

# Regeneration Annual Report 2017/18

March 2018





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# Introduction



## Delivering for Barnet

Delivering for Barnet is a programme of regeneration and development taking place across the borough over the next 15 years. It will deliver better places to live and work, while protecting and enhancing the borough for generations to come.

As part of the programme, we are building more new homes than any other borough in outer London and helping to create thriving communities. We work closely with developers to make sure growth and development is managed responsibly and in areas that will be most enhanced by change.

We know how much our communities value facilities such as good schools, clean and attractive open spaces, GP surgeries and sports and leisure centres. That is why we are working to improve everyone's access to these facilities, all vital to our residents' quality of life as well as improving transport links and infrastructure.

We are also making improvements to our town centres to support local businesses and encourage residents to shop locally. We are helping to create thousands of new jobs and doing more to support residents to access employment and skills training, getting local people into work.

Delivering for Barnet will help make the borough the best place to be a small business in London, enable local businesses to start, grow and thrive, maximising the opportunities growth and development bring and help local people do the same.

This fifth Annual Regeneration report provides an update on:-

- how 'places' are being transformed through partnership developments on our priority housing estates
- how people's lives are being improved through re-developed, better quality and fit for purpose new homes
- how we are investing in skills, training and employment opportunities in our communities
- how financial investment is being made to secure sustainable communities and services

Major investment in the regeneration of the borough is transforming the places we know. Our growing population is being provided with better quality homes, our young people are entering new or expanded schools and across the borough plans for employment growth are taking shape. We are continuing to work hard towards the achievement of more balanced, healthier and sustainable neighbourhoods.

This year, the Stonegrove and Spur Road regeneration scheme in Edgware, has set the standard for our approach to neighbourhood regeneration. Barnet's track record on good design and affordable housing provision has been recognised and is building our confidence to continue and improve the good work:

- Stonegrove has received Architectural awards and award nominations for excellent neighbourhood design
- We receive ongoing positive feedback from Stonegrove's residents of their experience living in a regenerated neighbourhood
- Stonegrove is gaining exemplar status and in November 2017 was the location the Prime Minister Theresa May chose to commend Barnet Council for its record on building affordable homes and highlight the importance to the nation to continue this trend

## Regeneration for Growth

Barnet Council is working in partnership with Regional Enterprise (Re), The Barnet Group and other agencies to deliver an ambitious growth and regeneration programme, ensuring that the borough continues to be an attractive place to live, work and invest.

There are significant opportunities for development focused on Barnet's growth areas, priority estates and individual sites. With two growth areas to the west of the borough (Brent Cross Cricklewood and Colindale including Grahame Park), other priority estates and development sites, regeneration is already transforming our neighbourhoods. We are delivering more and better quality housing, driving local business growth and improving opportunities for our residents.

### The fundamentals of our approach involve:

- introducing mixed tenure developments to create balanced communities - social, affordable, London Living Rents, shared ownership and private housing
- investing in rehousing our secure tenants in quality homes
- providing vital infrastructure to support new homes – roads, parks, open spaces and community buildings
- place making through creation of quality public spaces that contribute to people's health, wellbeing and quality of life
- incorporating social investment through training and employment initiatives for local people
- finding ways to generate income to maintain buildings and infrastructure through different partnership models

### What is driving change in the way we deliver growth and regeneration



With the largest population of any London borough and still growing, Barnet must plan for growth and balance this against the need to manage development.

4<sup>th</sup>

Fourth largest  
London Borough  
by size

16.4%

Barnet's population  
projected to grow by  
16.4% by 2041, from 364,041 to  
423,560 (+59,500)

73.6%

65+ population projected  
to increase by 73.6% by  
2041, from 49,100 to 85,300  
(+36,200)

## Planning for Growth

The Mayor's London Plan provides overarching guidance to all 33 London boroughs on how to shape local development. Spanning over a 20 year period, it also sets housing targets for each borough, to be reviewed periodically. A review of the draft London Plan is underway with final publication expected in late 2019.

In the draft London Plan, Barnet has the fourth largest housing target, with 31,340 new homes to be built over the next 10 years (2019/20 to 2028/29). This is a challenging figure that needs to be considered in the context of the Barnet's own Local Plan policies and local planning challenges. Our approach needs to:

The fundamentals of our approach involve:

- Protect the Greenbelt and valuable open spaces
- Balance land use for housing, employment and recreational activities
- Be attractive enough to developers to stimulate private sector house building
- Deliver in a partnership model to maximise finance and community benefits
- Provide high quality homes and public facilities to meet the needs of all ages
- Meet the increased demand for services and infrastructure (such as GP surgeries, schools, road and transport networks, energy and waste)
- Ensure appropriate housing densities on development sites

We are seeking innovative ways to deliver new homes and communities, along with developing strategies that maximise economic growth opportunities, working in partnership with the private sector and Registered Social Landlords (RSL). Their role is key to help meet the demand for housing.

In this context, the council:

- Implements the Local Plan policies for housing and employment
- Builds new housing on own land in partnership with private developers and registered providers, using land as leverage
- Where appropriate, sells own land and assets to unlock development sites
- Where appropriate, enacts Compulsory Purchase Order powers to enable particular major developments to proceed

Barnet has the  
**fourth largest** housing  
target, with **31,340 new**  
**homes** to be built over  
the next **10 years**

## Our Regeneration Strategy

Barnet's Regeneration Strategy (2011) has delivered against the following priorities:



Delivering housing growth



Supporting people into jobs and training



Supporting Enterprise particularly in Town Centres



Supporting infrastructure delivery



Ensuring a clean, green suburb

A planned refresh of this strategy in 2018 will inform regeneration activity over the next 10 years, with emphasis on the following:



Re-evaluate the capacity of development sites and assess market conditions



Align with the emerging priorities in the draft London Plan (2018)



Monitor and assess development trends and activity to inform policy making



Target our regeneration efforts to maintain a pipeline of new homes for the future



Form new strategic partnerships

## Resident Engagement and Consultation

The needs of the community and the wellbeing of individuals is a much higher priority in the regeneration of our neighbourhoods.

The need is now to build more, build faster, manage costs, and consider development impacts, sustainable growth and inclusivity when making plans. In Barnet, both the council and developers spend more time on resident engagement, building partnerships and working collaboratively to deliver change.

Each live regeneration scheme has a Partnership Board made up of resident representatives, the council, the developer, Barnet Homes and others – to manage the redevelopment. All the partnerships work with external agencies such as health, transport, education and training authorities to ensure infrastructure and services are in place to support growth and change.

### We actively:

- engage and consult with residents
- appoint Independent Tenant and Resident Advisors to support local communities in transition
- produce regular newsletters

- run public meetings and regular engagement with Ward Councillors
- support the formation of Community Trusts to ensure community facilities continue to meet local needs

The council carries out extensive consultation exercises with residents and the wider community on regeneration proposals, involving residents to help improve the quality of housing and neighbourhoods they live in. Residents shape regeneration proposals in a number of ways, from chairing local partnership boards to monitoring performance and setting standards for developers. Pledges and residents charters have been used successfully across the schemes, including Grahame Park and Stonegrove Spur Road, to establish the aims of the regeneration and have helped to set shared expectations.

Barnet takes an inclusive approach to consultation and community engagement, to ensure that the needs of diverse communities are understood. In addition, views and opinions have helped shape our strategies and future plans.

## Housing Strategy and Regeneration

Regeneration and growth are fundamental to the council's Housing Strategy 2015 - 2025, which focuses on a significant increase in the supply of new homes in Barnet to meet the needs of a growing population,

tackling homelessness and supporting vulnerable people. The following table sets out the contributions made by the Growth and Regeneration Programme to the Housing Strategy.

