

	<h2 style="text-align: center;">Assets Regeneration and Growth Committee</h2> <p style="text-align: center;">12 March 2018</p>
Title	Annual Regeneration Report
Report of	Councillor Daniel Thomas
Wards	All
Status	Public
Urgent	No
Key	No
Enclosures	Appendix 1 - Annual Regeneration Report
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Summary

This report updates the Committee on the following: -

1. Progress made over the last year towards delivering the borough's Growth and Regeneration Programme.
2. Key achievements in 2017/18.
3. Expected activities in 2018/19
4. The current economic and policy context within which the growth and development activities are operating.
5. The benefits that the individual schemes will deliver.

Recommendations

That Committee note the:

1. progress being made towards delivering the borough's Growth and Regeneration Programme.
2. key achievements over the last financial year
3. expected activities in 2018/19

1. WHY THIS REPORT IS NEEDED

- 1.1 The Growth and Regeneration Programme Annual Report (abbreviated to Annual Regeneration Report - ARR), attached in appendix 1, provides information on the progress being made towards delivering the Borough's growth and development programmes. This includes updates on Barnet's three growth areas – Colindale, Brent Cross Cricklewood and Mill Hill East as well as progress on the key estate regeneration schemes at Dollis Valley, Grahame Park, Stonegrove and Spur Road and West Hendon, and Infill schemes at Granville Road and Upper and Lower Fosters and Development Pipeline schemes.
- 1.2 The attached report also updates the Committee on business, employment, skills and training initiatives taking place alongside the above regeneration schemes, and as part of strategic and borough-wide level partnerships. These activities are covered more fully in the Entrepreneurial Barnet Annual report presented to the Assets Regeneration and Growth Committee at its November 2017 meeting, but are included here for completeness.
- 1.3 The report also sets out the key achievements and successes since the last report to this Committee in April 2017, and outlines expected activities for 2017/18 for your noting.

1.4 Achievements and Successes

- 1.4.1 A selection of successes and achievements are listed below. A fuller profile is provided in Appendix 2 of the attached Annual Regeneration Report.

Brent Cross Cricklewood - Brent Cross Cricklewood Growth Area

1.4.2 Brent Cross North

- The Secretary of State approved the Compulsory Purchase Order needed to facilitate the scheme (CPO1) in Dec 2017.
- Completion of early works (evasive species and vegetation clearance around shopping centre).

1.4.3 Brent Cross South

- The Secretary of State approved the Compulsory Purchase Order need to facilitate the early phases of the scheme in Dec 2017.
- The Business Plan and First Phase Proposal was approved in July 2017. The First Phase Proposal sets out how the initial phase of the development will take shape
- Brent Cross South Phase 1BS reserved matters application approved at Planning Committee in Feb 2018. This is the first plot within phase 1 and includes 292 residential units, ancillary housing office, flexible retail, café, basement car parking and heating plant.

1.4.4 Brent Cross Thameslink

- Gained approval for the re-phasing of Thameslink works to bring forward station opening to 2022 (from 2031) allowing planning application for phase 1 Brent Cross South to proceed and provide replacement units for displaced tenants.
- Brent Cross West' station name agreed at Assets and Regeneration Growth (ARG) Committee in November 2017.
- The Network Rail Governance for Railway Investment Projects (GRIP) Stage 4 gateway review was successfully undertaken on 23rd February and a letter was received from Network Rail on 28 February 2018, confirming the achievement of the GRIP 4 milestone.
- The Inquiry in relation to the compulsory purchase order to assemble the land and new rights required to develop the Thameslink station and the Station District that forms part of Brent Cross South (known as CPO3) was held on 5 - 13 September 2017.

1.4.5 Colindale - Colindale Growth Area

- 2,800 new homes to be constructed at the Peel Centre Site of which 133 have been completed to date.
- Beaufort Park site – 2,923 completed to date.
- 714 new homes completed on the former Colindale Hospital site.
- Over 400 completions on other Colindale sites.
- Planning consent for new youth facility 'Unitas' in Montrose playing fields obtained in Jul 2017 with start on site in Feb 2018.
- Improvement works to Colindale and Rushgrove Parks commenced in Jan 2018.

