

	<p><b>Assets, Regeneration and Growth Committee</b></p> <p><b>27 November 2017</b></p>
<p style="text-align: right;"><b>Title</b></p>	<p><b>Prospect Ring Compulsory Purchase Order</b></p>
<p style="text-align: right;"><b>Report of</b></p>	<p>Councillor Daniel Thomas</p>
<p style="text-align: right;"><b>Wards</b></p>	<p>East Finchley</p>
<p style="text-align: right;"><b>Status</b></p>	<p>Public</p>
<p style="text-align: right;"><b>Urgent</b></p>	<p>No</p>
<p style="text-align: right;"><b>Key</b></p>	<p>Yes</p>
<p style="text-align: right;"><b>Enclosures</b></p>	<p>Annex 1 – Proposed Red Line Plan of Prospect Ring “Order Land”</p>
<p style="text-align: right;"><b>Officer Contact Details</b></p>	<p>Derek Rust, Deputy Chief Executive Officer                  Tel: 020 8359 4826 - <a href="mailto:derek.rust@barnethomes.org">derek.rust@barnethomes.org</a></p> <p>Nick Fletcher, Senior Project Manager (Development)                  Tel: 020 8359 2731 - <a href="mailto:nick.fletcher@barnethomes.org">nick.fletcher@barnethomes.org</a></p>

## Summary

Opendoor Homes has been established as a Registered Provider which will operate as a wholly owned subsidiary of the Council’s Arm’s Length Management Organisation (ALMO) Barnet Homes.

The proposed development at Prospect Ring for approximately 50 new homes is a key scheme within the Tranche 3 affordable housing programme of 320 new affordable homes for rent on council owned land, supported by a loan from the Council.

A planning application is being submitted during autumn 2017, and subject to planning permission and obtaining vacant possession, works are expected to commence on site in 2018. The acquisition of two residential leasehold interests, an electricity substation, underutilised garages and estate land is required to obtain vacant possession of the site to facilitate the development.

This report seeks resolution in principle from Assets, Regeneration and Growth Committee to make a Compulsory Purchase Order to cover the Order Land (bound by a red line) at Appendix 1, however this is on the basis that use of a Compulsory Purchase Order will be

an option of last resort and the powers will only be utilised where third party interests cannot be acquired through private treaty negotiations, which are ongoing and which will continue to be progressed.

## **Recommendations**

**That the Assets, Regeneration and Growth Committee:**

- 1. Authorise the making of a Compulsory Purchase Order (CPO) under section 17 of the Housing Act 1985 in respect of acquiring property interests including two leasehold properties shown within the red line on the Order Map at Annex 1 to secure the delivery of the Prospect Ring New Housing Development Scheme. The use of a CPO would remain an option of last resort, in the event that ongoing negotiations and efforts to secure vacant possession were unsuccessful.**
- 2. Delegate authority to the Chief Officer (as defined in Article 9 of the Council's Constitution or such other replacement document) to negotiate and complete a Compulsory Purchase Order Indemnity Agreement to ensure that TBG Open Door Ltd indemnify the Council for the full financial costs incurred in preparing, making and implementing the CPO.**
- 3. Delegate authority to the Chief Officer to publish the draft London Borough of Barnet (Prospect Ring) Compulsory Purchase Order, to seek confirmation of the Secretary of State and if confirmed, implement the order.**
- 4. Authorise the appropriate Chief Officer to issue and sign the order, notices and certificates in connections with the making, confirmation and implementation of the CPO on the basis that there is a compelling case in the public interest to make the Order.**
- 5. Authorise the appropriate Chief Officer to make General Vesting Declarations (GVD) under the Compulsory Purchase (Vesting Declarations) Act 1981 (as amended) and/or to serve Notices to Treat and Notices of Entry if required following confirmation of the CPO.**
- 6. Authorise the appropriate Chief Officer to issue and serve any warrants to obtain possession of property acquired by the Council following the execution of a GVD or service of Notices to Treat and Notices of Entry relating to the CPO if it was considered appropriate to do so;**
- 7. Delegate authority to the appropriate Chief Officer to take any further necessary actions to secure the making, confirmation and implementation of the CPO.**
- 8. Authorise the Chief Officer to take any further necessary actions to secure the making, confirmation and implementation of the CPO including;**
  - a. authorisation to approve any agreements with owners or interests in the CPO land in order to secure the withdrawal of their objection**
  - b. authorisation to confirm the CPO should no objections be received**
  - c. agreeing to confirmation of the CPO with modifications if it appears expedient to do so in order to secure the CPO land**
  - d. if the question of compensation is referred to the Upper Tribunal, take all necessary steps in relation thereto**
  - e. authorisation of compensation payments due under the CPO**