Housing Strategy 2015 – 2025 Objective	Contribution of Growth and Regeneration Programme
Increasing housing supply (including quality homes and places)	<ul style="list-style-type: none"> <li>• 27,000 new homes</li> <li>• Building modern high quality mixed tenure homes to meet the changing demographics</li> <li>• Improving the quality of housing across Barnet</li> <li>• Building high quality new homes where people want to live</li> </ul>
Delivery of homes that people can afford	<ul style="list-style-type: none"> <li>• 30% of the new homes will be affordable</li> <li>• New affordable homes for rent and sale</li> <li>• New affordable homes on council land via Open Door Homes</li> </ul>
Sustaining quality particularly in the private rented sector	<ul style="list-style-type: none"> <li>• Opportunities for purpose built private rented sector homes</li> </ul>
Tackling homelessness	<ul style="list-style-type: none"> <li>• Increasing the supply of homes in the borough will help to reduce homelessness by meeting unmet demand for housing</li> <li>• New affordable homes will help to reduce homelessness and the use of temporary accommodation</li> </ul>
Providing suitable housing to support vulnerable people	<ul style="list-style-type: none"> <li>• Opportunities for providing supported housing, e.g. extra care housing for older people</li> <li>• All new homes will meet the Lifetime Homes standard</li> <li>• 10% of new homes will be wheelchair accessible</li> </ul>
Deliver efficient and effective services to residents	<ul style="list-style-type: none"> <li>• Council working with Re and Barnet Homes to deliver new homes via the Development Pipeline</li> <li>• Efficient planning service to support the delivery of new housing</li> </ul>

## Secure tenants

Secure council tenants living on our regeneration estates are entitled to be rehoused within the new development on their estate, or if they wish, they may also choose to be rehoused elsewhere. Secure tenants recently rehoused on the West Hendon estate reported satisfaction levels in excess of 90% with their new home and with the process of moving. Allocations Scheme.

## Non-secure tenants

As each regeneration programme starts, the council has opted to use properties that have become empty as temporary accommodation. The households who have been housed on a temporary basis are not entitled to be rehoused within the new development, but will be rehoused in accordance with the Council's Housing Allocations Scheme.

The Barnet Housing Strategy 2015-25 recognizes that regeneration can be a disruptive process for residents, particularly those living in temporary accommodation. The council will seek to minimise this disruption by making use of flexibilities within the allocations scheme and providing advice and support. The council has a good track record of rehousing non-secure tenants, including directly into secure tenancies elsewhere or other forms of long-term temporary accommodation.

## Our Investment Approach

The council raises funding in a number of ways and re-invests a substantial amount into the regeneration of the borough. Some income is annual (re-occurring) and through the regeneration programme is predicted

to grow as development increases. Other income occurs once and is raised by key triggers such as when a development completes, or when the funding period expires.

## The Regional and National Housing Policy Context

The government published a Housing White Paper last year, "Fixing our broken housing market" and is committed to providing 1.5 million net additional homes by 2022. The London Mayor has published Homes for Londoners and a draft London Housing Strategy setting

out plans to start building 90,000 new affordable homes in London between 2016 and 2021. Barnet's plans to deliver thousands of new homes will make a significant contribution to the housing market in London, and the Council will continue to work with the government and the Mayor to achieve the best outcomes for its residents.

## Re-occurring income

### Annual Council Tax and Business Rate Contributions

Through the collection of council tax and business rates on schemes in the pipeline for development, between 2016- 2030, the regeneration schemes will generate £19m in council tax income and £25.9m in business rates on an annual basis. Brent Cross will contribute from around 2022 whereas Dollis Valley and Mill Hill East are already contributing significant amounts and will continue to do so as later phases complete.

Business rates are charged on most non-domestic properties such as shops, offices, pubs, warehouses and factories. This central government tax is collected by the council who then receive a proportion. Rates are also collected on an annual basis.

### Cumulative Council tax and Business Rate Contributions

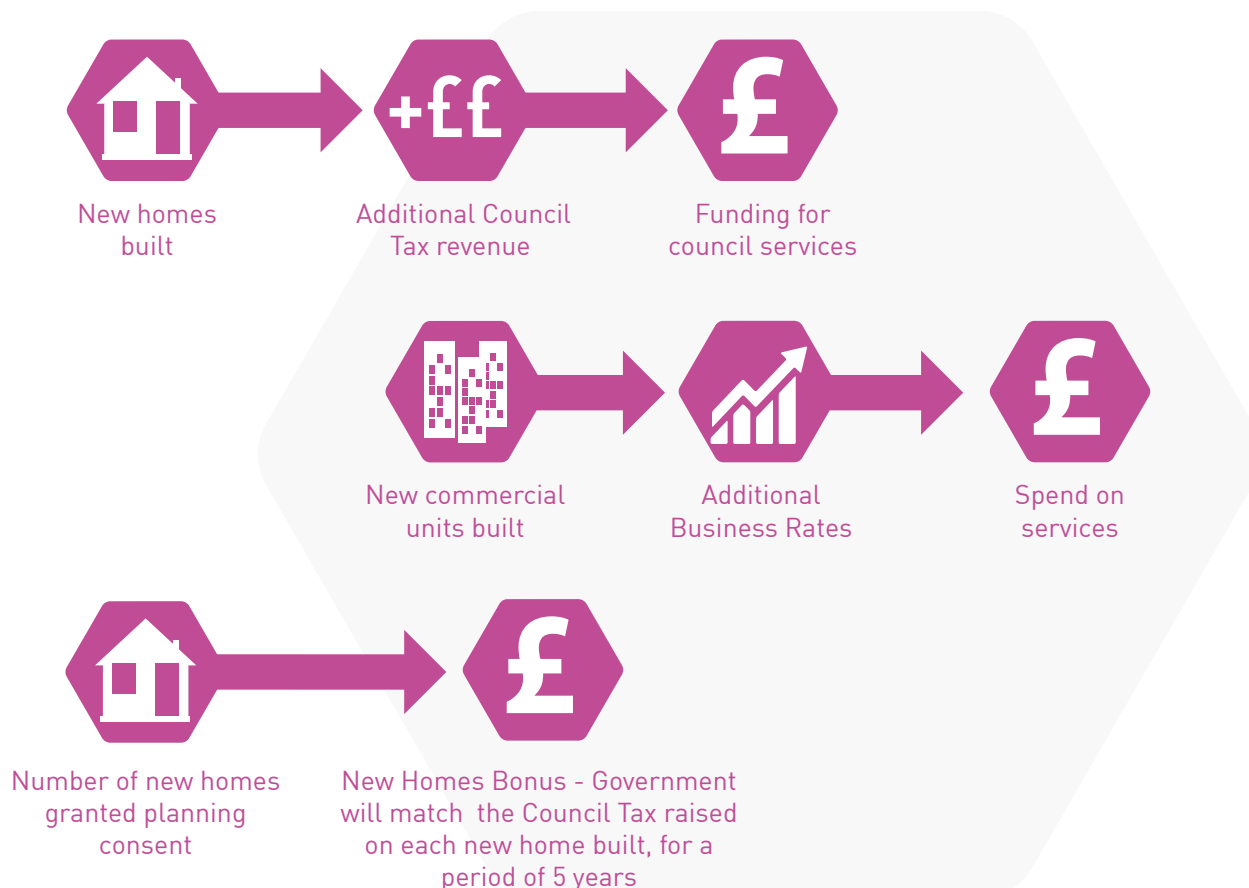
Both taxes added together will generate £245.5m, by 2030 when accounted for cumulatively. See appendix 1 for a detailed breakdown of the income forecast to be raised per scheme.