1.4.6 Grahame Park - Within Colindale Growth Area

- By Sept 2017, 92 new homes were delivered on the 'Concourse' 4 months ahead of scheduled programme.

1.4.7 Dollis Valley - Priority Estate

- Developer Countryside completed construction of phase 2A. London & Quadrant (L&Q) have moved all tenants due in Phase 2A into their respective new homes. Tenants for phase 2B will move into their new homes throughout 2018.
- In Dec 2017, the council approved the planning application for phase 3 to deliver 117 new homes.

1.4.8 Mill Hill East – Area of Intensification

- Vacant possession of the council depot took place in Aug 2017.
- Sales of phases 9a, 9b and 10 completed in Sept 2017, unlocking further housing development.

- The sale of the last remaining serviced plots of land, Phases 6, 7 and 8, completed in Feb 2018.

1.4.9 Stonegrove and Spur Road - Priority Estate

- The final phases, 6a (Kings Drive) 14 homes, 7 (The Lanes) 37 homes and 8 (Lacey Drive) 32 homes, completed Aug 2017. The last four homes, which occupy the previous compound site, will complete in May 2018.
- In Nov 2017, 'OneStonegrove' community facility won the Barnet Architectural Awards 2017 for best Civic Building showcasing an exemplar community building.
- First regeneration project in the borough nearing completion.

1.4.10 Upper and Lower Fosters - Infill Estate

- The co-design approach has been well received with good public participation evident in the emerging masterplan design process.
- RIBA stage 1 has been completed and the council has approved progression to RIBA stage 2.

1.4.11 West Hendon - Priority Estate

- In Apr 2017, Planning Committee approved the reserved matters application for Phase 4 of the development, that will deliver 611 new homes, including 193 affordable.
- The council successfully obtained Secretary of State confirmation of the Compulsory Purchase Orders CPO2 and CPO2a in October 2017.
- A Topping Out Ceremony for Phase 3C was held in Jan 2018.

1.4.12 Development Pipeline - Infill Sites

- Start on site of first eight tranche 3 schemes at Basing Way, Elmshurst Crescent, Alexandra Road, West Close, Westbrook Crescent, West Farm, Hanshaw Drive and Adamson Court.
- In Nov 2017, Assets, Regeneration and Growth Committee approved the business case for the development of 10 new homes for affordable rent (of which 8 will be wheelchair accessible homes) on small sites.

1.5 Challenges

- 1.5.1 The report also provides an update on some of the external challenges that schemes have faced this year which will impact on either, future scheme delivery timescales the housing or the housing mix., This includes meeting the GLA annual new housing targets set by the GLA.

Brent Cross Cricklewood

- 1.5.2 Following the approval reserved matters applications, the main construction works for the Brent Cross North development (Phase 1A Infrastructure and the

Phase 1B Shopping Centre works) were due to commence in July 2018 with the target completion date being September 2022. However due to the delay in receiving the CPO decision (17 months from closure of the Inquiry), these works have now been delayed to January 2019. The early works and utility diversions that will take place before the main construction works begin on site are anticipated to commence in June 2018.

Grahame Park

- 1.5.3 Whilst the planning application submitted by Genesis for the next phase of the Grahame Park Regeneration Programme was approved by the Council's committee, the Mayor of London directed refusal of the application. Working with the Greater London Authority (GLA) and Genesis, a twin track approach has been agreed:
- Following the Mayor's direction, the Council issued a refusal notice paving the way for Genesis to submit an appeal to the Secretary of State.
 - Genesis will work with the GLA to draw up a completely new detailed design for Plots 10/11 with an outline design for plots 12, 13, 14 and 15 that meets the aspirations of the Council, the GLA and Genesis to create a high quality, attractive new development.
- 1.5.4 Whichever track is followed, (a denser scheme to accommodate more social rent or if the appeal is successful a less dense scheme), a delay to the scheme is inevitable (possibly 18 months to 2 years). An appeal can take around a year to complete and fresh consultations to consider new designs are probable, regardless of the outcome of the appeal.
- 1.5.5 The Council will need to consider the effect of this delay on its existing buildings especially Plot 11 on the main body of the Concourse.
- 1.5.6 Genesis are also working up Plot 9 (opposite Sainsburys and our new office) to be a small mixed development of commercial and residential units. At this early stage officers exploring various options for the commercial, one being a replacement Grahame Park Health Centre.