## 1. WHY THIS REPORT IS NEEDED

- 1.1 The Assets, Regeneration and Growth Committee (ARG) on 12 December 2016 approved the full business case for the Tranche 3 affordable housing programme, produced by Opendoor Homes (ODH) to build 320 affordable homes for rent and transfer a number of parcels of land owned by the Council on which ODH will build these new homes. The initial cost of building the new homes will be met through a loan to ODH from the Council.
- 1.2 The Prospect Ring estate, located in East Finchley, includes two high rise apartments blocks, and two lower rise apartment blocks comprising of 104 dwellings in total. The estate is owned freehold by the London Borough of Barnet and managed by Barnet Homes. After a review of Council owned sites, the potential of redevelopment of no.57-60 Prospect Ring was explored to facilitate a development significantly larger capacity development.
- 1.3 The proposed redevelopment scheme at Prospect Ring includes the demolition of four existing flats, and the construction of a new apartment block containing approximately 50 new homes for affordable rent. This would be a significant quantitative housing gain of 46 net new homes.
- 1.4 The planning application for the scheme was submitted by Opendoor Homes to the London Borough of Barnet on 25<sup>th</sup> October 2017. The planning reference for the scheme is 17/6827/FUL. The application submission seeks full planning permission for the following description of development:
  - *Demolition of existing maisonettes and garages, relocation of existing electrical substation, and redevelopment to provide a 13-storey building comprising 50no. self-contained flats, with associated landscaping, playspace, car parking, and cycle and refuse storage, realignment of existing highway and re-organisation of existing car parking.*
- 1.5 Subject to planning permission being granted, and achieving vacant possession, it is anticipated that works can commence during 2018 with the completion of 50 new affordable homes expected during 2020.
- 1.6 Two of the four existing flats at Prospect Ring that are included in the proposed development land are leasehold. The acquisition of no. 57 Prospect Ring and no. 60 Prospect Ring is considered necessary to obtain vacant possession of the site to facilitate the development. There are also two tenanted properties in the block; one includes a secure Council tenant, and the other is used for temporary accommodation.
- 1.7 Opendoor Homes has commissioned an independent valuation for both 57 and 60 Prospect Ring from a firm of Chartered Surveyors, who will also act on behalf of Opendoor Homes to negotiate the acquisition of these properties by private treaty. Offers have been made to both of the leaseholders in line with the Compulsory Purchase code, to include 10% home loss and disturbance costs in addition to the property value. Both leaseholders wish to find a replacement equivalent home on the open market.

- 1.8 Opendoor Homes is meeting the cost of a Chartered Surveyor to negotiate on behalf of the leaseholders and negotiations between the parties are on-going.
- 1.9 While it is expected that negotiations will reach a satisfactory conclusion over the coming months, seeking resolution from Assets, Regeneration & Growth Committee to prepare to make a Compulsory Purchase Order will ensure that in the event parties cannot negotiate through private treaty, that there is a clear process and timeline for concluding the acquisition in order to facilitate the scheme.
- 1.10 There are both cost and programme delivery risks associated with the acquisition of leasehold interests to facilitate the implementation of a redevelopment project and this report recommends that Assets, Regeneration & Growth committee resolve in principle to make a Compulsory Purchase Order to provide assurance that the Prospect Ring development scheme can be implemented and to ensure that the acquisition proves to be value for money.
- 1.11 In addition to the four residential properties including two leasehold interests, the proposed Order Land includes an electricity substation and a number of garages which are owned by the Council and rented out to tenants.
- 1.12 The electricity substation will be required to be relocated as part of the proposed scheme, and discussions with UKPN, the electricity provider have begun. The London Borough of Barnet will negotiate a new lease with the provider in due course. The proposed scheme could not be designed to accommodate the existing electricity substation in its current location,
- 1.13 The garages will be demolished as part of the proposed scheme to provide necessary car parking provision to meet the London Borough of Barnet's policy requirements.
- 1.14 The Prospect Ring development scheme will provide significant quantitative and qualitative housing benefits for the London Borough of Barnet including:
- 50 new affordable rented homes to meet housing need for the Borough;
  - A net increase of 46 new dwellings overall which contributes to meeting the London Borough of Barnet annual monitoring target of 2,349 additional homes per year set by the Greater London Authority;
  - High quality new homes, which will provide a high standard of living conditions for residents that the Council has a duty to house;
    - All of the homes exceed space standards set out in the Mayor's London Housing Design Guide and Nationally Described Space Standards;
    - All of the homes are dual aspect and benefit from high levels of daylight;
    - All of the units apart from the ground floor dwellings will benefit from private amenity;
    - Residents of the new dwellings will benefit from very low heating bills due to the new energy efficient building led by passive design;

