is underway in Colindale, Grahame Park and Stonegrove.</li> <li>3 year Platforms programme completed and benefits being evaluated.</li> <li>"Skills for Growth" business event held in July 15 with circa. 48 construction related businesses attending.</li> <li>Award winning Let's Talk Shop initiative has now facilitated the filling of a total of 140 vacancies in the retail sector, 93% were Barnet residents.</li> <li>Entrepreneurial Barnet competition organised in partnership with Middlesex University &amp; Barnet College promoting innovative start-ups.</li> </ul>

COMMUNITY	HEALTH & WELL-BEING	SUSTAINABILITY	PUBLIC REALM & SENSE OF PLACE
<ul style="list-style-type: none"> <li>• Proposal for £6 million Youth Zone facility in Montrose Park, Colindale, agreed by LBB committee, with LBB providing £4.2 million.</li> <li>• S106 funding obtained for furniture re-use social enterprise project in Grahame Park.</li> <li>• New library under construction as part of the Barnet College development, scheduled for opening Sept. 2016.</li> <li>• The Stonegrove Partnership Board has now evolved into Stonegrove Community Trust.</li> <li>• Construction is nearing completion for a new co-located church and community centre, established in partnership with London Diocese and Stonegrove Community Trust.</li> <li>• A new Sainsbury's supermarket has been built on recently completed Plot 3 Grahame Park.</li> <li>• The Final stage of consultation is taking place for Grahame Park Stage B Supplementary Planning Document, for adoption in May 2016.</li> </ul>	<ul style="list-style-type: none"> <li>• New Pharmacy has been opened at Plot 3 Grahame Park.</li> <li>• New community services centre, including Centre for Independent Living is under construction as part of the Barnet College Development scheduled for opening Sept. 2016.</li> <li>• Options Appraisal for future health services in Colindale has been completed and discussed through public consultation.</li> <li>• Planning proposals secured potential for two new health centre sites in Colindale.</li> </ul>	<ul style="list-style-type: none"> <li>• The Barnet and Southgate College at Grahame park will be built to BREEAM Excellent standard.</li> <li>• A temporary energy centre has now been built at Millbrook Park.</li> </ul>	<ul style="list-style-type: none"> <li>• £5 million approved by LBB for Montrose &amp; Silkstream Parks, and design development, survey, &amp; project development works are underway.</li> <li>• Borough wide Parks &amp; Open Spaces Strategy in final phase of consultation, with submission to committee in May 2015 for approval and adoption.</li> <li>• Integration of regeneration plans and capital investments into the borough-wide Parks &amp; Open Spaces Strategy, now in final phase of consultation, anticipated May 2015 for approval and adoption.</li> <li>• Central and Panoramic Parks nearing completion at Millbrook Park.</li> </ul>



## PROGRESS BY PROJECT & FORWARD PLAN

## Brent Cross Cricklewood North – West Hendon Ward

## Brent Cross Cricklewood South – Golders Green Ward/Childs Hill Ward

### OVERVIEW

Comprehensive regeneration of 250 acres to create a vibrant mixed use and accessible community; a key element of the Borough’s regeneration and growth strategy. Outline planning consent was granted in 2010. The project is split into the Redevelopment of Brent Cross Shopping Centre in the North with associated roads and bridges, and a primarily residential and commercial development to the South.

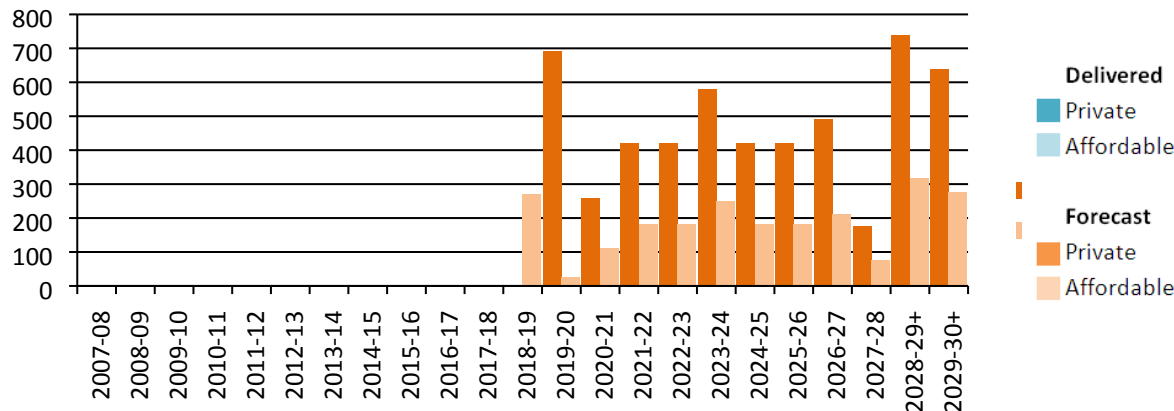
### DELIVERY PARTNERS

Brent Cross Cricklewood North: Hammerson UK PLC; Standard Life Investments; Cricklewood Regeneration Limited.

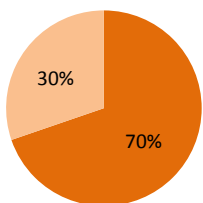
Brent Cross Cricklewood South: Argent and Related Companies; The London borough of Barnet; Network Rail.



Forecast of housing delivery for Brent Cross Cricklewood



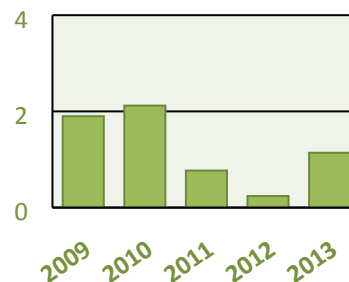
Percentage of affordable & private home to be delivered



Housing type to be delivered

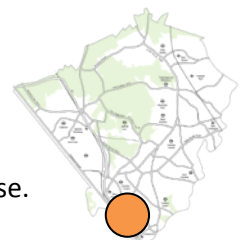
Housing Type	Proposed
Affordable	2,250
Private	5,250
<b>TOTAL</b>	<b>7,500</b>

Golders Green Wellness Score<sup>1</sup>



### SUMMARY

- Doubling Brent Cross Shopping Centre (91,509 additional sqm of retail and leisure space).
- Creation of a new town centre, spanning the North Circular Road.
- 7500 new homes.
- New landscaped pedestrian bridge connecting Brent Cross and Cricklewood communities.
- New bus station and improved link to Brent Cross Tube station.
- New Thames Link Station and transport interchange.
- Major highway improvements e.g. at A5/M1/A41 junctions.
- New Claremont School and improved Clitterhouse Playing Fields.
- 3,000 construction jobs.
- 2,500 - 3,000 permanent jobs in the 1<sup>st</sup> phase.



1. GLA Ward level wellbeing scores are a combination of 12 wellness indicators of the resident population of a ward. A positive number is good a negative number is bad.

## BRENT CROSS: OUTPUTS & OUTCOMES

PROJECT LIFETIME							
HOUSING	EDUCATION	HIGHWAYS & TRANSPORT	COMMERCE & EMPLOYMENT	COMMUNITY	HEALTH & WELL-BEING	SUSTAINABILITY	PUBLIC REALM & SENSE OF PLACE
<p>Provision of 7500 new homes over the scheme's duration, 217 of which to replace Whitefield Estate.</p> <p>The affordable housing is currently set at a minimum of 15%. However, if the scheme is built out, and subject to financial viability, a target of 30% affordable housing is to be reached.</p>	<p>New Claremont Primary school.</p> <p>Replace Whitefield Secondary and Mapledown Schools.</p>	<p>New bus station at Brent Cross shopping centre, and new and improved bus routes.</p> <p>Improved linkages between northern and southern developments.</p> <p>New Thameslink mainline station and public transport interchange.</p> <p>Major road improvement schemes at key junctions and a new road connection from the A5 to the southern development and Thameslink station.</p> <p>New pedestrian and cycle routes.</p>	<p>Double the size of Brent Cross shopping centre.</p> <p>Space for up to 27,000 new jobs over the lifetime of the project.</p> <p>1000 construction jobs.</p> <p>6,000 Retail/end user jobs.</p> <p>20,000 office jobs at a later stage.</p> <p>In October 2014 the first Employment and Skills Action Plan (Phase 1a North) was approved for RMA submission</p>	<p>New community facilities.</p> <p>Re-provision of Claremont Park.</p>	<p>New healthcare facilities.</p>	<p>New waste handling facility.</p> <p>Combined heat and power plant.</p> <p>New homes built to sustainable standards.</p>	<p>New town centre.</p> <p>New and improved public spaces.</p> <p>New landscaped pedestrian bridge.</p> <p>Improvements to Clitterhouse Playing fields.</p> <p>River corridor realignment and improvements.</p>



#### KEY OUTPUTS AND ACHIEVEMENTS (April 2015 – March 2016)

- CPO's 1 and 2 have been made following Barnet Councils resolution to proceed.
- The Full Business Case for Thameslink Station has been completed and submitted to DCLG, DfT, and the Treasury for approval. Approval of the Business Case by these agencies will release £97 million funding for the station.
- Reserve Matters for plots 53 and 54 were approved at Committee on 15<sup>th</sup> May 2015.
- Reserve Matters Applications for Phase 1A North Infrastructure, and Brent River Park, were approved at Committee on 10<sup>th</sup> Sept. 2015.

#### CURRENT STAGE

- The Section 73 application has been approved by the Secretary of State and has been endorsed by the Mayor of London. Planning consent has been issued for the scheme. The BXC Development Partners are focusing on discharging the relevant conditions and a number of reserved matters applications have been submitted in respect of the Phase 1A North of the Scheme.
- The Section 106 agreement has been completed.
- Partners have been working together to develop, and are beginning to implement, a robust advanced acquisition strategy which involves acquiring properties and commercial interests in both BXC North and BXC South.
- The Government has made a firm commitment to support the BXC Thameslink Station subject to an approved business case.

#### FORWARD PLAN (April 2016 – March 2017)

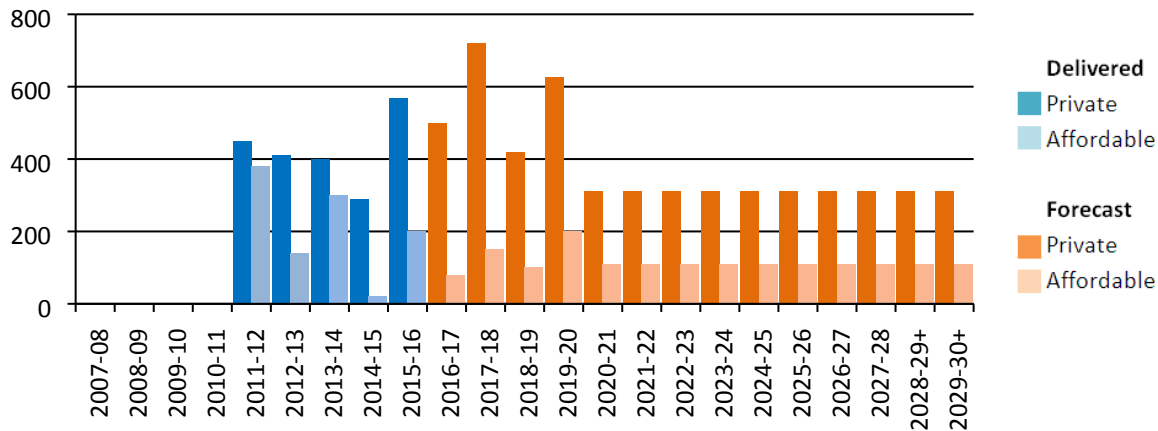
- March 2016: DCLG/Treasury Decision on Full Business Case for Thameslink Station.
- April 2016: LBB and south side preferred development partner Argent Related to formally implement the joint venture structure.
- May 2016: Brent Cross Cricklewood North and Brent Cross Cricklewood South CPO1/2 conjoined Public Inquiry.
- October 2016: Enabling works for Start on Site on Phase 1A.
- March 2017: Submission of Phase 1B (shopping centre design).

## Colindale - Colindale Ward

### OVERVIEW

Colindale has been identified as an area for significant growth within the Colindale Area Action Plan and is one of the largest growth and regeneration areas in the Borough. Colindale represents an opportunity to deliver sustainable housing growth and a new compact neighbourhood centre which will be well served by both improved public transport services and high quality public open space.

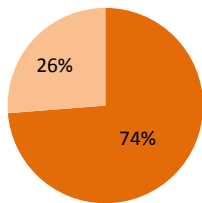
Forecast of housing delivery for Colindale



### SUMMARY

- 10,170 new homes (Of the 5,420 homes currently in the pipeline 3,623 are private, 1183 affordable rent, and 614 are shared ownership).
- New primary schools.
- Higher & further education – New Barnet & Southgate College campus.
- Infrastructure, highways, parks & public realm improvements.
- Community & health facilities.
- Youth provision.