Granville Road

- 1.5.7 It has not been possible to acquire all the land required for the development through private treaty. As a result, a Compulsory Purchase Order of the premises is required which has impacted on the delivery timescales for the scheme.

1.6 Policy and Economy

- 1.6.1 The report is also an update of the policy, and economic context within which growth and regeneration activity is taking place and provides more detail on what the schemes will be providing and the sources of funding contributions.

2 REASONS FOR RECOMMENDATIONS

- 2.1 The decision to produce an annual progress report was agreed by Cabinet Resources Committee in February 2012.

3 ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 The alternative is not to provide a report, or to provide reports at different intervals throughout the year. An annual report was recommended following an external review of the Council's Regeneration Service. In addition, Members have asked for progress updates. This reporting mechanism forms a key part of the response to that requirement. This report also provides an accessible way of keeping partners and the local residential and business communities informed of existing regeneration commitments and future plans.

4 POST DECISION IMPLEMENTATION

- 4.1 The Committee has requested that the Growth and Regeneration Strategy be updated during 2018. Subject to any changes agreed through that process, and any alternative or proposed additional actions, the activities of the Growth and Regeneration Programme will be progressed in line with the report for the next financial year 2018/19.
- 4.2 Updates will be provided to Assets regeneration and Growth Committee on the challenges affecting individual schemes as indicated in the Committee Work Forward Programme.

5 IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 The activities outlined in the Growth and Regeneration Programme, contribute to the vision and strategy set out in the Council's Corporate Plan 2015-2020 based on the core principles of fairness, responsibility and opportunity. The Regeneration Programme meets the corporate plan priorities of:
- Delivering quality services.
 - Responsible growth, regeneration and investment.
 - Building resilience in residents and managing demand.
 - Transforming local services.
 - Promoting community engagement, independence and capacity.
- 5.1.2 The Growth and Regeneration Programme supports Entrepreneurial Barnet which sets out the council's approach to supporting Barnet's economy, and 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 Annual Regeneration and Growth Programme Report describes what the council is doing to support jobs, skills and growth and as the Local Plan is updated, the objectives of Entrepreneurial Barnet will be embedded within it.
- 5.1.3 The growth and development programmes also contributes to the Barnet Joint

Health and Wellbeing Strategy 2016 – 2020, by:

- Creating better local urban environments and living conditions for local residents, and providing training and job opportunities that will create circumstances to enable people to have greater life opportunities.
- Offices for The Centre for Independent Living have been built which will support residents to be independent, with advice and sign posting to a range of support services, and assisting residents to gain and retain employment, and promote healthy workplaces.
- Health provision is considered and provided through the regeneration programme that will provide care and support to facilitate good outcomes and improve user experience.
- Schools, nurseries, and child health provision will be delivered through the Regeneration Programme that will Improve outcomes for babies, young children and their families.
- Increasing employment and training opportunities including those who are further from the job market.

5.1.4 Adopted in 2012 Barnet's Core Strategy sets out a 15 year 'vision', helping to shape the kind of place that Barnet will be in the future. It contains the most fundamental, cross-cutting objectives and policies that the local authority and its partners will seek to deliver. Barnet has been set the challenge of meeting the 4th highest housing target in London. Over 27,000 new homes are expected to be delivered across the Borough by 2030. The Local Plan Core Strategy sets out when, where and how this growth will be delivered. Over half of these are expected to be delivered in the Regeneration and Development Areas of Brent Cross, Mill Hill East and Colindale together with the Priority Estates of Dollis Valley, Grahame Park, Granville Road, and West Hendon. Barnet's Infrastructure Delivery Plan is the vehicle for highlighting infrastructure needs. It sets out key infrastructure programmes and projects to support the housing growth outlined in the Local Plan Core Strategy.