- New affordable homes which will contribute significantly towards reducing the costs to the Council of providing temporary accommodation to households in need. The total cost avoidance is expected to be approximately £170,000 per year for the Council;
- New affordable homes which will provide a higher quality of accommodation and greater level of security for households currently living in temporary accommodation and/or in private rented sector accommodation;
- 5 new wheelchair flats as required by policy, to meet specialist housing needs;

1.15 In addition to the numerous housing benefits to the borough, the scheme will see qualitative improvements through investment and reconfiguration of external amenity spaces of the estate and public realm which will benefit existing and new residents. The proposed scheme is an example of sustainable development on a brownfield site in an area with good public transport accessibility and access to services.

1.16 It is considered that these collective benefits outweigh the private interests held by the affected parties. A Statement of Reasons would be required to provide justification for making a Compulsory Purchase Order.

## **2. REASONS FOR RECOMMENDATIONS**

2.1 The resolution to make a Compulsory Purchase Order is sought to enable the delivery of the Prospect Ring scheme, in the event that the leasehold interests cannot be acquired voluntarily through private treaty as a measure of absolute last resort.

2.2 The Prospect Ring scheme is in the Tranche 3 affordable housing programme and is of strategic interest to the London Borough of Barnet.

2.3 The Council's Housing Strategy 2015-2025 identifies the need to increase housing supply and to deliver homes that people can afford. The Prospect Ring scheme can facilitate the delivery of new homes for affordable rent in the borough to meet housing need. The affordable rent will be set at 65% of the market rent, in line with the Council's affordable rents policy.

2.4 The delivery of new affordable rented homes will help to meet the objective in the Council's Housing Strategy to prevent and tackle homelessness, by reducing the use of temporary accommodation. There are currently in excess of 2,700 households living in temporary accommodation which presents significant budgetary pressures for the Council.

2.5 The Prospect Ring development covers over 15% of the overall Tranche 3 affordable housing programme, which is an ambitious initiative led by the London Borough of Barnet, to utilise land within the Council's ownership to deliver affordable homes through the wholly owned subsidiary Opendoor Homes.

2.6 ARG Committee has already approved the Full Business Case and the transfer of 20 sites to Opendoor Homes, at its meeting on 12 December 2016 to ensure

that a full 320 new affordable homes are delivered as part of the Tranche 3 programme.

- 2.7 The Prospect Ring development scheme will, subject to the planning permission, deliver 50 new apartments for affordable rent, plus enhancements to the external spaces of the estate and public realm. Although acquisition of two leasehold properties is required and a further loss of two tenanted properties, the significant net increase in the number of new dwellings outweighs the infringement of any private interests given the acute shortage of housing, particularly affordable housing in the London Borough of Barnet.
- 2.8 Consultants will be appointed to assist the Council with the preparation, making and progression of any CPO. This will include a land referencing agent to identify third party proprietary interests, and act for the Council to serve appropriate notices.

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

- 3.1 The Council could consider not making a Compulsory Purchase Order however this would not provide sufficient assurance on the delivery of the Prospect Ring development scheme if leaseholders were unwilling to negotiate with Opendoor Homes to reach agreement by private treaty, or it could mean that Opendoor Homes would be required to pay significantly over market value which would have ramifications for the financial viability of the project which is being funded by public money.