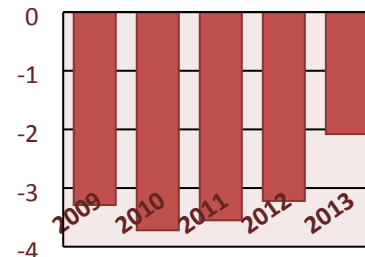
Percentage of affordable & private homes to be delivered



Housing type to be delivered

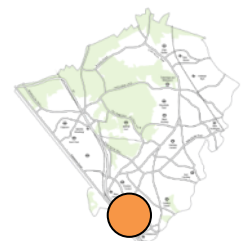
Housing Type	Proposed
Affordable	2670
Private	7500
<b>TOTAL</b>	<b>10,170</b>

GLA Ward Wellness Score<sup>1</sup>



### KEY SITES

- Former Hospital Site, 'Pulse', *Fairview New Homes*
- Former British Library Site, 'editions', *Fairview New Homes*
- Grahame Park, *Genesis Housing Association*
- Beaufort Park, *St. George PLC*
- Peel Centre Site, *Redrow*
- Former Barnet & Southgate College Site, *Barratt Homes*
- Zenith House, *Genesis*
- Oriental City (Brent), *Development Securities*



1. GLA Ward level wellness scores are a combination of 12 wellness indicators of the resident population of a ward. A positive number is good, a negative number is bad.

## COLINDALE: OUTPUTS & OUTCOMES

PROJECT LIFETIME							
HOUSING	EDUCATION	HIGHWAYS & TRANSPORT	COMMERCE & EMPLOYMENT	COMMUNITY	HEALTH & WELL-BEING	SUSTAINABILITY	PUBLIC REALM & SENSE OF PLACE
10,170 new homes across various sites.	Primary, Secondary, Higher and Further Education Schools.	<p>Improvements to key junctions and roads within the area.</p> <p>The redevelopment of Colindale tube station, including provision of step free access.</p> <p>New pedestrian /cycle bridge linking Montrose Park to the Hospital site, and to tube station.</p> <p>Improved bus service links.</p> <p>More effective parking management including a review and extension of the Controlled Parking Zone.</p>	<p>New retail, including a supermarket, on Grahame Park.</p> <p>New retail, pub &amp; business centre at Beaufort Park.</p> <p>Improved Colindale Avenue mixed residential and retail offer.</p>	<p>Relocation of library and centre for independent living.</p> <p>new Neighbourhood Hub comprising, health, children and community facilities.</p> <p>New Youth Zone in Montrose Playing Field.</p>	<p>Health centre re-provision</p> <p>Provisionally three new health centre sites are identified.</p> <p>New pharmacy provision at Plot 3.</p> <p>Pharmacy provision at new Grahame Park Community Hub being given consideration in Outline Business Case.</p>	<p>Energy Centre.</p> <p>New homes built to sustainable standards.</p>	<p>Improvements to Rushgrove, Colindale, Montrose and Silkstream parks.</p> <p>Public realm improvements at Colindale Ave and Grahame Park Way.</p>

#### KEY OUTPUTS AND ACHIEVEMENTS (April 2015 –March 2016)

- Proposal developed for new children’s centre with integrated nursery space on Grahame Park (100 children).
- New primary school provision on former Peel Centre site. Potential children’s facility at Fairview ‘Editions’.
- Colindale Community Trust provided research training for local residents of Grahame Park, significantly contributing to Community Asset Strategy Mapping.
- New Colindale Community Trust website and App for booking of community space.
- Proposals for three new health centre sites in Colindale (Peel Centre, Beaufort Park, and Grahame Park) at Outline Business Case stage.
- Redrow confirm completion date for former British Library site March 2018. Community space use (113sq m2) confirmed. Three commercial units to be occupied by Co-op, Fraser and Co, and Edition Estates Ltd.
- Colindale open spaces strategy complete.
- Montrose, Silkstream & Rushgrove Parks masterplans complete.
- Improvement to 3 key junctions in Colindale.
- Development of proposals for Controlled Parking Zone in Colindale.

#### CURRENT STAGE

- Peel Centre (Redrow) planning application and S106 agreed.
- Significant infrastructure being planned & major housing growth underway (c700 units currently on site).
- Lanacre Avenue shift completed.
- Design development underway on Montrose and Silkstream Parks.
- Joint working with Redrow, TfL on redevelopment of Colindale Underground Station.
- Fairview confirm completion date for former British Library site March 2018. Community space use (113sq m2) confirmed (potential nursery). Three commercial units to be occupied by Co-op, Fraser and Co, and Edition Estates Ltd.

#### FORWARD PLAN (April 2016 – March 2017)

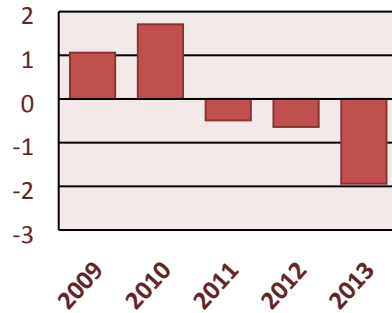
- Collaborative working with TfL on the development of an optimal solution for the improvement of Colindale Tube Station.
- Montrose and Silkstream parks subject to further consultation and subsequent development.
- Agree strategy for health provision across Colindale with NHS/CCG. Agree locations for education provision.
- Collaboration with Redrow on Colindale Avenue public realm. Collaboration with Redrow on Colindale Avenue public realm improvements.
- Collaboration with RAF museum regarding the development of the museum site.

## Dollis Valley (Brook Valley Gardens) – Underhill Ward

### Housing type to be delivered

Housing Type	Previous	Proposed
Secure Social Rent	189	230
Non - Secure Lease/Free holder	174	-
Low Cost Home Ownership	77	-
Private	-	20
TOTAL	440	631

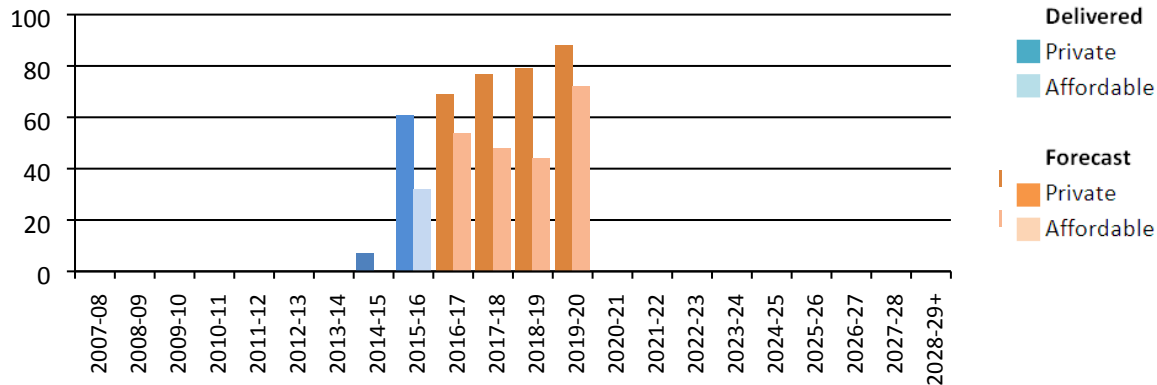
### GLA Ward Wellness Score



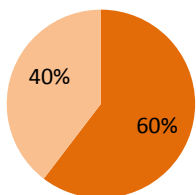
These ward level wellbeing scores are a combination of 12 wellness indicators of the resident population of a ward. A positive number is good a negative number is bad.



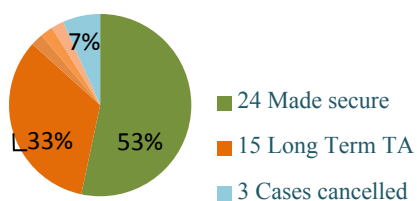
### Forecast of housing delivery for Dollis Valley



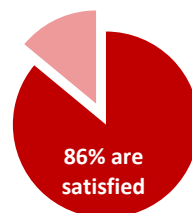
### Percentage of affordable & private home to be delivered



### Rehousing of non-secure tenants in current decant phase



### Satisfaction with area (ward) as a place to live



### OVERVIEW

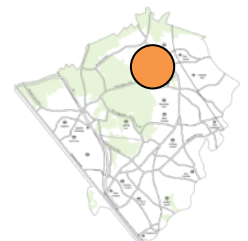
The regeneration of the Dollis Valley estate aims to create a new integrated community by replacing the existing system built multi-storey homes on the estate with new mixed tenure housing development of 631 homes. The scheme also includes re-provision of community facilities and children's day care provision.

### DELIVERY PARTNERS

Countryside Properties UK; L&Q

### SUMMARY

- New suburban area – 50% houses/50% apartments
- New nursery & community space
- Apprenticeships initiatives





## DOLLIS VALLEY: OUTPUTS & OUTCOMES

PROJECT LIFETIME							
HOUSING	EDUCATION	HIGHWAYS & TRANSPORT	COMMERCE & EMPLOYMENT	COMMUNITY	HEALTH & WELL-BEING	SUSTAINABILITY	PUBLIC REALM & SENSE OF PLACE
631 new homes. Outputs from Phase 1 will include: 108 units housing. (40 affordable, 68 private sale).	New nursery (25 nursery places for under 5s). 4 total apprenticeships over the duration of the scheme.	A new extended bus service for the Dollis Valley locality. At least one parking space for each new home plus visitor parking.	Access to apprenticeships, work tasters, placement days, non-construction training, ESOL classes. Skills Audit completed and Skills and Enterprise Strategy being developed.	New multi-purpose community space.	Provision of children day care.	New homes built to Sustainability Code Level (4) and to Lifetime Homes Standards.	Re-landscaping of the old public and private spaces that adhere to the Secure by Design guidelines.
KEY OUTPUTS AND ACHIEVEMENTS (April 2015 – March 2016)							
<ul style="list-style-type: none"> <li>• First secure tenants move into new homes in Summer of 2015. Block 12 and 13 completed providing 27 new homes in total.</li> <li>• Completion of Hope Corner (re-provision of community centre) and open to the public from mid-January 2016.</li> <li>• Completion and launch of new nursery which is managed by private operator KidzChoice.</li> <li>• Over 40 new private homes have been sold in the open market in the last 12 months.</li> <li>• Countryside's Training and Employment Strategy approved by Partnership Board.</li> <li>• Partners agreed the split of Phase 2 into Phase 2a and 2b in order to keep on track with the programme.</li> <li>• Sale completed on 5 shared equity properties for existing leaseholders.</li> </ul>							
CURRENT STAGE							
<ul style="list-style-type: none"> <li>• Preliminary General Vesting Declaration actions being implemented in relation to the compulsory purchase order for Phase 2 (The Ridge and Homefields).</li> <li>• On-going negotiations to reach Private Treaty agreements in relation to remaining 3 leaseholder properties.</li> <li>• Commencement of preparatory work to allocate new housing for residents into Phase 2 in Summer 2017.</li> <li>• Joint review with partners of Phase 1 decanting and preparing detailed Decanting Protocol, with particular attention to support for vulnerable residents.</li> <li>•</li> </ul>							
FORWARD PLAN (April 2016 – March 2017)							

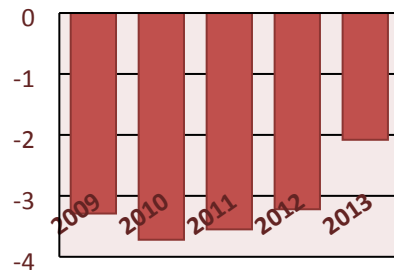
- Demolish of The Ridge and start of construction in Phase 2b.
- Stopping Up Order 5 to be agreed.
- Completion of Phase 1 in full, with 108 new homes.
- First homes online in Phase 2a in Autumn 2016.
- Successful implementation of GVD on The Ridge and 1-41 Homefields, and full vacant possession gained on all properties.
- Recruitment of Training and Employment Outreach Worker.

## Grahame Park – Colindale Ward

### Housing type to be delivered

Housing Type	Previous	Proposed
Secure Social Rent	1428	816
Lease/Free holder	349	348
Low Cost Home Ownership	-	340
Private	-	1600
<b>TOTAL</b>	<b>1777</b>	<b>3104</b>

### GLA Ward Wellness Score



These ward level wellbeing scores are a combination of 12 wellness indicators of the resident population of a ward. A positive number is good a negative number is bad.



### OVERVIEW

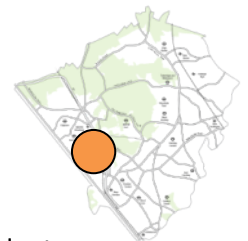
The Regeneration of Grahame Park estate will create a mixed tenure neighbourhood within Colindale. The new area will comprise around 1,600 new private homes, over 1000 new affordable homes, and 463 retained homes. Revised proposals for the area are contained within the Grahame Park Supplementary Planning Document (SPD), currently subject to consultation. The original housing target has been amended in response to the development of educational and employment facilities as part of the new southern hub. The area will also include a wide range of high quality facilities including health, library, community and retail. Following the re-phasing of the housing programme it should be noted that all vacant properties, which are programmed to be demolished, will be let as non-secure tenancies.