The two Growth Areas make a significant contribution to income received by the council over this period. In particular, Brent Cross Cricklewood generates the largest contribution to business rates as a result of the shopping centre expansion and plans for new commercial floorspace. Brent Cross Thameslink will be part funded by the business rate increase from the expanded shopping centre.

### New Homes Bonus

This is a grant paid by central government to local councils to reflect and incentivise local housing growth in their areas. It is based on the amount of extra council tax revenue raised for newbuild homes, conversions and long-term empty homes brought back into use. From 2017/18, payments were reduced to match 5 years of council tax receipts, and from 2018/19 will be reduced to match 4 years.

Understanding how many homes and how much commercial floorspace will be built, and when, is critical to service planning and budget decisions that the council must make. New developments generate revenue from council tax and business rates, both of which play a significant part in the provision of services and re-investment into the borough.



## Non-recurring Income

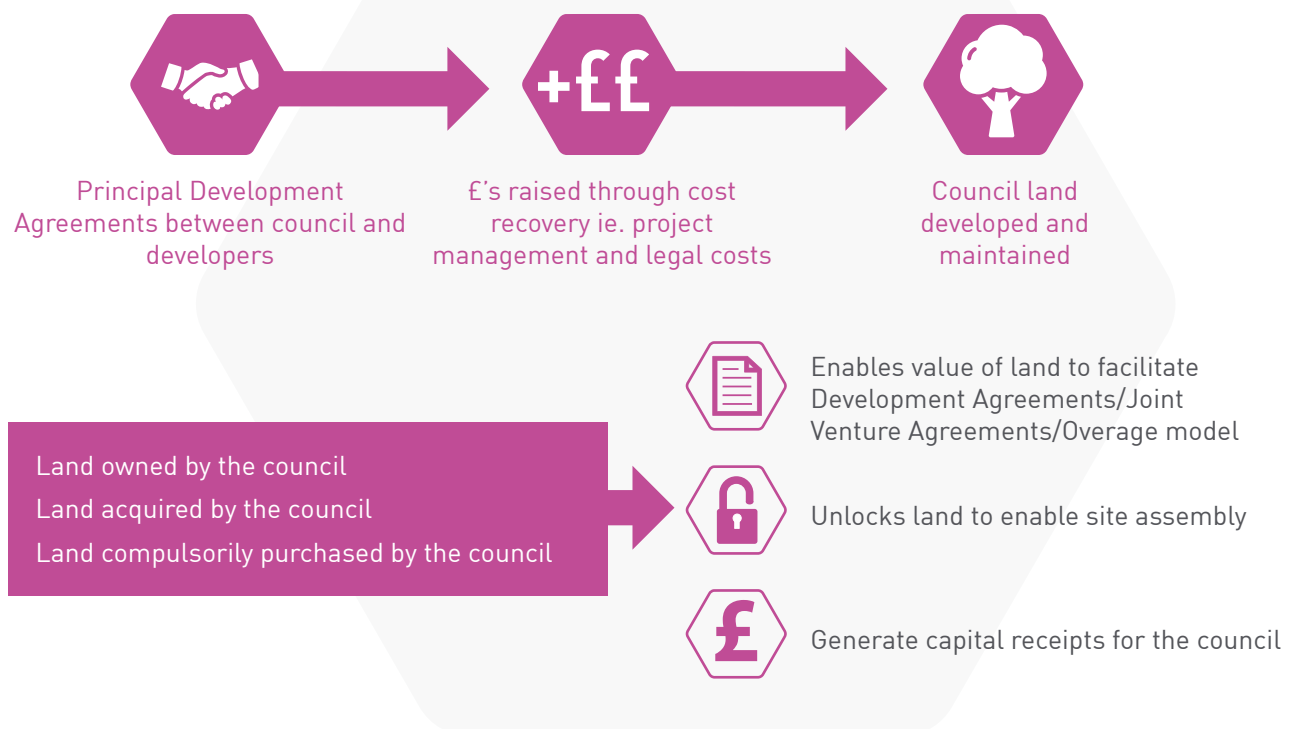
The council also raises substantial non-recurring (one-off) income that is re-invested in individual schemes across the borough.

### Development Agreements

Through Principal Development Agreements or Regeneration Agreements, between the council

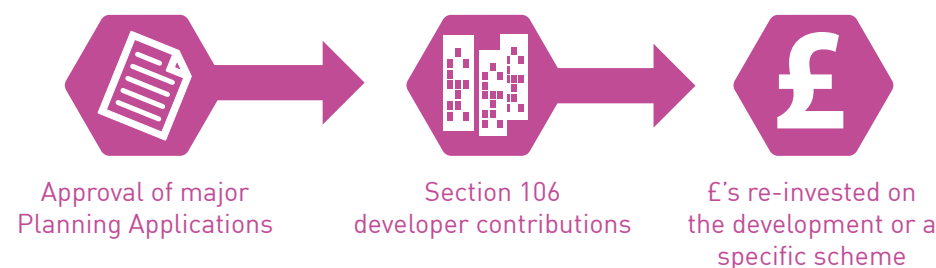
and developers, funding is raised from developers towards the cost of land. In this model, developers provide funding and the council provides the land either through a joint venture, a Development or Regeneration Agreement. Through this approach, project management and legal costs are funded by the developer minimizing the cost to the council. As a result, council land is developed and maintained.

## How Principle Development Agreements work



### Section 106 contributions

Planning obligations are private agreements made between a local authority and developers and can be attached to a planning consent. Through obligations, developers provide funding in cash or non-cash for infrastructure and services, which may be on or off the development site. See Appendix 1 for the level of investment across the borough.





## Community Infrastructure Levy payments

The council also raises funding from Community infrastructure Levy, a planning charge introduced by the Planning Act 2008, as a tool to assist local authorities to deliver infrastructure projects that enhance developments.

The existing regeneration programme will leverage over £100m of Community Infrastructure Levy (CIL) payments from developers. To date, £8.2m in CIL funding has been raised from developer contributions.

Alongside the two Growth, both Mill Hill East and West Hendon are raising significant income for the borough in New Homes Bonus government funding and CIL payments.

Additional income will be raised from schemes currently in their early stages including Upper and Lower Fosters and the development pipeline schemes.



Approval of major  
Planning Applications



Community  
Infrastructure  
Levy payments



£'s re-invested on  
infrastructure schemes

## Infrastructure and community benefits

We maximise the opportunities growth and development bring by negotiating non-financial contributions with developers, as part of S106 agreements.

As a result of the investment we receive, we can start to influence and shape outcomes for the regeneration areas and across the borough. To ensure that regeneration is beneficial to the boroughs growing population, a proportion of the S106 contributions is retained for:



Employment and training initiatives such as Employment and Skills Actions Plans for Brent Cross



Build new schools and community facilities such as Millbrook Park School in Mill Hill



Provide new or improved public transport, for example to the new Colindale council offices, and



Provide new or improved roads such as east-west link route at Millbrook Park

All the live regeneration schemes are generating added value through non-financial contributions from developers.



West Hendon has 9 including Education and Training, a Travel Plan, SSSI mitigation measures and affordable housing



Dollis Valley has 10 including affordable housing, tree planting, Education, highway works and Open Spaces provision



Colindale - Beaufort Park, Peel Centre and Colindale Barnet and Southgate College both have affordable housing, highway works, a travel plan and health centre floorspace



Mill Hill and Grahame Park have 4 obligations each - affordable housing, highway works, a travel plan and a CPZ



Community centres have been provided at Dollis Valley, West Hendon, Beaufort Park and Stonegrove. Will also be provided at Grahame Park and Peel Centre (Colindale)



Education and training will also be provided at all the schemes.