### **4 POST DECISION IMPLEMENTATION**

- 4.1 Subject to ARG approval of the recommendations in this report, and subject to obtaining planning permission for the Prospect Ring development, the Council and Opendoor Homes will work with a land referencing consultant to identify all interests in the Order Land and serve statutory notices, and also procure specialist legal advice to assist in compiling the Order Schedule, advise on the Statement of Reasons and Order Plan in preparation to make the London Borough of Barnet (Prospect Ring development) Compulsory Purchase Order. The London Borough of Barnet will enter into a CPO indemnity agreement with TBG Open Door Ltd so that any costs are indemnified.
- 4.2 In parallel with the preparatory work for the CPO, Opendoor Homes will also continue with negotiations to reach agreement by private treaty with the two leaseholders.
- 4.3 If the CPO is made, it will be submitted to the Secretary of State for confirmation. A statutory notice will be served on all affected parties, and be advertised in the local press and placed on site at the Order Land. The notices served on those affected properties subject to the CPO will be accompanied by a Statement of Reasons which sets out the Council's case and justification for using Compulsory Purchase powers. Following service of the notices the affected properties and members of the public will be given a six week period in which to make representations to the Secretary of State.

- 4.4 If there are no objections or if all of the objections are withdrawn then the Council may be authorised by the Secretary of State for Communities and Local Government to confirm the CPO itself. If there are objections and these are not withdrawn then the Secretary of State will arrange a public inquiry and appoint an inspector to hold it. After the inquiry the Secretary of State decide whether or not to confirm the CPO.
- 4.5 Subject to planning permission being granted, vacant possession being achieved and any other statutory consent(s), Opendoor Homes are expecting the commencement of works to proceed during 2018.
- 4.6 Opendoor Homes have already undertaken a competitive procurement exercise to select a contractor as part of a two stage tendering process. The contractor is expected to enter into a Pre-Construction Services Agreement subject to planning permission, to undertake the various pre-construction activities such as developing the technical design, discharging planning conditions and CDM requirements. A final contract sum is to be agreed with Opendoor Homes before formally entering into contract.
- 4.7 A circa 24 month construction programme is anticipated with completion of homes expected in 2020.

## 5 IMPLICATIONS OF DECISION

### 5.1 Corporate Priorities and Performance

- 5.1.1 The Council's Corporate Plan 2015-20 states that the Council, working with local, regional and national partners, will strive to ensure that Barnet is a place:
- Of opportunity, where people can further their quality of life
  - Where people are helped to help themselves, recognising that prevention is better than cure
  - Where responsibility is shared, fairly
  - Where services are delivered efficiently to get value for money for the taxpayer
- 5.1.2 The Council's Corporate Plan also sets out how residents will see a responsible approach to regeneration, with new homes built and job opportunities created.
- 5.1.3 The London Plan and Barnet's Local Plan recognise the need for more homes in the capital. Managing housing growth and the provision of new homes is the first objective set out in Barnet's Core Strategy. The London Plan and Core Strategy set challenging targets for the delivery of new housing, with the former having increased the minimum annual target for Barnet to 2,439 homes per annum.
- 5.1.4 The highest priority of the Council's Housing Strategy is increasing the supply of housing with the population of Barnet forecast to increase by 19% over the next 25 years.

- 5.1.5 Barnet's Health and Wellbeing Strategy recognises the importance of access to good quality housing in maintaining Well-Being in the Community.
- 5.1.6 Lack of affordable housing is highlighted in Barnet's Joint Strategic Needs Assessment (JSNA) as one of the top three concerns identified by local residents in the Residents' Perception Survey.
- 5.1.7 The Tranche 3 development programme is managed by Opendoor Homes with strategic management and oversight from the Development Pipeline Project Board, reporting to ARG to review the programme milestones and costs.
- 5.1.8 Progress updates will be included in the Council's Annual Regeneration Report with analysis of spend against the budget and completions against the target.

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

- 5.2.1 All costs will be recoverable to the Council from Opendoor Homes through the CPO Indemnity Agreement. Opendoor Homes have factored the costs for undertaking and implementing a CPO into their financial appraisal as a necessary development cost in the acquisition budget. This allows for land referencing fees, valuation and negotiation fees and legal fees and all associated acquisition costs.

## 5.3 **Legal and Constitutional References**

- 5.3.1 The Council has the power through various enactments to make a Compulsory Purchase Order and to apply to the Secretary of State for confirmation of the Order.
- 5.3.2 Council Constitution- Article 7.5 states that the Assets Regeneration and Growth Committee is responsible for regeneration strategy and oversee major regeneration schemes and asset management. In addition it states that the Council may delegate responsibility to Authorise Service Providers to manage the Council's Asset Portfolio on its behalf in accordance with any approved scheme of delegation maintained by the Council and published on the Council's website.