5.1.5 The Growth and Regeneration Programme support the six themes/priorities of the Council's Housing Strategy 2015-2025:

- Increasing housing supply.
- Delivering homes that people can afford.
- Sustaining quality, particularly in the private rented sector.
- Preventing and tackling homelessness.
- Providing suitable housing for vulnerable people.
- Delivering efficient and effective services.

5.1.6 Furthermore, the Growth and Regeneration Programme support the strategic objectives in the Council's Regeneration Strategy, September 2011:

- Enhance Barnet as a successful London suburb through delivery of quality new places and neighbourhoods in the areas of the borough in

greatest need of investment and renewal;

- Deliver sustainable housing growth and infrastructure, and improve the condition and sustainability of the existing housing stock;
- Ensure residents in all areas of the borough can share in Barnet's success while taking responsibility for the well-being of their families and their communities;
- Promote economic growth by encouraging new business growth while supporting local businesses and town centres;
- Help residents to access the right skills to meet employer needs and take advantage of new job opportunities;

5.1.7 At Assets Regeneration and Growth Committee on 27 November 2017, Member's authorised the Commissioning Group to prepare a new regeneration strategy for consideration prior to public consultation, and the procurement of third parties to support the development of the evidence base. It is intended that a refreshed strategy would guide the work of the Regeneration team, work on supplementary planning documents and master planning and the work of the wider Barnet Group in the identification of new sites for affordable housing.

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

5.2.1 **Finance** - The council's development partners (developers) are currently underwriting a substantial amount of the Council's costs in order to bring the regeneration schemes to fruition. The Principal Development Agreements and Regeneration Agreements allow the Council to recover its costs at certain stages of the regeneration projects.

5.2.2 The Council have funded through the Housing Revenue Account (HRA) a total of £16m Advance Acquisition costs to enable vacant possession and phased development at Dollis Valley and Brent Cross estates. A further £11m costs are to be funded over the next two years.

5.2.3 **Finance** - On each scheme, the Council's costs are budgeted and recorded on a monthly basis, and are invoiced either quarterly or towards the end of each financial year, depending on the terms of the agreement with the development partner. It is the responsibility of Regional Enterprise (Re) and LBB to manage the project budgets and the reclaim of costs on behalf of the Council.

5.2.4 **Finance** - The implications in relation to funding the regeneration programme have been included in the Council's Capital Programme.

5.2.5 Assets Regeneration and Growth Committee on 27th November 2017 approved the Business Planning Report which presented a savings target for the committee for 2018/19 to 2019/2020 of £4.663 million. The report reiterated the committee's strategic priorities, budgets and proposals up to 2020 and the allocated/committed budgets, and forward financial planning and recommended the approval of the decisions by Policy and Resources

Committee. The final budget will be presented to and Full Council for agreement on 6th March.

- 5.2.6 **Performance and Value for Money** - The Council and its development partners have obligations within the respective Principal Development Agreements to maintain a transparent and open book approach to the management and monitoring of each development. The Council has the right to access management accounts and other relevant documentation to ensure that information being provided in connection with financial matters is accurate and accords with 'Value for Money' criteria.
- 5.2.7 **Property** - The Principal Development Agreements for each of the estate regeneration schemes commit the Council, subject to certain pre-conditions, to the phased disposal of all land and property owned by the Council within the area for redevelopment to its respective developer partners, as and when certain pre-conditions and processes are satisfied, and subject to appropriate consent from the Secretary of State (where necessary). In general the land is disposed of without taking cash receipt but in consideration of the development partner's obligations to redevelop the estate. Where the land/property has been specifically acquired by the Council to enable the regeneration schemes to proceed (for example, properties acquired because of hardship, or pursuant to Compulsory Purchase Orders), then all costs incurred by the Council in these acquisitions (including the cost of acquisition itself) will be reimbursed as project costs. If the regeneration schemes yield profits above agreed thresholds, the Council will generally receive a share of the eventual profits known as overage where this forms part of a development agreement.
- 5.2.8 **Commissioning** - In December 2014, this Committee approved a five-year Commissioning Plan for 2015 – 2020 setting out the Committee's priorities and outcome measures for the period. A progress update of the Commissioning Plan was approved by Assets and Regeneration Committee on 24th July 2017 with an addendum for 2017/18 and targets. The report recognised the economic trends and the need to balance responsibilities for growth, regeneration and investment with the need to increase the local tax base to generate income to spend on public services in recognition of reduced government funding. This Annual Regeneration Report provides Members with an update on achievements which can help inform Corporate Plan and Key Performance indicators.
- 5.2.9 **Procurement** - The Growth and Regeneration Programme is now delivered for the Council by Re (Regional Enterprise Ltd). However, The Public Contracts Regulations 2015 and the Council's procurement procedures and processes are adhered to.
- 5.2.10 **Procurement** – The requirements for technical experts and professional support services will be identified and brought into projects as needed, from within the Capita group, without the need for external procurement (i.e. Architecture, cost consultancy, employer's agents). A Special Project Initiation