## Delivering housing in Barnet

### Priority Regeneration Estates

#### Dollis Valley

- 631 homes by 2022, delivered 164 to date
- Total net 191 new homes

#### Stonegrove Spur Road

- 999 new homes by 2018, delivered 995 to date
- Total net 396 new homes

#### West Hendon

- 2,192 homes by 2028, delivered 552 to date
- Total net 1,543 new homes

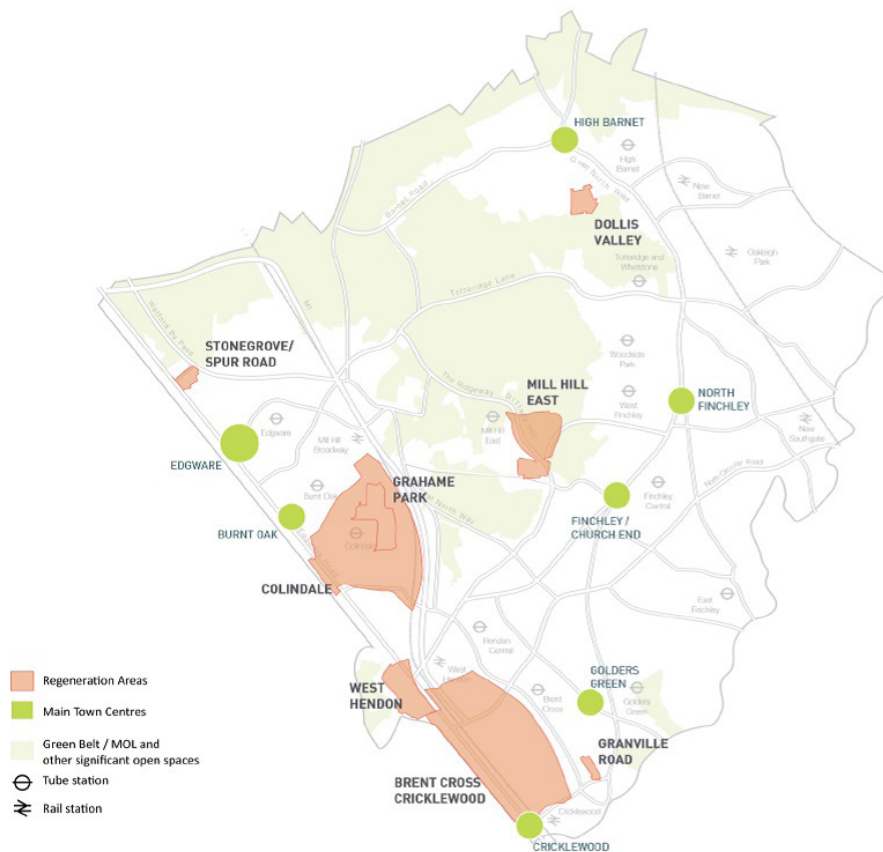
### Growth Areas

#### Brent Cross Cricklewood

- 7,500 new homes over the next 25 years, first phase to deliver 1,950 by 2027

#### Colindale (including Grahame Park)

- Potential for more than 10,000 new homes across the site
- Approved development for c7,500 new homes
- Potential for 2,756 homes by 2027 in Grahame Park, 685 delivered to date



### Infill development sites

#### Granville Road

- 132 homes by 2022

#### Upper and Lower Fosters

- Up to 200 homes by 2022

#### Development Pipeline

- 500 homes by 2021, including 179 extra care homes

### Neighbourhood Planning Area

#### Mill Hill East

- 2,240 homes by 2025, delivered 559 to date
- Total net 2,240 new homes

## Better Places

5 new primary schools, 1 new secondary school plus 2 re-provided secondary schools

1 replacement Library and College ie. Barnet & Southgate College (Grahame Park)

4 new and replacement nursery facilities

19 new and improved parks across the borough

4 new and replacement district energy centres

1 replacement bus station

An additional Thameslink station at Brent Cross Cricklewood and 2 improved stations (Mill Hill and Colindale)

A new town centre at Brent Cross Cricklewood

6 new community centers - Hope Corner (Dollis Valley), OneStonegrove (Stonegrove), new community hub (West Hendon), 'Unitas' Youth Zone (Colindale), two new centres at Brent Cross Cricklewood (South)

## More Jobs

Over 90,000 sqm of new retail and work space

Skills and training opportunities, for example, 'Workfinder' and 'Outreach Support' programmes

New apprenticeship opportunities, with X starts delivered in 2017/18

Supporting small businesses, for example, through 'Affordable Workspace' initiative

## New and better homes

All new homes built to modern standards

Variety of housing types to address full range of income levels and housing needs

Mixed developments with balance of household sizes, tenures, and types (flats, houses, extra care)



# Place-making in progress - Growth Areas

## Growth Areas- Brent Cross Cricklewood

**Ward:** Childs Hill, Golders Green, West Hendon

### Overview

At 151 hectares, Brent Cross Cricklewood is one of the largest regeneration schemes in Europe.

With an investment of £4.5 billion, comprehensive re-development and phased improvements are planned to take place over the next 20 years. Proposals include a new town centre, a residential quarter and expansion of the Brent Cross shopping centre.

This growth will be underpinned by a brand new Thameslink railway station linking the new neighbourhood to central London in less than 15 minutes. The area will also be served by improved transport links including a new bus station.

Uniting the areas north and south of the North Circular, the redevelopment of Brent Cross Cricklewood will provide a vibrant place to live and work and contribute to the long term prosperity of the borough.

The development of Brent Cross Cricklewood will deliver 7,500 new homes and up to 27,000 new jobs. At least 15% of new homes provided will be affordable in addition to the replacement homes for Whitefield Estate.

Given the scale of this development, the council has enacted Compulsory Purchase Order powers to enable assembly of land and property for development.

**7,500**  
new  
homes



**27,000**  
new  
jobs

## Brent Cross North

By 2022, Brent Cross Shopping Centre will double in size, house new leisure facilities, three department stores, over 200 new retail stores and a variety of public spaces. The reinvented shopping complex will compete with other major shopping centres in the London area.

Alongside much needed works to local roads and junctions, two new bridges over the A406, including a 'Living Bridge', will provide dedicated pedestrian walkways, cycleways and bus lanes.

Redevelopment also includes 800 new mix tenure homes with replacement homes for residents living in the Whitefield Estate.

## How long will the scheme take?

Transformation of the Brent Cross shopping centre is expected to complete in 202, subject to programme confirmation by developer.

## What's been delivered so far?

Planning approval for the shopping centre expansion achieved in October 2017. Barnet Homes have successfully rehoused secure tenants from a sheltered unit to suitable alternative homes elsewhere in the borough. Completion of early works including evasive species and vegetation clearance around shopping centre.

## What's happening next?

Commencement on site of early works is planned in the third quarter of 2018, with main works commencing on site in early 2019.

## Barnet's Partners:

Hammerson UK and Standard Life Ltd, owner and developer of the Brent Cross Shopping Centre and Registered Provider London and Quadrant (L&Q) to deliver and manage the replacement homes for the Whitefield Estate residents.





### Brent Cross South

A mixed use development will take place to the south of the North Circular, a 72ha site which will deliver 6,700 new homes and almost 3 million sq. ft. of offices. Connected to the Brent Cross shopping centre by a new bridge over the North Circular, the new town centre will be at the heart of the Brent Cross Cricklewood regeneration.

A cluster of new office buildings around the new Thameslink station and small business spaces adjacent to the new high street will make Brent Cross South a place ideal for business-start-ups.

The residential quarter will benefit from new and improved schools, community, health and leisure facilities, and improved open space. In creating a regional town centre, priority will be given to sustainable transport modes including rail, bus, cycling and walking.