### DELIVERY PARTNERS

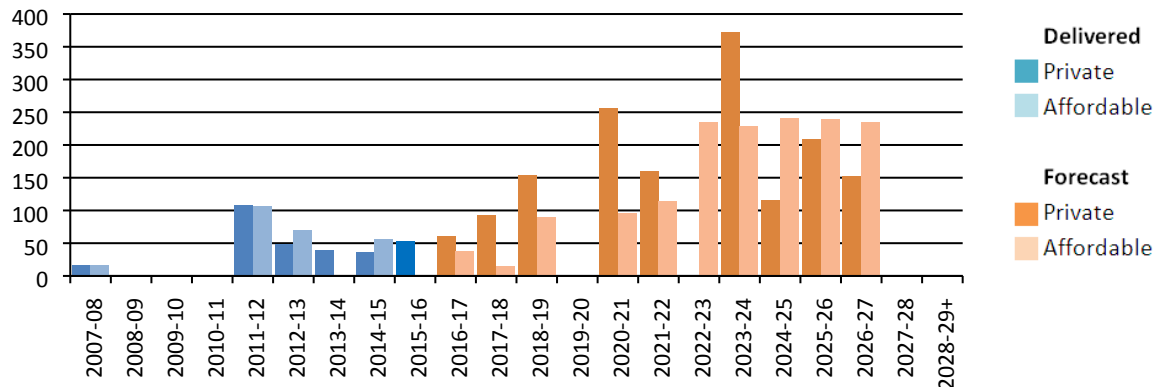
Genesis Housing Group

### SUMMARY

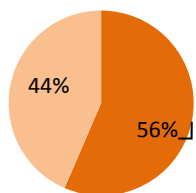
- Barnet college re-location.
- Major highways and infrastructure works.
- Replacement library & Centre for Independent Living.
- New Lanacre Avenue.



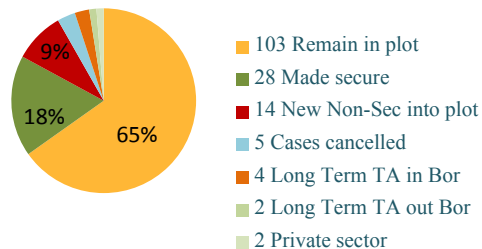
### Forecast of housing delivery for Grahame Park



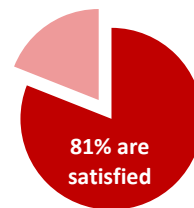
### Percentage of affordable & private home to be delivered



### Rehousing of non-secure tenants in current decant phase



### Satisfaction with area (ward) as a place to live



## GRAHAME PARK: OUTPUTS & OUTCOMES

PROJECT LIFETIME							
HOUSING	EDUCATION	HIGHWAYS & TRANSPORT	COMMERCE & EMPLOYMENT	COMMUNITY	HEALTH & WELL-BEING	SUSTAINABILITY	PUBLIC REALM & SENSE OF PLACE
<p>3,104 new homes will be delivered, over 800 social rent and 1600 private sale.</p> <p>533 homes (301 affordable) have been completed by March 2016.</p> <p>Plots 5 and 6 on site to provide 152 homes (52 affordable).</p> <p>G10A application to Secretary of State for Plots 10, 11 and 12 to be submitted by March 2016.</p>	<p>Barnet College to be relocated in Grahame Park in a newly build Campus.</p> <p>Colindale Training Programme, "Towards employment outcomes", being delivered on a termly basis.</p> <p>3 Apprenticeship opportunities being delivered.</p>	<p>New road, pedestrian and cycling network.</p> <p>Work with TfL to ensure that the existing bus services in the estate are improved.</p>	<p>Retail and commercial floorspace as part of Phase 1b &amp; Stage B.</p>	<p>Replacement library, community centre &amp; children's activity centre (Greentop Centre).</p>	<p>Health Centre to be re-provided.</p>	<p>All new homes built to sustainable code 4.</p>	<p>Heybourne Park already delivered in July 2011 (see picture on page 24).</p>

#### KEY OUTPUTS AND ACHIEVEMENTS (April 2015 – March 2016)

- Phase 1b(i), 143 homes (55 affordable) completed June 2015.
- Central Government has announced Genesis to be given loan of £56 million for acceleration of the demolition of the Concourse.
- The re-location of Barnet College started on site in June 2015 and is due to complete by September 2016.
- Audit of Concourse commercial leasehold units taking place 2016.
- Negotiations on new Council offices are taking place.
- New Sainsbury's has been in operation since July 2015.
- New Grahame Park SPD will look at re-provision of community facilities.
- Outline Business Case for replacement of Grahame Park Health Centre and new Health Centre on the Peel Centre site to be considered October 2016.
- All new homes built to sustainable code 4.
- New southern square at bottom of new Lanacre Avenue in operation.

#### CURRENT STAGE

- Council has worked with Genesis Homes to produce a Grahame Park SPD which develops proposals for Stage B. Full consultation to take place February 2016.
- 88 homes from Plot 3 (143 homes) completed, which includes 55 for social rent.
- College on site and will open September 2016.
- Plots 5 and 6 are on site (152 homes).

#### FORWARD PLAN (April 2016 – March 2017)

- SPD to be adopted May 2016.
- CPO to be initiated for Plots 10, 11 and 12 following Government loan to Genesis.

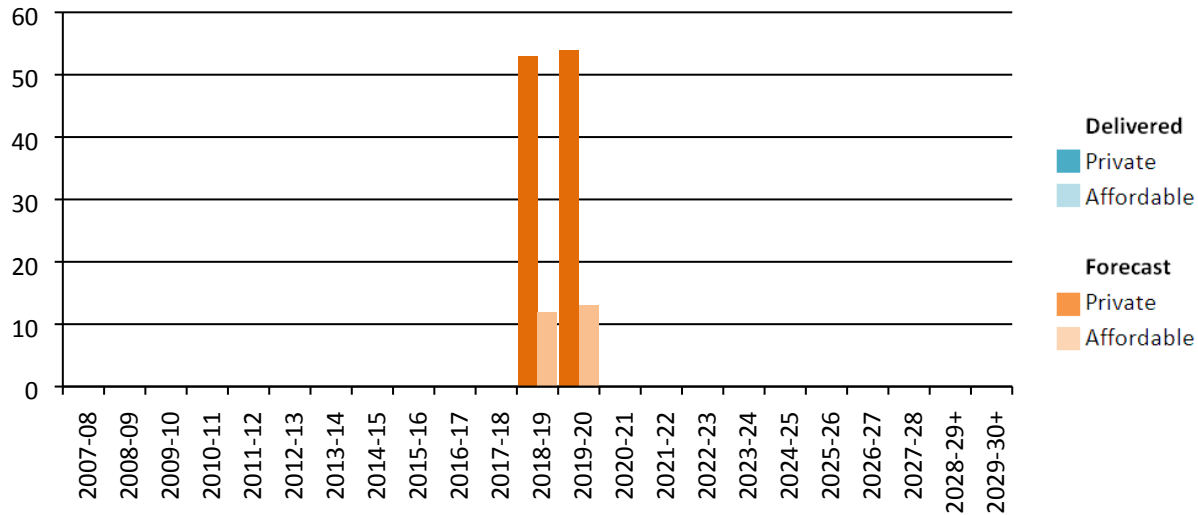


## Granville Road – Childs Hill Ward

### OVERVIEW

Following the completion of Phase 1 in 2012, phase 2 is tasked with the improvement the estate environment and public realm through the creation of a mixed tenure, balanced community with new homes for sale and shared ownership, a coherent sense of place and integration with the surrounding areas.

Forecast of housing delivery for the Granville Road



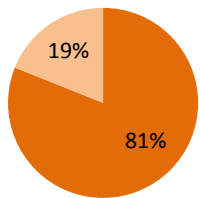
### DELIVERY PARTNERS

Mullalley; One Housing Group

### SUMMARY

- 132 new homes (107 private, 25 affordable).
- Provision of construction jobs.
- Public realm improvements.

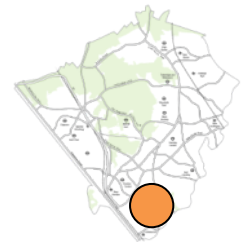
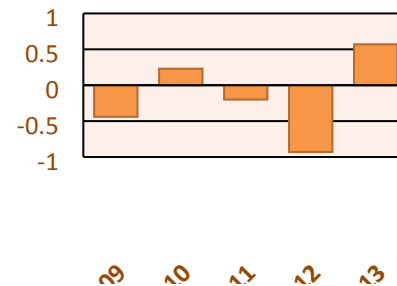
Percentage of affordable & private homes to be delivered



Housing type to be delivered

Housing Type	Proposed
Affordable	25
Private	107
<b>TOTAL</b>	<b>132</b>

GLA Ward Wellness Score<sup>1</sup>



1. GLA Ward level wellbeing scores are a combination of 12 wellness indicators of the resident population of a ward. A positive number is good a negative number is bad.

## GRANVILLE ROAD: OUTPUTS & OUTCOMES

PROJECT LIFETIME							
HOUSING	EDUCATION	HIGHWAYS & TRANSPORT	COMMERCE & EMPLOYMENT	COMMUNITY	HEALTH & WELL-BEING	SUSTAINABILITY	PUBLIC REALM & SENSE OF PLACE
132 new homes (30% shared ownership).		Designated parking for each block.	Creation of jobs during the construction (no. to be agreed).	Integration with existing communities.		Design employs sustainable construction techniques.	Improved public realm.
KEY OUTPUTS AND ACHIEVEMENTS (April 2015 – March 2016)							
<ul style="list-style-type: none"> <li>Planning permission refused, developer appealed against planning decision, and the public inquiry is to take place in summer 2016.</li> </ul>							
STAGE							
<ul style="list-style-type: none"> <li>Reviewing current design proposals.</li> </ul>							
FORWARD PLAN (April 2016 – March 2017)							
<ul style="list-style-type: none"> <li>Agree a vision for the future.</li> </ul>							

## Mill Hill East (Millbrook Park) – Mill Hill Ward

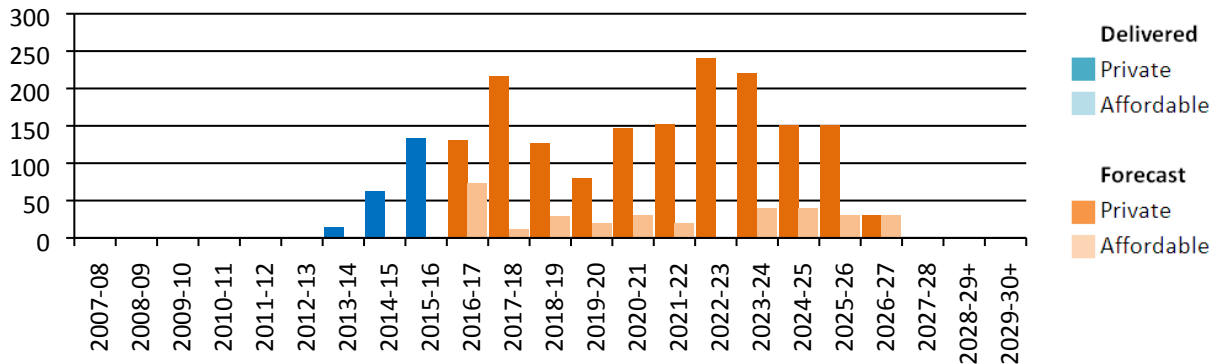
### OVERVIEW

The Millbrook Park scheme represents an opportunity to create a high quality successful new suburb in the heart of Barnet and North London. Over 40 hectares of mainly vacant and disused Brownfield land previously comprising the former Inglis Barracks and the Council Depot site will be transformed into a thriving new community within an outstanding setting on a hill top location. To take this forward and ensure that implementation delivers the vision a unique partnership of the principal landowners has been established.

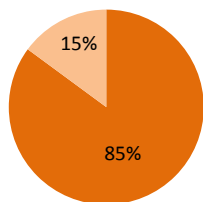
This is delivered through focusing on land remediation, building suitable infrastructure and releasing serviced parcels of land on the open market, through the life of the project. Potential purchasers of parcels of land will be responsible for building the new properties and obtaining detailed planning consent, the consortium through a selection panel will vet potential bids from developers taking into consideration Price, design & credibility in the market place.



Forecast of housing delivery for Millbrook Park



Percentage of affordable & private homes to be delivered



Housing type to be delivered

Housing Type	Proposed
Affordable	324
Private	1,850
<b>TOTAL</b>	<b>2,174</b>

GLA Ward Wellness Score<sup>1</sup>

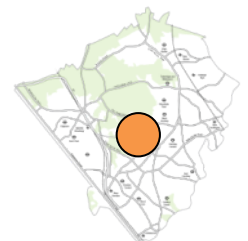


### DELIVERY PARTNERS

Inglis Consortium LLP consisting of key partners: London Borough of Barnet, VSM Estates Ltd., & Annington Property Ltd.