Request (SPIR) under the DRS Contract will be presented to the council for approval for services outside of the core DRS contract.

- 5.2.11 Where Re are managing the procurement of the build contract, there will be adherence to Barnet Council's Contract Procedure Rules. Upon the successful appointment of a preferred contractor Re will project manage the delivery of the schemes.
- 5.2.12 Any services brought in as required to deliver the schemes of the Regeneration Programme will be procured in line with the The Public Contracts Regulations 2015 and the procurement process of Barnet Council, and detailed on the Council's Procurement Forward Plan as appropriate.
- 5.2.13 **Procurement, Staffing, IT and Sustainability** - There are no issues to report around Staffing, IT and Sustainability.

5.3 Social Value

- 5.3.1 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. In taking forward the proposals due regard will be paid to the Social Value Act. The Social Value Act will be a useful tool in ensuring that our activities are embedded in prevention and early intervention. We will seek to look for added value that providers can bring in delivering our services, such as where apprenticeships are provided.
- 5.3.2 Some residents will need extra help to take advantage of the opportunities that growth will bring, so Re, Barnet Council, and Barnet Homes are providing targeted help for those that need it, and commissioning a range of partnership services to help residents into work. The council 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. In this way, the purpose of the Regeneration Programme is to provide Social Value for residents. The Public Services (Social Value) Act 2013 requires people who commission public services to think about how they can also secure wider social, and environmental benefits. Before commencing a procurement process, commissioners should think about whether the services they are going to buy or the way they are going to buy them, could secure these benefits for their area or stakeholders.
- 5.3.3 The regeneration programme is transforming mono tenure estates into mixed tenure neighbourhoods with new modern fit for purpose homes for residents of social and affordable rent, shared ownership and owner occupiers.
- 5.3.4 An increased number of better quality community facilities are being provided through the programme, including: GP surgeries, pharmacies, nurseries,

libraries, community centres, religious centres, and a minimum of 10 schools.

- 5.3.5 As part of the Entrepreneurial Barnet approach the Growth and Regeneration Programme is providing a number of initiatives to support residents into work including: A Retail Job Shop, construction training and jobs through developer S106 contributions and the Workfinder project for unemployed residents.
- 5.3.6 The report in appendix 1 provides more information on the net benefits the regeneration and development are bringing the Benefits Realisation measures for the programme. These are a range of indicators that are monitored to show how the Growth and Regeneration Programme is improving outcomes for Barnet.

5.4 Legal and Constitutional References

- 5.4.1 Brent Cross South, Dollis Valley, Grahame Park, Granville Road, Stonegrove Spur Road, and West Hendon regeneration schemes are underpinned by Development Agreements. Each of these Development Agreements are long term, legally binding agreements, under which, all parties, usually made up of the Council, a Private Sector Limited Company and a Registered Provider as well as any Special Purpose Vehicles, or subsidiaries of the development partners, required for the delivery of the schemes, have obligations and responsibilities which in the event they are not fulfilled, could give rise to legal liabilities.
- 5.4.2 The Development Agreements themselves typically provide for certain amendments / changes to be agreed between the parties without the requirement to vary the Development Agreement itself. Any such changes will usually be detailed in delegated powers reports.
- 5.4.3 The council plays a key role in the land assembly for its regeneration schemes and in the process, is required to follow relevant statutory processes for the disposal, appropriation and acquisition arrangements.
- 5.4.4 Millbrook Park is administered through the Inglis consortium of which Barnet Council is a partner. The arrangements of the consortium have been agreed at committee.
- 5.4.5 The nature and extent of development within Colindale is controlled through the Colindale Area Action Plan, which has been incorporated into the Barnet Local Plan 2012. Developments are undertaken by private developers without development agreements with the council.
- 5.4.6 Regional Enterprise (Re) is responsible for supporting the Council in meeting its obligations under the Development Agreements.
- 5.4.7 Legal and constitutional arrangements between Barnet Council and Regional Enterprises are laid out within the Joint Venture contract.