Over the next few years, a new neighbourhood will emerge, creating an inclusive place for business and residential communities to prosper.

### How long will the scheme take?

Development will be delivered between 2018 and 2030. This first phase delivering new and replacement housing, new retail and open spaces will be complete in 2025.

### What's been delivered so far?

The council and developer have approved how the first phase of the development will take shape. Planning application for first plot within the first phase of development submitted to Local Planning Authority for consideration.

### What's happening next?

Planning application for three more plots within the first phase to be submitted in October 2018, with start on site anticipated at end of 2018. Brent Cross South Phase 1BS application approved at Planning Committee in Feb 2018.

### Barnet's Partners:

Master developer Brent Cross South Limited Partnership, a Joint Venture between Argent Related and Barnet council. Registered Provider London and Quadrant (L&Q) to manage the new replacement homes for the Whitefield Estate.



## Brent Cross Thameslink

Located between Cricklewood and Hendon, a new Thameslink station, 'Brent Cross West', will provide on-the-door access to the new Brent Cross South neighbourhood.

With 8 trains per hour\* into central London at peak times, it will take just 12 minutes to reach King's Cross St Pancras, central London's best connected transport hub.

The new Thameslink station will also provide a much needed east-west link across the railway lines. A new vehicular and pedestrian bridge across the Midland Main Line will enable access to adjacent neighbourhoods for the first time.

The new station will increase the attractiveness of Brent Cross Cricklewood area as a place to live, shop and work.

Wider works are planned alongside the station development, including a replacement Waste Transfer Station and Rail Freight Facility. Relocation of these facilities from the east to the west side of the railway will release railway land for development.

## How long will the scheme take?

Rail related works are set to start in the third quarter of 2018 and the new station will be complete and operational by 2022.

Replacement works for the Waste Transfer Facility are expected to start in 2019 with completion in early 2020.

## What's been delivered so far?

Re-phasing of Thameslink works to bring forward station opening to 2022 (from 2031). Approval of the Rail Freight Facility planning application to provide replacement rail track sidings, infrastructure and ancillary works and landscaping.

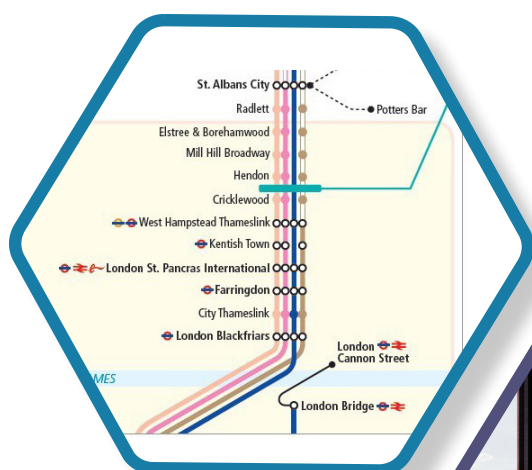
## What's happening next?

Planning approval expected for the various elements of the project through 2018. Early works for the sidings will commence in mid-2018 with main works starting in Q3 2018.

## Barnet's Partners:

Thameslink station is being delivered by the council, working with Network Rail to develop the design in collaboration with Argent Related to integrate the station with the Brent Cross South scheme. Grant funding is being provided by HM Government and the Greater London Authority.

DBCargo will be delivering the new freight facility. North London Waste Authority and London Energy Limited will be operating the new Waste Transfer Station.





## At a glance

	As it was	As it is going to be
HOUSING	<p>Whitefield Estate - characterised by 3 tower blocks, 3 low rise blocks, a centre comprising a day centre, residential care home and sheltered housing scheme, maisonettes above shops several houses</p> <ul style="list-style-type: none"> <li>132 residential properties</li> </ul>	<ul style="list-style-type: none"> <li>7,500 new homes including replacement homes for the Whitefield Estate (157 units)</li> </ul>
EDUCATION	<ul style="list-style-type: none"> <li>Whitefield Secondary School, Mapledown Special School and Claremont Primary School</li> </ul>	<ul style="list-style-type: none"> <li>New Claremont Primary School and replacement Whitefield Secondary and Mapledown Special Schools</li> </ul>
HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> <li>The M1 motorway extending to the north from the northwest of the site</li> <li>The A406 North Circular Road which passes through the regeneration area</li> <li>The A5 Edgware Road is a north-south route alongside the west boundary of the site</li> <li>The A41 Hendon Way is a north-south route alongside the east boundary of the site</li> <li>The A407 Cricklewood Lane is an east-west route located to the south of the area</li> <li>The National Rail lines which pass along the western edge of the site</li> <li>The nearest London Underground Stations, Brent Cross and Hendon Central on the Northern Line</li> </ul>	<ul style="list-style-type: none"> <li>New Thameslink mainline station - 'Brent Cross West', <ul style="list-style-type: none"> <li>12 minutes to reach King's Cross St Pancras</li> <li>15 minutes to Crossrail (Farringdon)</li> <li>8 trains an hour in both directions during peak hours*, services will be from / to St Albans and Luton *Current proposals</li> </ul> </li> <li>New 'Station Square' public transport interchange</li> <li>A relocated and enlarged bus station at Brent Cross shopping centre, with new and improved bus routes</li> <li>Two new bridges over the A406 to improve links between Brent Cross shopping centre and the new town centre: <ul style="list-style-type: none"> <li>A new pedestrian 'Living Bridge'</li> <li>Replacement Templehof Avenue bridge</li> </ul> </li> <li>Junction improvements on the M1, A5, A406 (the North Circular), A407 and A41</li> <li>Replacement waste transfer station and Network Rail Freight Facility</li> <li>Relocated rail sidings</li> </ul>
COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> <li>Hugely varied land use currently covering several sites and plots in different ownership over a substantial land area from Whitefield Estate to Brent Terrace</li> <li>Consists of typical industrial estates, buildings, and premises under railway arches</li> <li>Typical car garages and sales, light industrial uses, substantial railway land, a retail park, storage (B8) uses, B1 uses (light industrial), Also B2 uses (Manufacturing), open yards</li> </ul>	<ul style="list-style-type: none"> <li>Expanded Brent Cross Shopping Centre <ul style="list-style-type: none"> <li>1.9 million sq. ft. of retail and leisure space</li> <li>3 anchor department stores</li> <li>New cinema complex and hotel</li> <li>60 Restaurants and cafes</li> <li>Over 200 new retail brands</li> <li>Cater for c20 million shoppers per annum by 2022</li> </ul> </li> <li>New Brent Cross South town centre <ul style="list-style-type: none"> <li>0.5 million sq. ft. retail and leisure including a new high street</li> <li>3 million sq. ft. of offices</li> <li>First office buildings will open in 2022 - coinciding with the arrival of the new Thameslink station</li> </ul> </li> <li>Space for up to 27,000 new jobs over the lifetime of the project</li> </ul>
COMMUNITY	<ul style="list-style-type: none"> <li>Hendon Leisure Centre</li> </ul>	<ul style="list-style-type: none"> <li>Re-provision of Hendon Leisure centre and additional sports, leisure and recreation service provision <ul style="list-style-type: none"> <li>2 new community centres</li> <li>3 new children's centre and child care facilities</li> <li>Library</li> <li>Permanent health centre</li> </ul> </li> </ul>
SUSTAINABILITY	<ul style="list-style-type: none"> <li>Reliance on movement of freight by road, adding to congestion</li> </ul>	<ul style="list-style-type: none"> <li>Replacement waste transfer facility will be more efficient and environmentally friendly increasing movement of freight by rail</li> <li>New Energy Centre</li> </ul>
PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> <li>5 acres of green open space at Claremont Park and Clitterhouse Playing Fields</li> </ul>	<ul style="list-style-type: none"> <li>7 new and improved parks plus 8 public squares, including: <ul style="list-style-type: none"> <li>Improvements to Sturgess Park, Clitterhouse Playing Fields and Claremont Park</li> <li>New 'Brent Riverside Park'</li> <li>New 'Market Square' linking the new Living Bridge and improved Clitterhouse Playing Fields</li> </ul> </li> </ul>

## Colindale

**Ward:** Colindale

### Overview

With a potential for more than 10,000 new homes, Colindale will make the largest contribution to housing in the borough over the next 10 years. Already major mixed use residential schemes have been completed, totalling 4,084 homes built to date.