### SUMMARY

- Sustainable, good quality housing, governed by a design code.
- High quality architecture and urban design in character with area's context.
- Create a more intensive form of development better served by public transport.
- Upgrade Mill Hill East tube through S106 contributions to increase use of public transport.
- To support sustainable communities through the provision of infrastructure to support growth and the changing demographic make-up of the area and management of the estate.
- Realise the environmental and wider value of open space with green infrastructure.
- New 3 Form Entry Primary school
- Retaining current sources of employment.



1. GLA Ward level wellbeing scores are a combination of 12 wellness indicators of the resident population of a ward. A positive number is good a negative number is bad.

## MILLBROOK PARK: OUTPUTS & OUTCOMES

PROJECT LIFETIME							
HOUSING	EDUCATION	HIGHWAYS & TRANSPORT	COMMERCE & EMPLOYMENT	COMMUNITY	HEALTH & WELL-BEING	SUSTAINABILITY	PUBLIC REALM & SENSE OF PLACE
2,174 new homes (1850 private sale, 324 affordable).	<p>A new three-form entry primary school.</p> <p>Apprenticeship opportunities and CTI work placements being created through s106 agreements.</p>	<p>Upgrade Mill Hill East tube station &amp; enhanced bus services.</p> <p>Improvements to key junctions in the area.</p> <p>East-West link route; junction improvements at Bittacy Hill / Frith Lane and Holders Hill Circus.</p> <p>Access roads for individual plot development.</p>	<p>3,470 sqm employment; 1,100 sqm town centre retail.</p> <p>Conversion of the historic former officers' mess building to mixed uses.</p> <p>Creation of 500 jobs.</p>	Community facilities and new park.	New health facility including a 530sqm GP surgery.	<p>New energy centre of 630sqm .</p> <p>Sustainable Urban Drainage.</p> <p>Relocation of the Council's Depot and Recycling facilities.</p> <p>Practical Code Level 4 for new homes.</p> <p>BREEAM Excellent for commercial buildings.</p>	<p>New parks and open spaces including a "Panoramic Park" providing excellent views across London.</p> <p>A new public piazza opposite the station.</p>
KEY OUTPUTS AND ACHIEVEMENTS (April 2015 – March 2016)							
<ul style="list-style-type: none"> <li>Both Central and Panoramic Parks completed.</li> <li>Completion of land transfers of parcels 4B and 4C to developers to begin the process of designing and developing these plots.</li> <li>Completion of highway works at the junction of Pursley Road/Sanders Lane/Bittacy Rise and Bittacy Hill/Frith Lane.</li> <li>Completion of 133 private sale homes.</li> <li>East-West road connection complete.</li> </ul>							
CURRENT STAGE							
<ul style="list-style-type: none"> <li>Planning application for Phase 4C to be considered at Planning Committee on 24<sup>th</sup> February 2016.</li> <li>Amendment to planning application for 6B to change use from employment to mixed use: Employment &amp; residential to be considered at Planning Committee 24<sup>th</sup> February 2016.</li> </ul>							
FORWARD PLAN (April 2016 – March 2017)							
<ul style="list-style-type: none"> <li>Completion of 130 private and 73 affordable homes.</li> <li>Commence phased construction on Mill Hill depot site.</li> </ul>							

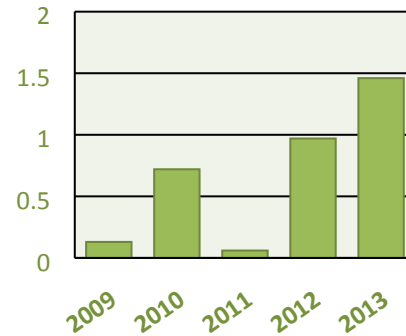


## Stonegrove Spur Road (Edgware Green) – Edgware Ward

### Housing type to be delivered

Housing Type	Previous	Proposed
Secure Social Rent	402	342
Lease/Free holder	201	-
Low Cost Home Ownership	-	109
Private	-	548
<b>TOTAL</b>	<b>603</b>	<b>999</b>

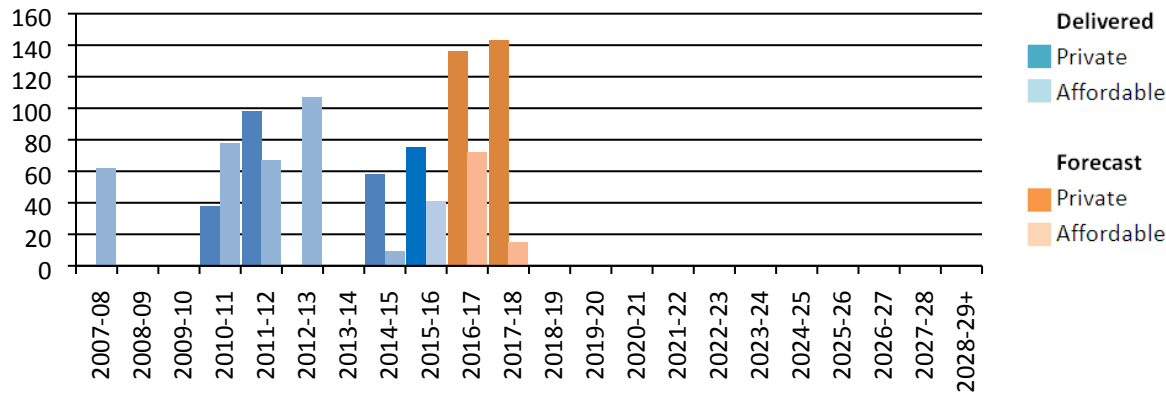
### GLA Ward Wellness Score



These ward level wellbeing scores are a combination of 12 wellness indicators of the resident population of a ward. A positive number is good a negative number is bad.



### Forecast of housing delivery for Stonegrove Spur Road



### OVERVIEW

The regeneration of the Stonegrove Spur Road estates aims to create a new integrated community by replacing the existing homes with a new mixed tenure housing development of 999 homes. The scheme includes improved transport links, a new academy, community hall and church buildings, improved parking and open space. In 2014/15, construction commenced on Academy Lane and Kings Lane Mews, which will deliver 212 new private and social homes. The next phase is on track for completion in 2018/19, along with a delivery of a new joint Community Centre and Church, and new roads.

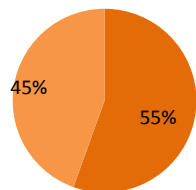
### DELIVERY PARTNERS

Barratts Evolution Limited; Family Mosaic

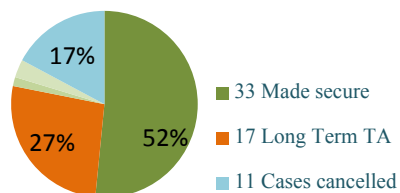
### SUMMARY

- New London Academy school & sport facilities (completed).
- New roads and highway improvements.
- Joint Community/church replacement facility.
- New open spaces.

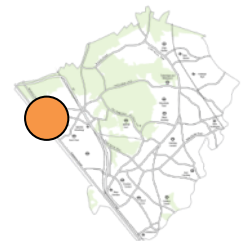
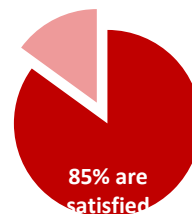
### Percentage of affordable & private home to be delivered



### Rehousing of non-secure tenants in current decant phase



### Satisfaction with area (ward) as a place to live





## STONEGROVE SPUR ROAD: OUTPUTS & OUTCOMES

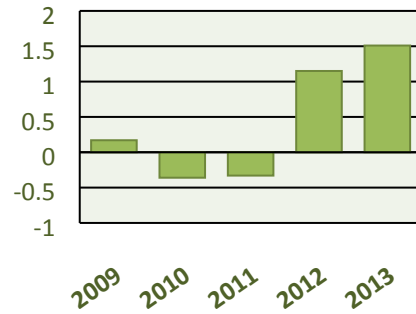
PROJECT LIFETIME							
HOUSING	EDUCATION	HIGHWAYS & TRANSPORT	COMMERCE & EMPLOYMENT	COMMUNITY	HEALTH & WELL-BEING	SUSTAINABILITY	PUBLIC REALM & SENSE OF PLACE
937 new homes (417 affordable, 520 private sale (an additional 62 affordable units were provided in Phase 0 – Penniwell Close).	Re-provision of school and sports facilities (London Academy) as part of phase 0 (prior to PDA).	New roads and improvements to junctions between Spur Road and Green Lanes, Spur Road and Stonegrove.	Skills and job training for residents.  Skills Audit completed and Skills and Enterprise Strategy being developed.	Re-provision of a joint church and community centre, together with ancillary buildings.  Establishment of Community Trust.		All homes built to Decent Homes and energy saving standards.	Improvements to existing play facilities and open space.
KEY OUTPUTS AND ACHIEVEMENTS (April 2015 – March 2016)							
<ul style="list-style-type: none"> <li>• Progress of construction of Joint Community Centre and Church; on target for handover to Community Trust in Spring 2016.</li> <li>• Last remaining 8 secure tenants were successfully moved to new homes in Academy Lane in summer 2015. All secure tenants have now been re-housed. All non-secure tenants have been re-housed.</li> <li>• Completion of last CPO phase, with successful vacant possession of remaining units in Havilland Court.</li> <li>• Demolition of last remaining block Wilberforce.</li> <li>• Training and Employment Strategy offered by Barratts was approved by Partnership Board.</li> <li>• Final Partnership Board held with agreement reached on a Succession Plan for onward continued interface with residents.</li> <li>• Planning application for final phase to deliver vicarage and remaining units approved.</li> <li>• Agreement reached on final design for Joint Community Centre and Church, with planning application submitted and approved.</li> <li>• Completion of Academy Lane delivering 137 units, Kings Lane 61 units, Canon’s Square Extension 21 units, and Canon’s Row 22 units.</li> </ul>							
CURRENT STAGE							
<ul style="list-style-type: none"> <li>• On-going partnership work with Stonegrove Community Trust during transition stage, ahead of the handover of new joint facility.</li> <li>• Phase Stage 4b Canon’s Way South - ongoing construction on site, to deliver 80 private housing units, and Stage 6a Kings Mews (including Vicarage) to deliver 15 private units.</li> </ul>							
FORWARD PLAN (April 2016 – March 2017)							
<ul style="list-style-type: none"> <li>• Completion Phase 4a Sterling Court Return delivering 97 units, and Phase 4b Canon’s Way South delivering 80 units.</li> <li>• Support Barratts in the appointment of an Outreach Worker, as part of the Employment and Training Strategy.</li> </ul>							

## West Hendon (Hendon Waterside) – West Hendon Ward

### Housing type to be delivered

Housing Type	Previous	Proposed
Secure Social Rent	478	262
Lease/Free holder	171	-
Low Cost Home Ownership	-	287
Private	-	1645
<b>TOTAL</b>	<b>649</b>	<b>2194</b>

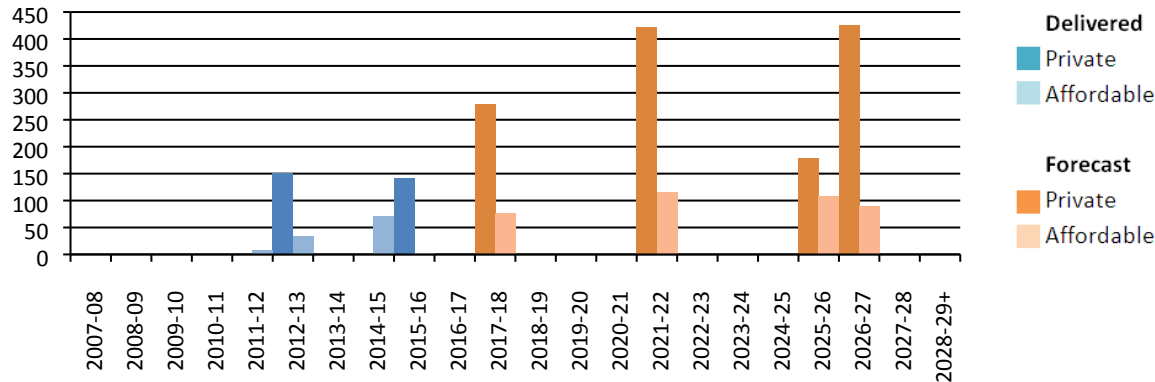
### GLA Ward Wellness Score



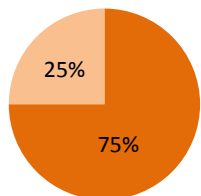
These ward level wellbeing scores are a combination of 12 wellness indicators of the resident population of a ward. A positive number is good a negative number is bad.