- 5.4.8 In accordance with the Council Constitution, Article 7, Assets Regeneration and Growth Committee has responsibility for regeneration strategy, overseeing major regeneration scheme and, asset management.

5.5 Risk Management

- 5.5.1 Risks are monitored across the programme as well as at project level.
- 5.5.2 The viability of each of the physical regeneration projects is substantially dependent on the performance of the housing market over the lifetime of the developments. Delays to the delivery of the schemes could result in reduced resident satisfaction levels. To help mitigate this, continual monitoring of the local housing market and housing delivery takes place with the development partners. Economic sensitivity measures review mechanisms have been included in the Development Agreements.
- 5.5.3 In 2001 the Department for Transport, Local Government and the Regions issued guidance to local authorities on meeting 'decent homes' standards. The Council was advised that on the basis of the known data the homes on the priority regeneration estates would fail to meet the required standards. In response to the need to address problems around heating, condensation and general structural repairs, as well as the modernisation requirements for the homes on these estates, the Council decided to embark on the programmes to regenerate these estates to provide well designed, high quality and efficient homes. If the estate regeneration schemes do not complete, the Council will be required to bring the remaining properties up to Decent Homes Standard.
- 5.5.4 The Council's development partners are currently responsible for a substantial proportion of Council costs in delivering the regeneration schemes. These costs include, but are not limited to, the costs of making and implementing Compulsory Purchase Orders, statutory Home Loss and Disturbance Payments to secure tenants required to move, qualifying staff costs, Resident Independent Advisors and cost consultancy advice. The Principal Development Agreements set out the framework for these costs being recovered. It is the responsibility of Regional Enterprise (Re) to manage the reclaim of these costs on behalf of the Council, however if the developer defaults on these payments or the projects do not proceed to stages specified within the Principal Development Agreements, then the Council may not be able to recover all the costs incurred. To mitigate this risk, budgets are reviewed and forecasted monthly and agreed with the Development Partners in advance of expenditure wherever possible.
- 5.5.5 The Council also has obligations under the Principal Development Agreements and Regeneration Agreements. If the Council fails to fulfil these obligations for each scheme, it may be liable for damages and other financial liabilities given the investment in the regeneration schemes by the Council's development partners. It is the responsibility of Regional Enterprise (Re) to support the Council in meeting its obligations under the Development Agreements.

5.5.6 There is a risk that the delivery of physical and socio-economic regeneration could be endangered due to restrictions in the availability of third party funding. This could lead to reputational issues for the Council and resident dissatisfaction. To mitigate the risk, the Council and Regional Enterprise (Re) will maintain close working relationships with development partners, the Greater London Authority and other government bodies to ensure a flexible approach to future problems that may threaten individual projects. The Council and Regional Enterprise (Re) will keep residents well informed through appropriate communications and will work with development partners to undertake continual value engineering of development proposals. The council also works closely with partners to reduce risks related to securing planning approvals.

5.6 **Equalities and Diversity**

5.6.1 Under the Equality Act 2010 ("the Act"), the Council and organisations working on their behalf, have a legal duty to have 'due regard' to eliminating unlawful discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; advancing equality of opportunity between those with a protected characteristic and those without; and promoting good relations between those with protracted characteristics and those without. The 'protected characteristics' are age, gender, ethnic origins and race, disability, gender reassignment, pregnancy and maternity, religion or belief and sexual orientation. The 'protected characteristics' also include marriage and civil partnership, with regard to eliminating discrimination.