Redevelopment is focused on three key roads surrounding Colindale tube station, Colindale Avenue, Aerodrome Road and Grahame Park Way.

Housing growth will be served by improved public transport services and high quality open spaces. Plans for the reconfiguration of the Colindale tube station will provide enhanced capacity and step-free access to meet demand. Colindale Avenue will benefit from enhanced public spaces and mixed use properties.

The new neighbourhood will be better connected with accessible, safe and attractive walking and cycling routes, connecting new and existing communities and links through to the tube station, bus stops and residential neighbourhoods.

### SPOTLIGHT ON

Montrose and Silkstream parks will benefit from new play areas, improved sports provision, lit cycle ways and improved pedestrian access and crossing points, with works due to complete in early 2020. A purpose built Youth Zone at Montrose will provide activities for young people. With start on site in February 2018 the facility will open in March 2019



Rushgrove Park links to the Peel Centre development in Colindale



Colindale Park is located opposite the Colindale tube station and plans are tied to the aspirations for Colindale Avenue

### TRANSFORMATION OF COLINDALE PARKS AND OPEN SPACES

The Council's Open Space Strategy 2016-2030 identifies open spaces in Colindale in need of an upgrade- Rushgrove, Colindale, Silkstream Parks and the

Montrose Playing Fields. The intended work brings together four underused parks and open spaces into joined-up green spaces.

## How long will the scheme take?

The Colindale Area Action Plan shapes the developments within the area. In line with this, the council will continue to commission infrastructure works and improvements to public space to support the housing development over the next 10 years.

## What's been delivered so far?

Completion of masterplans for Colindale, Rushgrove, Montrose and Silkstream parks with planning approval gained for works at Montrose and Silkstream parks.

## What's next?

Agree Colindale tube station development works with Transport for London (TfL). Junction improvement works on Bunns lane to commence in 2018, pending service diversions. Montrose and Silkstream parks start on site autumn 2018 with completion expected in early 2020.

## Barnet's Partners:

Transport for London (TfL) to deliver the Colindale station works. Majority of housing in Colindale (excluding Grahame Park) is being delivered by private developers. Key sites and partners for housing delivery are:

Site	Developer	Housing delivery
Former Colindale Hospital site – (scheme marketing name 'Pulse' development)	Fairview	714 new homes (completed Feb 2017)
Former British Newspaper Library – (scheme marketing name 'The Edition')	Fairview	395 new homes under construction of which 337 completed to date
Beaufort Park	St. George PLC	2,800 new homes under construction by 2024, of which 2,293 completed to date
Peel Centre Site (25.5 ha) – (scheme marketing name 'Colindale Gardens')	Redrow	2,800 new homes under construction by 2026/27, of which 133 completed to date
Former Barnet & Southgate College Site – (scheme marketing name 'Trinity Square')	Barratt Homes	396 new homes under construction of which 194 completed to date
Zenith House	Genesis	309 new homes completed (Mar 2014)
Former Brent Works – (now Mornington Close, NW9)	Fairview	104 new homes completed (Oct 2012)

7,518

Total new homes  
with planning  
consent

4,084

of which are  
completed  
to date

## At a glance

Category	Outcome
HOUSING	<ul style="list-style-type: none"> <li>Potential for more than 10,000 new homes across various sites</li> </ul>
EDUCATION	<ul style="list-style-type: none"> <li>Two new and expanded primary schools – Blessed Dominic Primary School and Orion Primary School</li> <li>One new secondary school – North London Grammar School</li> <li>Barnet College relocated to Grahame Park in a newly built campus</li> </ul>
HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> <li>Improvements to key junctions and roads (Bunns Lane, Montrose /A5 and Colindale Avenue/A5)</li> <li>Reconfiguration of Colindale tube station, with step free access (new lifts, level platforms and spacious forecourt)</li> <li>Improvements to bus service links – proposal to extend 125 bus service route from Finchley Central to Colindale Station</li> <li>New pedestrian and cycle bridge linking Montrose Park to the hospital site and tube station</li> <li>Review existing Controlled Parking Zones (CPZ) and implement a new CPZ</li> </ul>
COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> <li>500-1,000 jobs in accordance with strategic and local planning policy</li> <li>Beaufort Park developer has <ul style="list-style-type: none"> <li>Delivered 8 apprenticeship placements</li> <li>Achieved 218 site visits from schools across Barnet</li> <li>Attended 3 careers/jobs fair in Colindale</li> </ul> </li> <li>Peel Centre developer has <ul style="list-style-type: none"> <li>Delivered 4 Graduate and 2 Trainee placements</li> <li>Fulfilled 6 work placements for 14-16 year olds</li> <li>9 apprenticeship placements ranging from construction to commercial qualifications – of which two have secured full time roles</li> </ul> </li> <li>Training Programme - 'Towards Employment Outcomes'- being delivered on a termly basis</li> </ul>
HEALTH & WELL BEING	<ul style="list-style-type: none"> <li>Improved green spaces and play spaces</li> <li>New health facilities at Peel Centre site</li> </ul>
COMMUNITY	<ul style="list-style-type: none"> <li>New state of the art 'Unitas' Youth Zone in Montrose Playing Field – activities for young people (aged 8-19 years or up to 25 for those individuals with a disability)</li> </ul>
SUSTAINABILITY	<ul style="list-style-type: none"> <li>100% of new homes built to EcoHomes Standard (Code Level 4) and to Lifetime Homes Standards</li> <li>100% of new homes will be sustainably built to BREEAM standards</li> <li>New Energy Centre delivering heating and energy, fuelled by renewable biomass fuel in a sustainable and cost effective way</li> </ul>
PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> <li>Improvements to Colindale, Montrose, Rushgrove and Silkstream parks</li> <li>Public realm improvements at Colindale Avenue and Grahame Park Way</li> </ul>
INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<ul style="list-style-type: none"> <li>S106 - £18.3m</li> <li>CIL - £28.2m, received £4.6m to date</li> <li>New homes Bonus - £28.6m</li> </ul>

## Grahame Park

**Ward:** Colindale

### Overview

Grahame Park in Colindale is Barnet's largest housing estate, built in the 1960's and 1970's. It comprises an area of approximately 35ha with 1,777 houses all built around a central 'Concourse'.

Plans are underway to create a more outward looking neighbourhood with new 2,756 mixed tenure homes, community facilities with accessible road, pedestrian and cycling networks.

Transformation of the estate is taking place over the next 15 years providing an improved layout and connection to the surrounding area, linking homes and services with other developments in Colindale.

### How long will the scheme take?

Re-development is phased over the next 15-20 years.

### What's been delivered so far?

To date 685 new homes have been built, of which 385 are affordable. A new 'City Square' (on Bristol Avenue) already plays host to a new Library, Centre for Independent Living, retail store, Barnet and Southgate College and will soon see the completion of the Council's new offices providing accommodation for over staff currently based at North London Business Park and Barnet House. Developed initial design for improvements to Heybourne Park. 685 homes (385 affordable) have been built by March 2018.