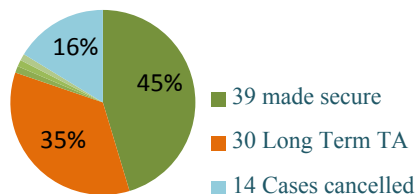
### Forecast of housing delivery for West Hendon



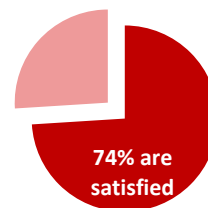
### Percentage of affordable & private home to be delivered



### Rehousing of non-secure tenants in current decant phase



### Satisfaction with area (ward) as a place to live



### OVERVIEW

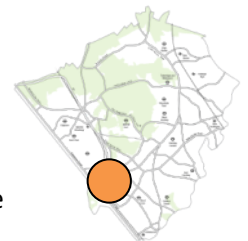
The regeneration of the West Hendon estate aims to create a new integrated community by replacing the existing homes on the estate with new mixed tenure housing development of 2,194 homes, a net gain of 1,553 over a 17 year period. The scheme also includes improved transport links and creation of a commercial hub. Delivery of new homes is expected to complete in 2027.

### DELIVERY PARTNERS

Barratt Metropolitan Limited Liability Partnership

### SUMMARY

- 2,000 new homes; 1,600 car park spaces.
- A new town centre & commercial hub.
- 2 new bridges & creation of a vista.
- Integration to the Welsh Harp Reservoir.
- Three-form community school.
- Major highway improvement scheme to the Broadway and Station Road, removing the existing Perryfield Way gyratory and taking traffic off local.



## WEST HENDON: OUTPUTS & OUTCOMES

PROJECT LIFETIME							
HOUSING	EDUCATION	HIGHWAYS & TRANSPORT	COMMERCE & EMPLOYMENT	COMMUNITY	HEALTH & WELL-BEING	SUSTAINABILITY	PUBLIC REALM & SENSE OF PLACE
Up to 2,000 new homes (25% affordable).	3-form community school for around 400 pupils.  Nursery.	2 new bridges.  Improvements along the A5 and Station Road & removal of the gyratory system.  Improved A5 crossings and pedestrian links to Hendon train station.	A new town centre and commercial hub with new shops and restaurants.  1000 full time construction jobs, 126 non-construction full time jobs.	Community use facilities.	Lifetime homes standards and better quality homes will lead to improved health and living conditions for the residents on the estate.	Code Levels 4 and above for new homes.  BREEAM Excellent for commercial buildings.	Improvements to York Park.  Integration to the Welsh Harp Reservoir.
KEY OUTPUTS AND ACHIEVEMENTS (April 2015 – March 2016)							
<ul style="list-style-type: none"> <li>• CPO1 confirmed by the Secretary of State in November 2015.</li> <li>• Of the 34 leaseholders within CPO1, 33 completed private treaty negotiations and 1 will vest on the 4<sup>th</sup> of March 2016.</li> <li>• Launch of the Community Trust with associated funding for community projects.</li> <li>• Permission granted for an interim community centre within Bullfinch and Gadwell.</li> </ul>							
CURRENT STAGE							
<ul style="list-style-type: none"> <li>• Soft stripping and demolishing 1-76 Franklin House, 11-98 Marriotts Close and 1-32 Tyrrel Way.</li> <li>• Preparing CPO2 and CPO2A.</li> <li>• Working through plans to bring forward Phase 3C.</li> </ul>							
FORWARD PLAN (April 2016 – March 2017)							
<ul style="list-style-type: none"> <li>▪ Begin construction of blocks F1-F6.</li> <li>▪ Approval granted for CPO2 and CPO2A.</li> <li>▪ Begin negotiations with leaseholders/freeholders within CPO2 and CPO2A.</li> <li>▪ Completion of interim community centre within Bullfinch and Gadwell by the end of March 2017.</li> </ul>							

## DEVELOPMENT PIPELINE

## DEVELOPMENT PIPELINE

Prior to the Regional Enterprises Joint Venture between Barnet Council and Capita PLC, the council did not have sufficient in-house resources, with the skills and expertise, required to develop mixed use housing developments on its land. Instead, to enable the regeneration of sites, the council had in the past entered into partnership agreements with private developers who had these skills to deliver housing developments relatively quickly and effectively.

The Council owns land and buildings across the borough that could be used to provide more housing where these are surplus to requirements. The Council has embarked on a programme of developing these sites itself which will ensure that new high quality homes that meet local housing need are delivered in a timely fashion. In addition, the uplift in land values generated by development will be captured for the benefit of the Council so that it can be used to provide more new homes and help address the budget pressures faced by the authority.

The delivery of a significant development programme on Council land represents a step change for the Council, which will not have directly developed Council housing in any significant numbers. In order to deliver the programme, the Council is using a range of development agents including its joint venture partner, Re.

The Council has identified 60 sites which have the potential to deliver hundreds of new homes on its own land over the next decade. This will focus on building new affordable homes for rent on existing pockets of council housing land, mixed tenure homes on other sites, and a range of other projects.

<i>Project</i>	<i>Achievements 2015/2016</i>	<i>Forward plan for 2016/2017</i>
<b>Tranche 0 – Infill development on HRA land</b>	<ul style="list-style-type: none"> <li>• 3 units for affordable rent complete in January.</li> </ul>	<ul style="list-style-type: none"> <li>• Remaining 37 units to complete by June 2017.</li> </ul>
<b>Tranche 0 – Moreton Close</b>	<ul style="list-style-type: none"> <li>• Planning approval</li> <li>• Procurement of build contractor commenced</li> </ul>	<ul style="list-style-type: none"> <li>• Contract award</li> <li>• Start on site</li> </ul>
<b>Tranche 1 – Mixed tenure development on General Fund land</b>	<ul style="list-style-type: none"> <li>• Procurement of build contractor commenced</li> <li>• Planning applications submitted</li> </ul>	<ul style="list-style-type: none"> <li>• Contract award</li> <li>• Start on site</li> </ul>
<b>Tranche 2 – Replacement Childrens Home</b>	<ul style="list-style-type: none"> <li>• Survey and feasibility work undertaken</li> </ul>	<ul style="list-style-type: none"> <li>• Business case approval</li> <li>• Planning submission</li> <li>• Contractor procurement</li> <li>• Start on site</li> </ul>
<b>Tranche 3 – Infill development on HRA land</b>	<ul style="list-style-type: none"> <li>• Feasibility work undertaken</li> <li>• Outline business case prepared</li> </ul>	<ul style="list-style-type: none"> <li>• Detailed design and stakeholder engagement to be undertaken</li> <li>• Planning application to be submitted</li> <li>• Contractor procurement</li> <li>• Start on site</li> </ul>



## DEVELOPMENT PIPELINE

### ***Tranche 0***

Tranche 0 is a development programme of 40 new homes, across six sites, being built by Barnet Homes on behalf of the London Borough of Barnet. The sites are generally infill sites on housing land, such as underused garages and redundant play areas, so will help to improve the landscapes of Barnet's estates. One site at Barnes Close, HA8 completed in January 2016 and the remaining sites are due to complete between March and June 2016. These homes will all be let as affordable units through the Council's letting policy and will be wholly owned by the Council, helping to address the shortfall of affordable housing in the borough. 10% of the homes created will be wheelchair accessible properties built to Habinteg standards. They will be allocated and adapted according to the needs of individuals through joint working with Adults and Communities. All of the units will achieve level 4 of the Code for Sustainable Homes, exceeding the statutory requirement. The schemes will all meet Secure by Design standards and have all been built under the Considerate Constructors Scheme.

### ***Moreton Close Extra Care Scheme***

Barnet Homes, on behalf of the London Borough of Barnet, are developing a 51-bed extra care scheme on the site of a former sheltered housing scheme. The previous building was no longer fit for purpose and the residents of the original block have all been successfully rehoused in suitable accommodation following individual assessments. The new scheme will provide 51 self-contained flats and associated communal facilities. The scheme will have a dementia focus with design features incorporated to make it suitable for those with various stages of dementia along with other extra care needs. PRP Architects have been employed to design this scheme due to their experience and skill within this field. The new facility will have the potential to provide services to the local community and will improve the street scene in this area. A contractor is currently being procured and it is expected that the scheme will be completed by autumn 2017.



### **Tranche 3**

Tranche 3 represents the development of 320 new affordable homes by March 2020. These homes will be the first developed by Opendoor Homes, a Registered Provider being set up by Barnet Homes, using prudential borrowing from the Council. The first phase of development of approximately 170 new homes will be completed by March 2018 and about 101 of these will be in receipt of grant-funding from the Greater London Authority. The second phase of 150 homes will be complete by March 2020. The homes will be let at affordable rents and built to London Housing Design Guide standards. 10% of the homes in the programme will be built to wheelchair accessible standards that will be allocated and adapted to the needs of new residents through joint working with Adults and Communities and Barnet Homes.

## DEVELOPMENT PIPELINE

### Tranche 1 Mixed Tenure Housing

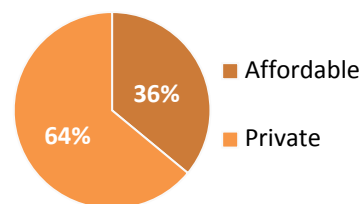
A tranche of 5 sites have been identified on council land which over the next 3 years will provide 289 mixed tenure homes, of which 36% will be affordable, either for rent or low cost home ownership, with 10% wheelchair housing provision. These new homes will be funded through receipts from the sale of market homes. Work is expected to commence on building these homes early in 2016.



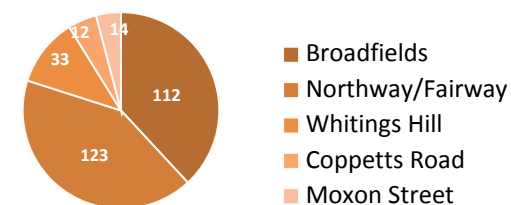
The expected benefits of the Tranche 1 Mixed Tenure Housing scheme are as follows;

- By realising the delivery of more units both private and affordable the Council benefits from economic growth ensuring that the Borough remains an attractive place to live whilst contributing towards its housing objectives
- The proposed residential developments represent an opportunity to create high quality new housing, commercial space and amenity areas
- Promoting high quality architecture and design
- Opportunity to create a variety of housing tenures and facilitate new products being introduced to promote first time buyers i.e. Home buy/First buy
- Achieving high standards of sustainable development
- Contributing to the housing needs of residents, savings in Temporary Accommodation costs
- Generating funding i.e. Council Tax, New Homes Bonus, /Cil for local infrastructure and service improvements
- By taking the direct development route the Council benefit from the value uplift
- Creation of employment and training opportunities targeted at Barnet's disadvantaged groups, unemployed etc.
- Creating opportunities to design out crime and improve community cohesion i.e. secure by design
- Creation of play and recreational facilities such as Northway/Fairway
- 10% wheelchair accessible- savings to adult and social care circa £50k per person
- Provision of new retail space

Tranche 1 Tenure Mix Summary



Tranche 1 Housing Summary



## DEVELOPMENT AND HOUSING

## STRATEGIC

Strategic Planning is key to facilitating the growth and regeneration in the Borough. The Local Plan sets out a 15 year vision to guide and shape the kind of place that the Borough will be. It sets out when, where and how growth will be delivered, and contains cross-cutting objectives and policies that the Council and its partners will seek to deliver.

The Strategic Planning team is undertaking a number of activities to ensure quality schemes are delivered efficiently, including planning for: the Peel Centre, Brent Cross Shopping Centre, West Hendon, Granville Road and sites within Edgware and Chipping Barnet town centres. The team is producing master plans and planning briefs for strategic sites including the Copthall estate, Grahame Park, the North London Business Park and National Institute for Medical Research; supporting emerging Neighbourhood Plans in Mill Hill and West Finchley, managing the spread of Homes in Multiple Ownership (HMOs) through an Article 4 Direction, as well as protecting heritage; and CIL/S106 collection.

Given the extent of regeneration in Barnet the Infrastructure and Delivery Team have developed a plan for highlighting the infrastructure needs in the Borough within the context of the extensive regeneration and growth taking place. The Infrastructure Delivery Plan sets out key infrastructure programmes and projects to support the housing growth outlined in the Local Plan.

In response to London's demographic growth, the London Mayor revised the London Plan in 2015 and increased Barnet's housing target by 4%, over a 10 year period, to 2,349 units per annum. With the election of a new Mayor in May 2016 a new review of the London Plan will take place and the expectations for boroughs to deliver more new homes will require the Council to consider different approaches to its housing supply, such as an increase of homes in town centres, and providing a greater range of products including student accommodation and older persons housing. This review of the London Plan together with national changes to planning policy will require the Council to

consider reviewing its Local Plan adopted in 2012.