### Housing Act 1985 Powers

- 5.3.3 Section 17 of the Housing Act 1985 provides a power for a local housing authority to acquire land for housing purposes. The types of situations envisaged by the legislation when such powers can be exercised include:
- Acquisition of land for the erection of houses;
  - Acquisition of houses or buildings which may be suitable as houses, together with any land occupied;
  - Acquisition of land to provide facilities in connection with housing accommodation and;
  - Acquisition of land to carry out works in connection with providing housing
- 5.3.4 This includes a power to acquire land for the purposes of disposing of houses provided, or to be provided, on the land or of disposing of the land to a person



who intends to provide housing accommodation on it or facilities which serve a beneficial purpose in connection with the requirements of persons for whom housing accommodation is provided.

- 5.3.5 Under this section, land can be acquired by agreement of the Secretary of State may authorise the land to be acquired compulsorily. The Secretary of State will not authorise this unless it appears that the land is likely to be required for those purposes within ten years from the date on which he confirms the CPO.
- 5.3.6 Acquisition under this section must be for a qualitative or quantitative housing gain.
- 5.3.7 Government guidance on the use of compulsory purchase orders is set out in the “Guidance on Compulsory Purchase Process and the Crichel Down Rules for the disposal of surplus land acquired by, or under the threat or, compulsion” 2015 (“the Guidance”). The Guidance states that compulsory purchase orders should only be made where there is a compelling case in the public interest.
- 5.3.8 The compulsory acquisition of third party proprietary interests and/or rights in the CPO land will enable the delivery of the Prospect Ring New Housing Development Scheme in accordance with an agreed programme and will provide certainty with regard to land assembly and the implementation of the Scheme.
- 5.3.9 In using the enabling powers pursuant to section 17 of the Housing Act 1985 and Section 13 of the Local Government (Miscellaneous Provisions) Act 1976, the Council is using the most specific powers available to it for the purposes of the new housing development at Prospect Ring.
- 5.3.10 In the drafting of this Report consideration has been given to the provisions of the Human Rights Act 1998 including Article 8 (respect for private and family life and home) and Article 1 of the First Protocol (right to peaceful enjoyment of possessions). Any decision to make a compulsory purchase order must strike a fair balance between the public interest in the regeneration of the land and interference with private rights. In this case the site is currently underutilised, as it has capacity for a significant net increase in the number of new homes to meet the housing needs of the London Borough of Barnet. Negotiations are on-going with leaseholders to reach agreement by private treaty in accordance with the CPO compensation code.

#### 5.4 **Risk Management**

5.4.1 The key risks for the project are as follows. Compulsory Purchase can mitigate the key risks;

- **Financial viability risk** – that the London Borough of Barnet has to pay significantly over the market value to acquire the leasehold interests which has financial viability implications for the project as a whole.

Mitigation – The Compulsory Purchase Order process is clear and requires that both parties negotiate. The financial offer from an Acquiring Authority should be based on the market value, as determined by an independent

Chartered Surveyor, plus a 10% 'Home Loss payment' and any associated reasonable costs incurred due to the Order being made.

- **Programme delay risk** – that a party or parties are unwilling to negotiate which compromises the programme and any certainty of delivery.

Mitigation - The Compulsory Purchase Order process requires parties to negotiate and can provide greater certainty of delivery.

## 5.5 Equalities and Diversity

5.5.1 Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with the European Convention on Human Rights. Various convention rights are likely to be relevant to the CPO, including:

- Entitlement to a fair and public hearing in the determination of a person's civil and political rights (Article 6 of the Convention). This includes property rights and can include opportunities to be heard in the consultation process.
- Rights to respect for private and family life and home (Article 8 of the Convention). Such rights may be restricted if the infringement is legitimate and fair and proportionate in the public interest.
- Peaceful enjoyment of possessions (First Protocol Article 1). This right includes the right to a peaceful enjoyment of property and is subject to the state's right to enforce such laws as it deems necessary to control the use of property in accordance with the general interest.

5.5.2 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. The Council, as a public authority, has a duty known as the public sector equality duty under section 149 of the Equality Act 2010, in the exercise of all of its functions, to have due regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
- Advance equality of opportunity between persons who share relevant protected characteristics and those who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and those who do not share it.