In January 2018, the Mayor of London gave direction to refuse the planning application for the 'Concourse' to provide approximately 1,000 new homes, new roads and open spaces and a major new community hub facility. A revised application is now required from developer Genesis.

### What's happening next?

Preparation of planning application for a mixed use development opposite the new council offices with an anticipated start on site in 2019.

### Barnet's Partners:

Genesis Housing Group as both the developer on site and Registered Provider.



## At a Glance

Category	Outcome
HOUSING	<ul style="list-style-type: none"> <li>Wider choice of housing type and tenure - 2,756 new homes (over 800 social rent and 1,600 private sale)</li> </ul>
EDUCATION	<ul style="list-style-type: none"> <li>Barnet and Southgate College relocated in Grahame Park in a newly built campus</li> <li>Replacement library co-located with Barnet Southgate College</li> </ul>
HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> <li>New road, pedestrian and cycling network</li> <li>Improvements to existing bus services</li> </ul>
COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> <li>New retail and commercial floor space</li> <li>New council office</li> <li>Genesis Housing Enterprise programme - 2 courses run to date, 7 Grahame Park residents have established business</li> <li>Workfinder Programme participants- 58 local residents</li> <li>8 Apprenticeship opportunities being delivered supported by S106</li> <li>Outreach Service in Grahame Park has <ul style="list-style-type: none"> <li>Delivered 10 work experience placements</li> <li>Supported 13 business start ups</li> <li>Supported 17 people into employment</li> <li>Given access to 188 local residents to training courses</li> </ul> </li> </ul>
HEALTH & WELL BEING	<ul style="list-style-type: none"> <li>New Centre for Independent Living</li> <li>Re-provision of health centre and GP surgery</li> </ul>
COMMUNITY	<ul style="list-style-type: none"> <li>Re-provision of Children's Centre/ nursery</li> <li>Re-provision of community facilities</li> </ul>
SUSTAINABILITY	<ul style="list-style-type: none"> <li>100% energy efficiency improvement through all new homes built</li> <li>100% of new homes to meet Decent Homes Standard and new Buildings Regulations 2015</li> <li>New Energy Centre to replace existing facility</li> </ul>
PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> <li>Improvements to Heybourne Park – a pivotal green space in the area that will need to fulfil many roles for the new community</li> </ul>
INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<p>S106 - £7.8m  CIL - £6.5M  New homes Bonus - £7.2M</p>

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# **Place-making in progress - Neighborhood Planning Area**



## Mill Hill East

**Ward:** Mill Hill

### Overview

The former RAF Inglis Barracks in Mill Hill is being redeveloped to provide new affordable and private homes. Located on the edge of Mill Hill's conservation area, Millbrook Park is an exemplary Public Private Partnership creating a high quality new suburb at the heart of NW7.

The Inglis Consortium of landowners, of which the council is a member, is involved in enabling site decontamination, building infrastructure and selling the serviced parcels of land. The Consortium vets bids from developers taking into consideration price, design and credibility in the market place. The developers are then responsible for house building in line with planning consents.

Land sales are part of the continuing transformation of the former army barracks and the council's waste depot site into a new sustainable community. The 40ha site has planning consent for 2,240 new homes, a primary school, local shops, a district energy centre and almost 6ha of parks and open spaces.

### How long will the scheme take?

Land sales started in 2012 and have since accelerated due to demand from developers, with the final land sale due in 2018. Developers will continue house building over the next 5-10 years.

### What's been delivered so far?

To date 9 parcels of land sold including the sale of land to Barry M Cosmetics for the expansion of its commercial premises.

Demolition of the council's waste depot and delivery of 85% of new infrastructure across the site, including new roads and utilities. 559 housing completions to date (of which 73 are affordable).

### What's happening next?

The final land sale will be completed in 2018. The remaining necessary infrastructure will be delivered on site.


Construction of a new 530 sqm district energy centre, located in the public square opposite Mill Hill East station, to commence in mid-2019 delivering heating and energy in a sustainable and cost effective way.





Inglis Consortium LLP : London Borough of Barnet, VSM Estates Ltd and Annington Property Ltd – primary landowners of the former RAF Inglis Barracks in Mill Hill

Category	Outcome
HOUSING	<ul style="list-style-type: none"> <li>2,240 new homes (1,891 private sale, 349 affordable)</li> </ul>
EDUCATION	<ul style="list-style-type: none"> <li>A new three-form entry primary school - Millbrook Park School</li> <li>Work placements created and 4 apprenticeship placements secured in 2017/18</li> </ul>
HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> <li>Upgrade Mill Hill East Tube Station and enhanced bus services</li> <li>Improvements to key junctions in the area and new access roads</li> <li>East-West link route; junction improvements at Bittacy Hill/Frith Lane and Holders Hill Circus</li> </ul>
COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> <li>3,470 sqm employment space</li> <li>1,100 sqm town centre retail space</li> <li>Creation of 500 jobs</li> <li>Conversion of the former officer's mess building into mixed uses, including 15 homes</li> <li>15 apprenticeship placements since 2014/15</li> </ul>
COMMUNITY	<ul style="list-style-type: none"> <li>Community facilities at Millbrook Park School</li> <li>3rd Generation (3G) artificial grass multi use games area</li> </ul>
SUSTAINABILITY	<ul style="list-style-type: none"> <li>New permanent energy centre</li> <li>Relocation of the council's depot and recycling facilities</li> <li>New sustainably built homes (to EcoHomes Standard Practical Code Level 4)</li> <li>Highly sustainable commercial buildings (built to BREEAM Excellent standard)</li> </ul>
PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> <li>4 new parks and open spaces including Panoramic Park, Officers Mess Gardens, Central Park and Eastern Park</li> <li>A new public square opposite Mill Hill East station, to be known as 'Millbrook Plaza'</li> </ul>
INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<ul style="list-style-type: none"> <li>S106 - £19.9m</li> <li>Non-financial obligations – Affordable Housing, Highway works, Travel Plan</li> <li>Non-financial S106 Obligations – Affordable Housing, Highway Works, Travel Plan</li> <li>CIL - £10.1m</li> <li>New Homes Bonus - £7.1m</li> </ul>



# **Place-making in progress - Priority Regeneration Estates**

## Dollis Valley

**Ward:** Underhill

### Overview

Comprising 10.4ha, the Dollis Valley estate was in decline for many years, isolated from services and the surrounding area, poorly designed and with poor transport. The re-branded development of 'Brook Valley Gardens' challenges the 'estate feel' and provides a new integrated community. Existing sub-standard properties are being replaced with new mixed tenure housing built to modern standards.

The emerging Brook Valley Gardens features new green spaces, a community centre and pre-school nursery. These facilities, complemented by programmes to fund local initiatives, strengthen the existing Underhill community and provide employment and training opportunities for local people.

### How long will the scheme take?

Phased development is expected to complete by 2024.

### What's been delivered so far?

To date, 164 new homes have been built and a new 'Hope Corner' community centre with nursery school facilities was officially launched in 2016.

The council has enacted Compulsory Purchase Order powers to enable assembly of land and property for development.

### What's happening next?

Determination of the planning application for the next phase to deliver 117 homes, of which 43 will be affordable (38 social rented and 5 intermediate). Construction programme will likely take 24 months once a start on site date has been agreed with the developer.

### Barnet's Partners:

Developer Countryside Properties and Registered Provider London and Quadrant.