5.6.2 The Regeneration and Growth Programme will follow the principles set out in the London Borough of Barnet Equalities Policy (revised January 2014) and the Corporate Plan 2015 -2020 and aim to ensure that all Barnet residents benefit from growth and regeneration in the Borough. Being fair and giving equal chances to all our residents is central to Barnet's Plan objectives that "Citizens will be treated equally, with understanding and respect, and will have equal access to quality services which provide value to the taxpayer." The Regeneration and Growth Programme will reflect the Council's commitment to give fair treatment for all our citizens balancing their different needs and rights as we support our more vulnerable residents and incorporate the principles of equality into everything we do as a Council.

5.6.3 Barnet is committed to building strong, cohesive, healthy, resilient, successful and safe communities where people from all different backgrounds get on well together. As outlined in the Corporate Plan the Council is committed to improving the quality of life and wider participation for all those who live work and study in Barnet in the economic, educational, cultural, health, social and community life in the Borough through regeneration in the Borough's regeneration areas and schemes. The regeneration schemes will deliver a mix of approximately 27,000 new affordable, intermediate and private sale flats and houses (including Colindale). The developments will also provide new community facilities and commercial units for business to rent or lease. The Council will have 100 per cent nomination rights to the new affordable housing on the housing estate regeneration schemes and re-housing offers will be made to all the existing secure tenants on the existing housing estates who live in a property to be demolished.

5.6.4 Entrepreneurial Barnet is the council's approach to support jobs, skills and growth. It includes measure to support businesses and residents who are looking for work or have low level skills.

5.6.5 The development of Town Centre Strategies supports Barnet's aspiration to support vibrant and viable town centres in the borough. Integral to this is the need to respect the diversity of our town centres, their different requirements, and the different needs and preferences of those who use them.

5.6.6 Work is ongoing in partnership with the public health team, to understand the health challenges faced by communities in Barnet and identify the health priorities when designing places.

5.7 Consultation and Engagement

5.7.1 Consultation and engagement are a fundamental part of the Growth and Regeneration programme activities. Each regeneration scheme have its own stakeholder engagement plan as part of Project Initiation Documents (PIDs).

5.8 Insight

5.8.1 A number of sources of data used in the Annual Regeneration Plan have been referred to in the report.

6 BACKGROUND PAPERS

6.1 13th February 2018, Policy and Resources Committee - Business Planning 2018 - 2020
<http://barnet.moderngov.co.uk/documents/s44942/Business%20Planning%202018-2020.pdf>

6.2 27 November 2017, Assets Regeneration and Growth Committee – Regeneration Strategy
<http://barnet.moderngov.co.uk/documents/s43524/Regeneration%20Strategy.pdf>

Minute Item 15

RESOLVED TO:

1. Authorise the preparation of a new regeneration strategy for the Borough for consideration by the committee prior to public consultation.
2. Authorise the procurement of third parties to support the development of the evidence base.

6.3 24th July 2017, Assets Regeneration and Growth Committee – Commissioning Plan 2017/18 and Annual Performance Report 2016/17
<http://barnet.moderngov.co.uk/documents/g9337/Printed%20minutes%2024th-Jul-2017%2019.00%20Assets%20Regeneration%20and%20Growth%20Committee.pdf?T=1>

Minute Item 7

RESOLVED TO:

1. That the Committee note progress on the Assets, Regeneration and Growth Committee Commissioning Plan in 2016/17 (Appendix A).

2. That the Committee review and approve the addendum to the Assets, Regeneration and Growth Committee Commissioning Plan for 2017/18 (Appendix B).

6.4 17th March 2016, Assets, Regeneration and Growth Committee, Annual update report on the Growth and Regeneration Programme

<https://barnet.moderngov.co.uk/documents/s30495/Annual%20update%20report%20on%20the%20Growth%20and%20Regeneration%20Programme.pdf>

Minutes, Item 8:

RESOLVED To:

1. Note and approve the general progress being made towards delivering the Borough's regeneration and development pipeline schemes; and skills and enterprise activities
2. Note and approve key achievements and successes from April 2015 to March 2016, as well as expected activities in 2016/17.