The Government continues to reform the planning system in order to speed up the delivery of housing. It seeks to increase the options for low cost home ownership mainly through the introduction of Starter Homes. The emerging Housing and Planning Bill together with proposed changes to the National Planning Policy Framework will have implications for the delivery of Strategic Planning from 2016 onwards. Further details are awaited on Starter Homes and the introduction of a new type of planning consent 'permission in principle' as well as the housing delivery test which will make local planning authorities more accountable for the under-delivery of Local Plan housing numbers.

Below: CGI of potential new development at North London Business Park





## HOUSING DEVELOPMENT IN BARNET AND LONDON

Since 2008 London's population has increased by 600,000. By 2020 the population of London will have increased to an estimated 9 million, and by 2031 it is expected that the city's population will break the 10 million barrier. These increases are inevitably leading to increasing demand for housing and putting pressure on housing supply in the city; which has already created the current situation of extremely high house prices, now unaffordable for many London residents and first time buyers trying to enter the housing market in the city. A survey in 2014, instigated by the GLA, showed that for Londoners housing was the number one priority.

Post –recession London has responded to this pressure with a vast expansion of house-building. A record number of new homes were registered to be built in 2013, and Affordable house-building is on track to deliver the GLA target of 100,000 homes by 2016.

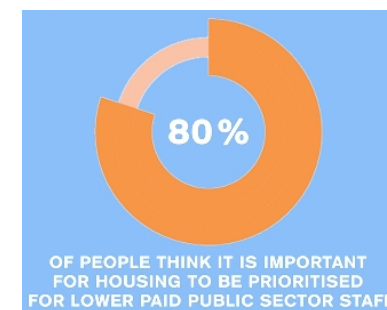
As The Mayor of London states in the London Housing Strategy, “With increased supply come opportunities to address affordability, help for people to meet their aspirations, improve quality, renewal of post-war estates, and the ability to tackle entrenched issues like homelessness and overcrowding.”

However, the response does not effectively address the huge shortage of homes created by over 30 years of low house building in the capital, which means that current levels are still halve what they need to be to meet housing demand and need.

This leaves London facing the challenge of doubling house-building to deliver 42,000 new homes per year every year for the next 20 years.

The issue is exacerbated in Barnet where the population has increased by 23% since 2001 from 319,000 residents to 393,000 residents in 2015; making Barnet now the most populous borough in London. This figure in turn is expected to grow by 76,000 over the next 25 years; an increase of 19%. Adding to the pressure of delivering more homes in Barnet is that approximately a third of the borough comprises green belt. This inevitably restricts opportunities for housing growth.

The Mayor's Strategic Housing Land Availability Assessment (SHLAA), from which new housing targets for each borough are identified, have given a target of



**LONDONERS THINK FAMILIES AND YOUNG PEOPLE NEED NEW HOUSING MOST, WHILE LOWER PAID KEY WORKERS SHOULD BE PRIORITISED**

23,490 new homes to be delivered in Barnet between 2015/16 and 2024/25. This has been set in the London Plan 2015.

However, Barnet's Housing Needs Assessment (HNA) has translated its predicted population increase into a potential need for 27,350 new homes in the borough over the next 10 years up to 2025. This extra required capacity for the new homes has been formally adopted with the Boroughs statutory local plan in 2012.

Over half of this target is expected to be delivered within the current regeneration areas of Brent Cross Cricklewood, Colindale, Grahame Park, West Hendon, Stonegrove Spur Road, Dollis Valley, Granville Road, and Millbrook Park which will deliver in the region of 27,000 homes over the course of the current programme, which following the demolition of existing housing provides a net of 23,505 new homes.

Much of the remainder of housing delivery will be focused on development opportunities that come through the normal planning process. The majority of growth will be focused in Brent Cross/Cricklewood, Colindale and Mill Hill East. These areas have the capacity to deliver up to 20,000 new homes by 2029/30. This growth will provide opportunities for improvements to public transport and employment growth.

In essence the Regeneration programme will increase housing densities in the south-west of the Borough which associates more strongly with Central London in terms of look and feel. Development in other parts of the borough Will be delivered in a manner that doesn't impact excessively on the suburban leafy nature of Barnet.

## PLANNING POLICY

The table below shows how the Regeneration Programme contributes to achieving the objectives of the Local Plan.

Linkage between the Local Plan and the Regeneration Programme	
Local Plan Objectives	How the Regeneration Programme contributes?
<b>To manage housing growth to meet housing aspirations</b>	<ul style="list-style-type: none"> <li>• New housing provision in the priority housing estates as well as through the regeneration of Colindale, Mill Hill East and Brent Cross Cricklewood.</li> </ul>
<b>To meet social infrastructure needs</b>	<ul style="list-style-type: none"> <li>• Ensuring that developments contribute appropriate infrastructure.</li> <li>• The provision of new and improved primary and secondary schools.</li> <li>• The provision of new and improved community facilities, including libraries and health facilities.</li> <li>• Improving open spaces, green spaces and sports provision, including delivery of the Sports and Physical Activity project.</li> </ul>
<b>To promote Barnet as a place of economic growth and prosperity</b>	<ul style="list-style-type: none"> <li>• Supporting the improvement and expansion of further and higher education.</li> <li>• Encouraging new business growth while supporting local businesses.</li> <li>• Delivering new jobs across the regeneration areas.</li> <li>• Initiatives to help residents access the right skills to meet employer needs and take advantage of new job opportunities.</li> <li>• Supporting existing town centres and creating a new town centre at Brent Cross Cricklewood.</li> </ul>
<b>To provide safe effective and efficient travel</b>	<ul style="list-style-type: none"> <li>• Delivery of high quality transport systems in regeneration areas.</li> <li>• Improvements to the road network, new strategic road linkages, local roads, pedestrian and cycle routes.</li> <li>• A new Thameslink mainline and bus station at Brent Cross.</li> <li>• Improvements to Brent Cross, Mill Hill East and Colindale underground stations.</li> <li>• Replacement bus station at Brent Cross Shopping Centre.</li> <li>• Bus service enhancements.</li> <li>• Promoting sustainable travel via improvements to cycle and pedestrian routes.</li> </ul>
<b>To promote strong and cohesive communities</b>	<ul style="list-style-type: none"> <li>• Programme of community events delivered as part of the Outer London Fund projects.</li> <li>• New and improved community facilities.</li> <li>• Establishment of resident partnership boards and community trusts.</li> </ul>
<b>To promote healthy living and well-being</b>	<ul style="list-style-type: none"> <li>• Promoting cycling and walking through new and improved routes.</li> <li>• Improved open spaces.</li> <li>• New health facilities at Colindale, Mill Hill East and Brent Cross Cricklewood.</li> </ul>
<b>To protect and enhance the suburbs</b>	<ul style="list-style-type: none"> <li>• The regeneration schemes seek to respect local context and distinctive local character.</li> <li>• Developments should address the principles, aims and objectives set out in the following national design practices: By Design, Secured by Design, Safer Places, Inclusive Design, Lifetime Homes and Building for Life.</li> </ul>



## Linkage between the Local Plan and the Regeneration Programme

Local Plan Objectives	How the Regeneration Programme contributes?
<b>To ensure efficient use of land and natural resources</b>	<ul style="list-style-type: none"><li>• New energy centres in regeneration areas.</li><li>• Sustainable design and construction of new developments.</li><li>• Integration with Welsh Harp Reservoir at West Hendon.</li></ul>
<b>To enhance and protect our green and natural open spaces</b>	<ul style="list-style-type: none"><li>• The creation of new and enhanced public open spaces including at least 18 ha in Brent Cross Cricklewood, Colindale and Millbrook Park.</li><li>• Integration with Welsh Harp Reservoir at West Hendon.</li></ul>

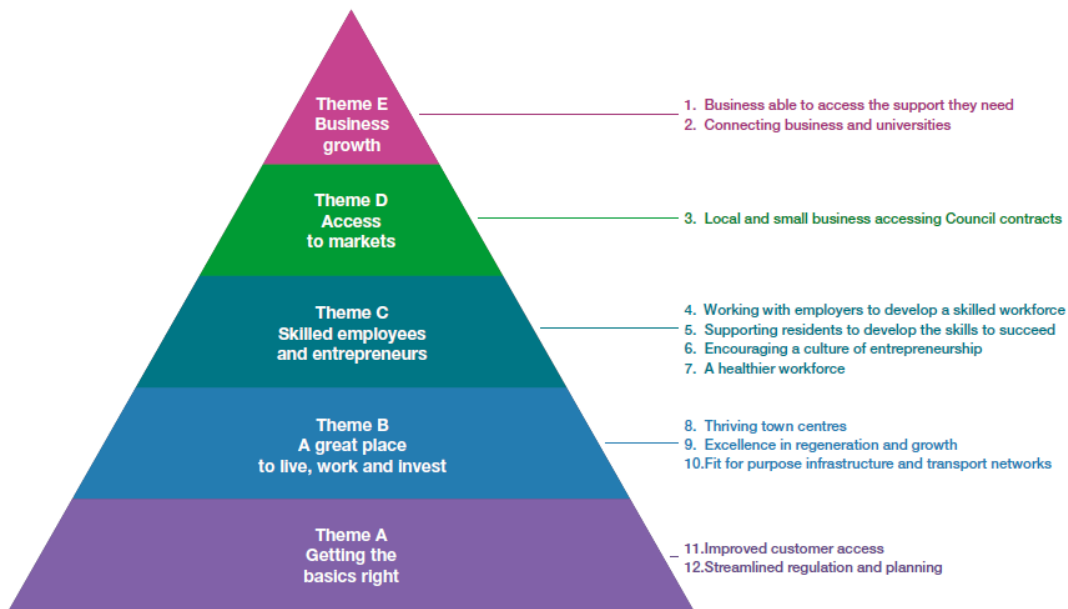
## SKILLS AND ENTERPRISE PROGRAMME

## BARNET BUSINESS, EMPLOYMENT AND SKILLS PROGRAMME

The Barnet Business, Employment and Skills Programme supports the strategic objectives set out in Entrepreneurial Barnet, which aim to maximise the positive impact of the public sector on Barnet's economy and people, whilst ensuring that local businesses and entrepreneurs have the space and support they need to thrive. The Vision for Entrepreneurial Barnet is to make Barnet the best place in London to be a small business. The business, employment and skills programme is one of the key delivery mechanisms underpinning this ambition, and as the Local Plan is updated, the objectives of Entrepreneurial Barnet will be embedded into it.

### KEY STRATEGIC OBJECTIVES

The strategic objectives for the business, employment and skills programme as identified through the Entrepreneurial Barnet Forward Plan are shown below.



The public sector contribution to Barnet's economy, 2015-2020

## Entrepreneurial Barnet



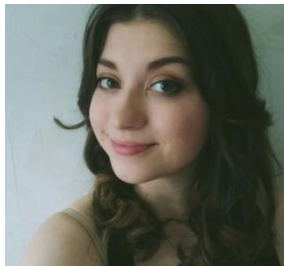
## THE PLATFORMS PROGRAMME

The Platforms Programme has been delivered to support 16-24 year olds who are Not in Employment, Education or Training (NEET) into employment and further training opportunities. Platforms commenced in July 2012 and has been delivered through partnership working over a three year period with final work placements completing in December 2015.

The Platforms Programme brings together a suite of initiatives to meet the different needs of Barnet's young people, including internships and work placements. The programme has delivered excellent outcomes. A full evaluation of the Platforms Programme is being developed and can be requested from Spring 2016.

*“It has been great to support young people through their Platform’s Internship Work Placements, to see them develop their skills and carve out their future career pathway”*

Carolyn Roche, Project Manager



### Platform’s Graduate Intern Successes

Jess was originally signed on for a 3 month Platforms graduate internship starting in March 2015, and later successfully applied for a full time role as Project Support officer at Re.

*“The Platforms Internship Project has given me the skill and experience to develop my career within Re”*



Elsie was one of many graduates seeking work in a difficult labour market after graduation. She completed the Platforms Internship work placement and successfully gained employment as a Project Support Officer at Re.

*“Platforms gave me excellent experience, and I was then confident to apply for work within Re”*

## THE WORKFINDER PROJECT

WorkFinder assists unemployed residents who experience multiple constraints to securing sustainable employment. The WorkFinder Project started in April 2015 and is being delivered over a two year period on behalf of Barnet Council, by Groundwork London.

The WorkFinder Project provides holistic support based around the needs of the individual. This could include initial assessment, confidence building workshops, advice on creating and improving CVs and skills development, job search techniques and interview preparation.

The project engages with local employers to support them to recognise and recruit from the pool of local talent in Barnet. WorkFinder supports local Work Clubs and community projects to gain referrals to the project, in order to support more residents into employment.

**BARNET WORKFINDER**  
**LOOKING FOR WORK?**  
**NEED MORE HOURS?**

Barnet Council and Groundwork London are working together to help Barnet residents in YOUR area secure work.