5.5.3 A full equalities impact assessment was completed for The Housing Strategy 2015-2025 which identified that the Strategy would have a positive impact on all sections of Barnet's Community.

<http://barnet.moderngov.co.uk/documents/s26454/Appendix%20F%20Full%20EIA%20revised.pdf>

5.5.4 The proposals in this report do not raise any negative impacts for equalities and demonstrate that the Council has paid due regard to equalities as required by the legislation. The proposals anticipate a positive impact for residents because they:

- Underline the Council's aim that all residents from our diverse communities – the young, old, disabled people and those on low incomes – benefit from the opportunities of growth.
- Contribute to Barnet's commitment to fairness - to be mindful of the concept of fairness and in particular, of disadvantaged communities - which was adopted at Policy and Resources Committee in June 2014.
- Form part of Barnet's Housing Strategy 2015-2025 which includes the objective to deliver homes that people can afford.
- Provide homes for people who are homeless and may be currently disadvantaged.

5.5.5 The European Court has recognised that regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole. Both public and private interests are to be taken into account by the Council in exercising its powers and any interference with a convention right is authorised by law so long as the statutory procedures for making and confirming the CPO are followed and there is a compelling case in the public interest for making the CPO, and any interference with the convention right is proportionate.

5.5.6 It is believed that a fair balance will be struck between the interest of those whose convention rights would be affected by the making of the CPO and the public interest in making the CPO. Further, appropriate compensation will be available to those entitled to claim it under the relevant provisions of the compensation code. Objections can also be made to the CPO which will be considered at a public inquiry or through written representations.

## **5.6 Consultation and Engagement**

5.6.1 A Stakeholder Engagement Plan was prepared for Tranche 3 and was included as an appendix to the Full Business Case.

5.6.2 Two public consultation events have taken place with residents on the design of the new Prospect Ring scheme, in April 2017 and July 2017. Feedback from the consultation events has been considered by the design team, and the design team has sought to respond through the design development to address concerns. The planning application includes further details on the public consultation in the 'Statement of Community Involvement' in the Design & Access Statement document.

5.6.3 The two leaseholders have been engaged through individual meetings and regular contact regarding the negotiations.

5.6.4 UKPN have been notified of the intention to relocate the substation and an application has been logged to do so. It is the intention to reach agreement with them to relocate the substation and agree new terms with them.

5.6.5 Garage occupiers living on the estate have been notified of the proposed scheme, and will be served notice to vacate at an appropriate time.

## 5.8 Insight

5.8.1 The Council's Housing Strategy, which identifies the need for new affordable homes, is supported by a comprehensive evidence base, including a Housing Needs Assessment and a study of affordability carried out by the Council's insight team.

## 6 BACKGROUND PAPERS

- 6.1 Council, 20 October 2015, Report of Policy and Resources Committee – The Barnet Group – Creation of new legal entity and subsidiary  
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=162&MId=8340&Ver=4>
- 6.2 Assets Regeneration and Growth Committee, 30 November 2015, Housing Development Pipeline- Barnet Homes  
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=8311&Ver=4>
- 6.7 Policy and Resources Committee, 16 February 2016, Loan to Barnet Homes' Registered Provider (Opendoor Homes) for the development of new affordable homes  
<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=692&MId=8351&Ver=4>
- 6.8 Assets, Regeneration and Growth Committee, 17 March 2016, Development of new affordable homes by Barnet Homes Registered Provider ("Opendoor Homes")  
<http://barnet.moderngov.co.uk/documents/s30501/Development%20of%20new%20affordable%20homes%20by%20Barnet%20Homes%20Registered%20Provider.pdf>
- 6.9 Delegated Powers Report, 2 June 2016 Commissioning Director of Growth and Regeneration approved the substitution of some sites within the programme in order to ensure outcome targets can be met.
- 6.10 Assets, Regeneration and Growth Committee, 11 July 2016, Development of new affordable homes by Barnet Homes Registered Provider ("Opendoor Homes")  
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=8881&Ver=4>
- 6.11 Assets, Regeneration and Growth Committee, 12 December 2016, Development Pipeline Tranche 3 - Affordable Housing Programme  
<https://barnet.intranet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=8640&Ver=4> \