**We can help with...**

- ✓ CV writing
- ✓ Job applications
- ✓ Pre-employment support
- ✓ Training to gain new skills
- ✓ Access to live vacancies with local employers

**Contact us to find out more about this project**  
Dami Ayanda: Employment Advisor  
07870 924 267 / dami.ayanda@groundwork.org.uk  
Marion Phillip: Employment and Skills Programme Training Manager  
07702 939 600 / marion.phillip@groundwork.org.uk





## S106 EMPLOYMENT AND TRAINING SCHEMES

The pace of physical regeneration across Barnet is inspiring. Plans are in place to deliver more than 25,000 new homes across Barnet. To ensure local residents benefit from the physical regeneration of the borough the Council is working closely with Developers to gain maximum benefit from their Section 106 obligations. S106 Employment and Training obligations outline that property developers make provision to train Barnet residents. Partnership working enables Barnet applicants to enter employment and training with a range of developers and training providers. Planned obligations across these Barnet sites will offer over 300 apprentice obligations throughout their oncoming construction periods.

Activities undertaken to support residents to gain from Section 106 obligations include:

- Supporting Development partners to develop Employment and Training Strategies and underlying annual action plans for achieving the aims of these strategies as part of their Section 106 commitments. To date, Employment and Training Strategies have been developed for the following regeneration sites: Dollis Valley, Stonegrove Spur Road Estates and Grahame Park. A strategy for West Hendon is currently in development (to be completed in 2016).
- Delivering local Employment and Training Fairs on these regeneration scheme with partners to support resident's access employment. Fairs held included at West Hendon in July and in Grahame Park in October 2015. Further Employment and Training Fairs are being planned in regeneration areas for 2016.
- Supporting and approving local projects and initiatives, for example, the Loop and Social Researchers project. The Loop is a new furniture reuse project based at Grahame Park. This free service collects unwanted but reusable furniture, local volunteers are trained to help to clean and refurbish the furniture, before selling it on at a low price to the residents.



The aim of the project is to reduce the amount of fly tipping on the estate whilst providing a range of different volunteering opportunities for local residents. A group of Barnet residents have been trained through the Colindale Training Programme as Social Researchers. They have recently set up as a Social Enterprise, which has been successfully delivering social research projects, thus creating employment for these local residents.

- Supporting the growth of apprenticeships. The Council, Re, Jobcentre Plus, and Barnet & Southgate College work with wider business community to support individuals to develop the skills needed to progress in their careers, in line with the Entrepreneurial Barnet plan and English Apprenticeships :2020 vision. The mix of workplace and classroom or on-line teaching, ensures Apprentices get a clear picture of how their new skills help the employers. Over the past 12 months 28 Barnet residents were offered employment, as Apprentices, under Section 106 on Barnet development sites. As of January 2016 there are 25 Apprentices still in training or who have progressed to employment within the construction industry.

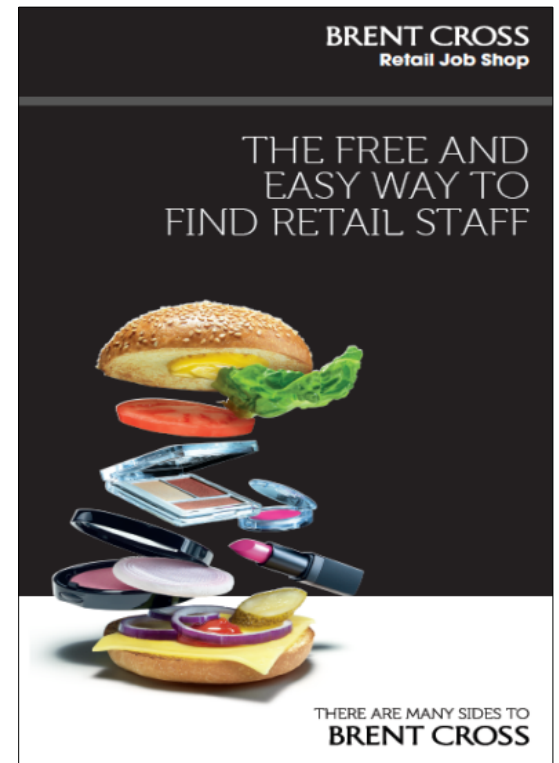
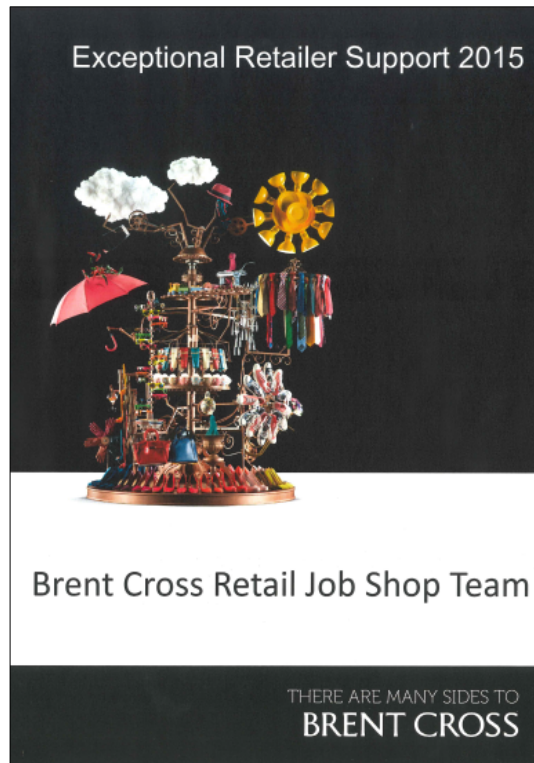
## LET'S TALK SHOP – BRENT CROSS RETAIL JOB SHOP PROJECT.

The award winning Brent Cross Retail Job Shop was launched in July 2014 at Brent Cross Shopping Centre. The Retail Job Shop is a virtual Job Shop that is supported by our Employer Brokerage Officer and Job Centre Plus. The project is focused on engaging employers to offer retail, hospitality, management and customer service vacancies to local people. In December 2015 140 vacancies had been filled by local people, 93% of successful applicants are Barnet residents who were previously unemployed. The Job Shop won Exceptional Retailer Support award at Brent Cross Customer Service Awards in October 2015.

Training and jobs matching of residents takes place through Barnet and Southgate College at the flagship 'Hospitality House' and in partnership with Job Centre Plus. Barnet Council's Education Services also worked closely to engage local schools in raising the awareness of their pupils of the career opportunities in retail and hospitality, through Let's talk Shop. The Let's Talk Shop Evaluation report is being completed January 2016.

Local Graduate, Gigs Kyrucas (Picture opposite) was helped by the job shop to find a new job at the Charles Tyrwhitt store in Brent Cross. Gigs said:

***"I had been looking for work for some time and I was keen to work in retail."***





## TOWN CENTRES

Entrepreneurial Barnet, the public sector in Barnet's approach to supporting economic growth in the borough, was approved at Assets, Regeneration and Growth Committee in March 2015. Its focus will be on building and sustaining the confidence of the business community in Barnet; confidence to start a business, confidence to invest in and take on more employees, and confidence in the local public sector to work together to create the long-term circumstances that allow people with ideas, energy and ambition to succeed. This is in line with the Council's ambition to make Barnet the best place to be a small business.

Based on existing data about town centre size and function provided by the GLA, and the capacity the council has to support town centres, A main town centre is a place that has a wider economic and social function due to its larger scale, size of the local population, infrastructure connections, and broader mixture of businesses and amenities than other centres. It might for example be a place that people travel from further afield to do some shopping, enjoy a meal, work, or to have a business meeting. The following town centres are designated as "Main" in Entrepreneurial Barnet: Burnt Oak, Chipping Barnet, Cricklewood, Edgware, Finchley Church End, Golders Green, and North Finchley.

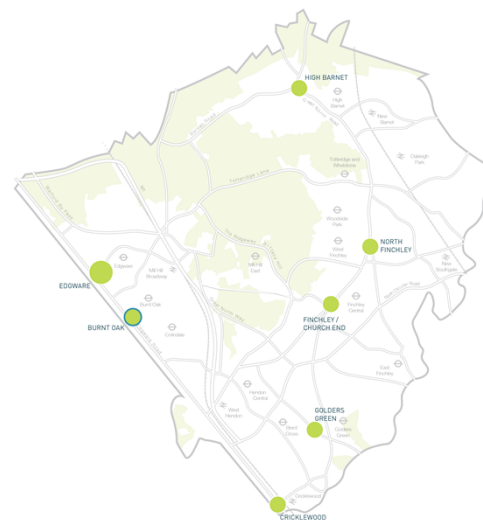
Entrepreneurial Barnet also outlines the Town Centre Offer, which provides a framework for the Council to work with and support local town teams in Barnet, identify further funding and investment priorities and promote greater stewardship in our Town Centres.

### Projects in Town Centres

Work in **North Finchley** and **Cricklewood** Town Centres, funded through the Mayor of London's Outer London Fund (OLF), was completed in 2015, bringing to a close a programme of improvements that included public realm improvements and support for local businesses.

Cricklewood town team consulted on and successfully set up a **weekly market in Cricklewood Town Square**, bringing vibrancy to the town centre.

The **Ten Grand Arcade** project at North Finchley Town Centre was successful in obtaining £16k of funding from the Mayor of London's High Street Fund to continue operating for a further year. In its first two years, Ten Grand Arcade played a key role in revitalising the North Finchley arcade, led on a number of community events, and provided incubation space for new businesses.



"Main" Town Centres in Barnet



Activities in Main Town Centres

### Case study: The London Balloon Boutique



*The London Balloon Boutique is a start-up that got its first space at Ten Grand Arcade and has now moved to its own unit at the arcade.*

"I have noticed over my short time in the Arcade that there is a buzz in the air, people are walking through to stop and talk and I for one would like to see more of this in the near future. I would advise anyone who is running a business from home that is perhaps not in the position to make the leap to come down to Ten Grand Arcade. This has given me the confidence to go through the process of opening one of the other units in the Arcade in order to grow my business."

## High Street Fund Project: Burnt Oak Town Centre

In February 2015, the Council was successful in obtaining funding from the Mayor of London's High Street Fund (HSF) for **Burnt Oak** Town Centre. The main aim of the project is helping to shape future local development by identifying investment priorities through a town centre strategy. The investment will focus on achieving the following:

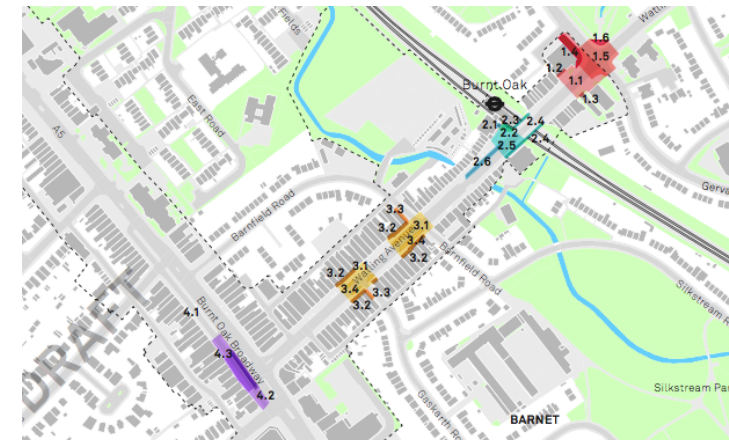
- helping businesses adapt to change
- reducing anti-social behaviour
- creating better links with the surrounding area
- revealing built heritage

The area is also a focus point piloting a Place-based commissioning (PBC) approach, which is a way of coordinating action across local partners to best tackle existing issues in the area and achieve improvements in local outcomes. Its defining characteristic is that it requires the rewiring of traditionally silo'd activities to lead to better integrated services and ensure that there are outcomes for local residents as a result of investment in physical regeneration.

Proposals for Burnt Oak in the short, medium and long term are being developed. The proposals are framed around a set of 'Guiding Principles', which have been developed on the basis of the Burnt Oak area appraisal and comments from previous consultation. These guiding principles and initial proposals for HSF projects, focusing on four 'hot spots' in Burnt Oak, were presented to the local community in February 2016.

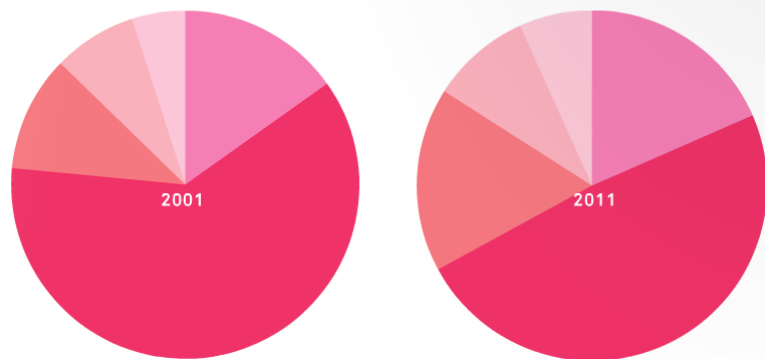


Above: **Guiding principles** for Burnt Oak Town Centre



Right: **'HSF Hot spots'**

- Community cluster
- Station arrival
- Watling Avenue
- Burnt Oak Broadway



9% of the economically active population are unemployed (a rise of 1% since 2001). Self employment has risen by 6% over this 10-year period.

- Employees Part Time
- Employees Full-Time
- Self-Employed
- Unemployed
- Full-Time Student

Burnt Oak town centre analysis: Changes in economic activity between 2001 and 2011



Consultation on proposals for Burnt Oak, Feb 2016



## ENTREPRENEURIAL BARNET BUSINESS COMPETITION

Business start-ups and entrepreneurial students have the chance to win up to £1,000 prize money and raise the profile of their businesses in a new business competition. The Entrepreneurial Barnet Competition, organised by Middlesex University, Barnet Council and Barnet and Southgate College, gives the chance for Barnet entrepreneurs and students to showcase their ideas. The competition also links young people and new ideas into local engagement with Businesses. The competition offers prize money provided by Hammerson, one of the developers of the Brent Cross regeneration scheme.

The competition plans to be an annual event and details can be found at [www.barnet.gov.uk/business-competition](http://www.barnet.gov.uk/business-competition)

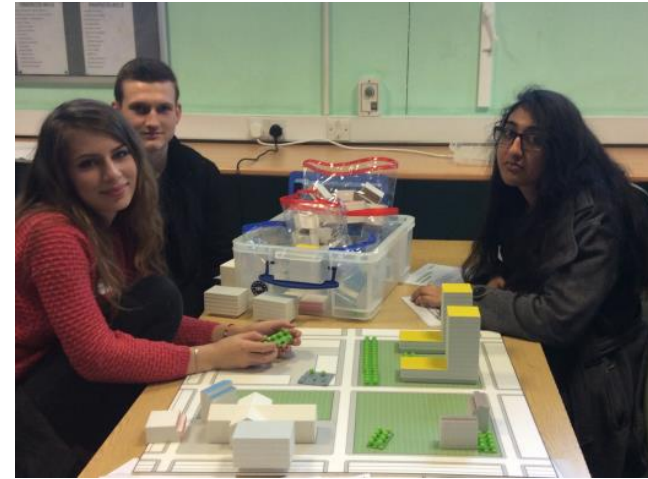
## INSPIRING THE FUTURE

Pupils at Whitefield School in Barnet have been given an insight into a career in regeneration and planning as part of a new educational initiative piloted in Barnet.

The workshop on regeneration and planning for A level pupils was organised by Urban Plan UK, an educational initiative from the Urban Land Institute and funded by Hammersons, one of the developers for Brent Cross. It was delivered by two volunteer planning officers from Re, Barnet Council's joint venture with Capita.

Urban Plan UK aims to bring the urban environment and regeneration to life for Sixth Form pupils and to promote the development industry as a career option. The scheme has seen huge success, and two further Barnet schools will join the programme in 2017.

Pupils attending the workshop were grouped into teams to form property companies responding to a call for proposals from a fictional local council. Teams addressed challenging financial, market, social, political, and design issues; developed a 3D model of their plan; and presented their proposal to the "council", a panel made up of volunteers from the property industry.



Pupils at Whitefield School take part in the Regeneration workshops.

## BUSINESS EMPLOYMENT AND SKILLS SKILLS PROGRAMME HIGHLIGHTS

'Skills for Growth' Business event hosted by Re at Tudor Hall July 2015 was attended by 48 Businesses including Construction developers and Resident social Landlords. An employer engagement event, Skills for Growth, was hosted in July 2015. The event sought to address the issues raised by skills shortages in construction. Speakers from Barnet and Brent Cross teams were able to share the wide plans for re-generation. A workshop element sought to overcome barriers to the construction work force.

- 300 Apprenticeships and other training activities planned through S106 Regeneration agreements across Barnet.
- 'Urban Plan' Piloted in Barnet's Whitefield School gains Barnet pupil's knowledge of career opportunities in regeneration and planning.
- Brent Cross Job Shop wins 'Exceptional Retailer Support' award at the Brent Cross Customer Service event in October 2015.
- Barnet Entrepreneurial Competition set up in partnership with Middlesex University and Barnet and Southgate College.







## Become a fashion retail entrepreneur with support from **retailRIGHT** and Hammerson

The British School of Fashion at GCU London is working in partnership with **retailRIGHT** and Hammerson to provide an exciting package of support for the next generation of talent in fashion retail.

MSc Fashion Business Creation students can apply to receive a prestigious retailRIGHT scholarship. The programme's most talented students will also be awarded seed funding and pop up shop space at Hammerson shopping centres such Bullring, Brent Cross and Silverburn.

**Apply now for September 2016 entry. Closing date: Monday 27th June 2016**

Visit [www.gculondon.ac.uk/study/scholarships](http://www.gculondon.ac.uk/study/scholarships) for more information and to apply online.



Launch of **retailRIGHT** and Hammerson scholarship for 2016. The programme will offer talented students seed funding and pop up facilities at Brent Cross Shopping centre.

## THE LOOP @ GRAHAME PARK



## DO YOU HAVE UNWANTED FURNITURE OR APPLIANCES?

WE'LL PICK THEM UP FROM YOUR DOORSTEP FOR FREE!

We'll fix, upcycle, reuse or recycle your donated furniture right here on Grahame Park.

It's easy - either call us on 07981140926 or email [grahamepark.reuse@groundwork.org.uk](mailto:grahamepark.reuse@groundwork.org.uk) to arrange a free collection.



By donating your unwanted items to us you are helping to stop reusable furniture going to landfill, improve your community and provide affordable furniture for your neighbours.

We accept good quality, wooden furniture, clean sofas and working white goods. We can not accept mattresses.

We always need volunteers to help us with collections, fixing and running the shop. If you're interested in lending a hand, contact Jodie on 07981140926. [Jodie.Corrall@groundwork.org.uk](mailto:Jodie.Corrall@groundwork.org.uk)

[www.theloops.london](http://www.theloops.london)

Reclaim, Revamp, Relove



Launch at Grahame Park, of **The Loop**, Furniture re-purpose centre, part funded by S106. Transforming a redundant space into a community project which launches Spring 2016.



## PROGRAMME OBJECTIVES & FORWARD PLAN OF ACTIVITIES FOR 2016-17

<b>Getting the Basics Right</b>	<ul style="list-style-type: none"> <li>• Share best practice to mentor other town centres in improving their vitality.</li> <li>• Attend and, where appropriate, lead best practice groups including the Employability Group, the West London Alliance (WLA), and Skills and Employment groups.</li> </ul>
<b>A great place to live, work and invest</b>	<ul style="list-style-type: none"> <li>• Support town teams in key town centres, bringing together local businesses and residents to lead improvements.</li> <li>• Seek new funding opportunities to improve the promotion, business support and physical appearance of town centres.</li> <li>• Support town teams in developing community bids for submission to the GLA's Community High Streets Fund.</li> <li>• Support town centres to maximise use of mobile technology and social media, for example through phone based payment and loyalty schemes.</li> <li>• Support co-ordination of council-wide activity in town centres in order to maximise positive benefits and to generate maximum new investment and publicity.</li> <li>• Deliver town centre improvements where funding is agreed, e.g. Burnt Oak</li> <li>• Reduce the number of "Vacant High Street Properties" across the borough by 0.5 percentage points better than the average of comparable boroughs.</li> </ul>
<b>Skilled employees and entrepreneurs</b>	<ul style="list-style-type: none"> <li>• Actively promote the benefits of apprenticeships and other training opportunities to local employers.</li> <li>• Work with development partners to maximise local employment and training opportunities through regeneration and development schemes.</li> <li>• Work with the construction sector skills council to reflect best practice in the local construction employment models in support of future growth.</li> <li>• Ensure the Skills, Employment and Enterprise Supplementary Planning Document is implemented in future developments.</li> <li>• Facilitate better links between schools and employers and support the development of young peoples' skills and understanding of career pathways through schemes such as Let's Talk Shop and the Retail One Stop Shop and Construction Opportunities.</li> <li>• Continue to contract manage the Workfinder Project, which will support 55 long term unemployed Barnet residents into work over the life of the project.</li> <li>• Monitor the Skills and Development aspects of Developer's s106 obligations to ensure that the underlying</li> <li>• Continue to reduce youth unemployment by at least 1% point better than the average of comparable boroughs by working with partners in the borough on the above activities.</li> </ul>
<b>Access to markets</b>	<ul style="list-style-type: none"> <li>• Support the Customer and Support Group (CSG) work stream in helping businesses to access local procurement opportunities.</li> <li>• Engage with small and local businesses through provision of events.</li> <li>• Work with partners in the borough to host at least two engagement events that allow small businesses to connect with each other and with the Council.</li> </ul>
<b>Business growth</b>	<ul style="list-style-type: none"> <li>• Progress the development of the business support model for Barnet, producing a Full Business Case for the initiative.</li> <li>• Develop a business contacts database for the borough.</li> <li>• Increase the business survival rate by 4 percentage points more than the average increase in business survival rate achieved in the same period by comparable borough</li> <li>• Develop a defined programme to establish the Barnet business hub.</li> <li>• Develop a bespoke programme for the borough's ambitious and high growth businesses.</li> <li>• Together with the West London Alliance (WLA), develop Knowledge Transfer Partnerships that bring together the expertise of universities and colleges with the skills of entrepreneurs to boost growth opportunities.</li> </ul>

## BENEFITS

Over the course of 2014/15 a series of workshops were held to define Barnet as a 'Successful Place'. Staff from both Barnet Council and Regional Enterprises were involved. These sessions suggested a number of potential bench marks and measures to begin monitoring the progress of benefits delivered through the Regeneration Programme.

In December 2014 a report, "Benefits Realisation Work-Stream Outputs", was produced which laid out 5 key strands that would provide a framework to classify the outputs from the Barnet 2014 SWOT Workshop.

- Business & Successful Economy.
- Self-empowerment/Lowering demand on services
- Infrastructure
- Housing/Quality of Place.
- Town Centres

The top five significant foreseen changes were then distilled from each of these strands.

The information from these workshops has been refined into measures that can be practically collected at regular intervals and are shown in the table to the right. These measures will now be monitored regularly and reported on to define the success of the regeneration programme.

On some of the scheme pages is a wellness score for the ward in which the scheme is situated up to 2013. This is a composite score based on 12 measures:

Life Expectancy, Childhood Obesity, Incapacity Benefits claimant rate, Unemployment rate, Crime rate, Deliberate Fires, GCSE point scores, Unauthorised Pupil Absence, Children in out-of-work households, Public Transport Accessibility Scores (PTALs), Access to public open space & nature, Happiness- Composite Subjective Well-being Score (Life Satisfaction, Worthwhileness, Anxiety, and Happiness) (New data only available since 2011/12). Wellness Scores for 2014 are currently being compiled by the GLA.

<b>Contextual information</b>	
<ul style="list-style-type: none"> <li>• Information that gives a picture of how an area is changing over time</li> </ul>	
Population number and growth	GLA
Customer segments and change	Call Credit
Deprivation ranking and key domain	IMD
Ward Wellbeing Score	GLA
Top three issues for residents	RPS
<b>Business/ Successful Economy</b>	
<ul style="list-style-type: none"> <li>• Barnet is the best place to be a small business</li> <li>• Businesses are more resilient</li> <li>• Thriving Town Centres</li> </ul>	
Business satisfaction survey	Annual Re deliverable
Business survival rates	Available at a borough level, 2013
Jobs density	Available at a borough level, 2013
Town Centre vacancy rates	Annual Re deliverable
Number of people within Town Centre boundary	GLA
<b>Self Empowerment/ lowering demand on public services</b>	
<ul style="list-style-type: none"> <li>• Working population and increasing incomes</li> <li>• Involvement of local communities delivers positive local outcomes</li> </ul>	
Benefit claimant rate	Data released quarterly, NOMIS
Number of young people NEET	Data collated monthly, 14-19 team
Income distribution	CACI Paycheck
Resident satisfaction that Barnet Police and Barnet Council are dealing with anti-social behaviour and crime in your local area	RPS
Children, young people and families report that the local area is family friendly	Annual Young People's Survey
Residents volunteering	RPS
Residents feeling that neighbours pull together	RPS
Residents feeling that neighbours help each other out	RPS
Examples of community led activity	Qualitative review by the Housing Association partner
<b>Infrastructure</b>	
<ul style="list-style-type: none"> <li>• Sustainable places and high quality open spaces</li> <li>• High levels of educational attainment</li> </ul>	
Residents taking regular exercise	Sport England
Residents with a positive opinion of parks and open spaces	Available at a borough level, 2013
Residents using parks and open spaces	RPS
Most recent schools rating	OFSTED
Traffic works improvements	Metrics to be defined by scheme
<b>Housing</b>	
<ul style="list-style-type: none"> <li>• Increased availability of housing including affordable housing</li> <li>• Improved housing standards</li> </ul>	
New housing and proportion that is affordable	Re
Housing standards met	To be defined by Re
House prices	GLA