Category	Outcome
HOUSING	<ul style="list-style-type: none"> <li>• Demolition of Homefield, The Ridge, Garrowsfield, Mill Bridge housing blocks</li> <li>• Additional homes and improved tenure choice: <ul style="list-style-type: none"> <li>• 631 new mixed tenure homes (384 private, 17 shared equity and 230 social rented)</li> <li>• 40% affordable housing</li> </ul> </li> </ul>
EDUCATION	<ul style="list-style-type: none"> <li>• Recruitment of ten apprenticeships over the duration of the scheme</li> </ul>
HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> <li>• A new extended bus service for the Brook Valley Gardens locality</li> <li>• Replacement of the old pedestrian areas with through roads</li> <li>• New access from Mays Lane</li> </ul>
COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> <li>• Education and Learning Hub launch - Access to apprenticeships, work tasters, placement days, non-construction training, English speaking classes</li> <li>• Careers Fair (August 2017) attended by 6 Employers and 3 Training Providers</li> <li>• Employment skills drop in sessions offer at community centre twice weekly</li> </ul>
COMMUNITY	<ul style="list-style-type: none"> <li>• New multi-purpose community centre 'The Hope Corner', including a community cafe</li> <li>• New nursery (25 places for under 5s)</li> </ul>
SUSTAINABILITY	<ul style="list-style-type: none"> <li>• 100% of new homes built to EcoHomes Standard (Code Level 4) and to Lifetime Homes Standards</li> <li>• 100% of new homes will be sustainably built to BREEAM standards</li> <li>• Investment from property leases into long term maintenance of a high quality estate</li> </ul>
PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> <li>• Landscaped and secured public amenity spaces</li> <li>• Creation of a garden suburb, play areas and traditional streets</li> </ul>
INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<ul style="list-style-type: none"> <li>• S106 - £1.52m</li> <li>• Non-financial obligations – Affordable Housing, Education, Highway works, Training, Community Centre, Bridges, Travel Plan, Open Spaces, Tree Planting</li> <li>• Cycle and Pedestrian Provision, Council Covenants</li> <li>• CIL - £4.7m</li> <li>• New Homes Bonus - £3.2m</li> </ul>

## Stonegrove Spur Road

Ward: Edgware

### Overview

Stonegrove Spur Road has set the standard for our approach to neighbourhood regeneration. As the first regeneration project in the borough nearing completion, this 12ha site has been reconnected with the surrounding area. Having replaced the ageing tower blocks on Stonegrove and neighbouring Spur Road estates, the new neighbourhood now boasts a modern Church and parsonage and a community facility at its heart.

The development comprises of nearly 1,000 houses built to modern standards, high quality public open spaces and communal gardens.

The schemes' good design and affordable housing provision has been recognised with:

- receipt of Architectural Award and award nominations for excellent neighbourhood design;
- receipt of ongoing positive feedback from Stonegrove's residents of their experience of living in a regenerated neighbourhood;
- and in November 2017 a visit from Prime Minister Theresa May to commend Barnet Council for its record on building affordable homes.

The exemplar Stonegrove and Spur Road development provides an inspiring place to live with a strong sense of place which gives residents both a stake and a sense of pride in their neighbourhood.

### What are the timescales for this scheme?

Spanning over 13 years, the development is due to complete in May 2018.

### What's been delivered?

Residential tower blocks and St Peter's Church, Community Hall and parsonage have all been demolished. Construction of One Stonegrove, a purpose built joint facility incorporating St Peter's Church and a community centre with nursery and café. The facility is being run and managed by the Stonegrove Community Trust.

995 new houses built to date.

Scheme was shortlisted for the Inside Housing "Best affordable Housing Development" in November 2017.

### Barnet's partners:

Developer Barratts and Registered Provider Peabody (formerly Family Mosaic).





Category	Outcome
HOUSING	<ul style="list-style-type: none"> <li>999 Mixed tenure estate                             <ul style="list-style-type: none"> <li>519 for private sale</li> <li>480 affordable homes (330 social rented homes, 139 shared ownership, 11 shared equity)</li> <li>Equates to 48% affordable housing provision</li> </ul> </li> </ul>
EDUCATION	<ul style="list-style-type: none"> <li>Re-provision of school and sports facilities (London Academy) as part of phase 0 (prior to the Principal Development Agreement)</li> </ul>
HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> <li>New roads and improvements to Spur Road and Green Lanes, Spur Road and Stonegrove</li> <li>Pedestrian and cycle routes across the site linking into existing networks in the surrounding area</li> </ul>
COMMUNITY	<ul style="list-style-type: none"> <li>New Church and Community Centre, nursery and café and smaller community rooms to rent</li> <li>Establishment of the One Stonegrove Trust to manage the community facilities</li> </ul>
SUSTAINABILITY	<ul style="list-style-type: none"> <li>100% of new homes to meet Decent Homes Standard and new Buildings Regulations 2015</li> <li>100% of new homes will meet the EcoHomes standard (Code Levels 4 and above)</li> </ul>
PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> <li>Traditional streets and communal spaces</li> </ul>
INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<ul style="list-style-type: none"> <li>S106 - £856,000</li> <li>Non-financial obligations – Affordable Housing, Highway works, Travel Plan</li> <li>CIL - £3.2m</li> <li>New Homes Bonus - £1.4m</li> <li>Non-financial S106 Obligations – Affordable Housing, Highway Works, Travel Plan</li> </ul>



## West Hendon Estate

**Ward:** West Hendon

### Overview

Located to the south-west of the borough, the West Hendon estate comprises an area of 12.76ha. The estate sits between a section of the A5 Edgware Road (The Broadway) and the Welsh Harp Reservoir, a Site of Special Scientific Interest (SSSI).

With the ambition to create a thriving new neighbourhood, re-development is underway to replace existing homes with over 2,000 high-quality houses – surrounded by improved public space and transport links, thriving shops and businesses, a community centre and a new primary school.

### How long will the scheme take?

Re-development is phased over a 17 year period, with all new homes expected to be complete by 2028/29.

### What's been delivered so far?

Construction started in 2011 with 552 new homes built to date. A new interim hub provides residents continued access to a community space until a permanent facility is delivered at a later stage.

Achieved planning consent for a new landmark facility, the new Phoenix Canoe Club. This will fully exploit the benefits of the Welsh Harp as an asset for water sports and recreational activities.

The council has enacted Compulsory Purchase Order powers to enable assembly of land and property for development.

### What's happening next?

In addition to housing delivery, development will provide new commercial units and junction improvements along the A5 (removing the bus lane and widening of Station Road).

### Barnet's Partners:

Developer Barratt Metropolitan LLP



Category	Outcome
HOUSING	<ul style="list-style-type: none"> <li>Demolition of existing 649 homes</li> <li>Additional homes and improved tenure choice: <ul style="list-style-type: none"> <li>2,192 new homes - a net gain of 1,562 on the existing site</li> <li>25% affordable housing</li> </ul> </li> </ul>
EDUCATION	<ul style="list-style-type: none"> <li>A three-form entry community school for around 400 pupils</li> <li>A new early years centre</li> <li>Construction Skills Certification Scheme – 9 local residents completed training and accreditation, of which 4 secured employment</li> </ul>
HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> <li>2 new pedestrian bridges at Silk Stream and Cool Oak Lane connecting the estate to the surrounding open spaces</li> <li>Improvements along the A5 and Station Road and removal of the Perryfields Way roundabout</li> <li>Improved A5 crossings and pedestrian links to Hendon train station</li> <li>Highway improvements on West Hendon Broadway, Cool Oak Lane, Station Road, Herbert Road, Garrick Road and Wilberforce Road</li> </ul>
COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> <li>Improved town centre and commercial hub with new shops at West Hendon Broadway</li> <li>1,000 full time construction jobs and 126 full time jobs in new commercial and community centres</li> <li>1766m2 commercial floorspace (Class A1-A5 &amp; B1) to replace 1,073.19m2 existing commercial floorspace</li> <li>Careers Fair (August 2017) – Attended by 9 Employers and 12 Training Providers and other services</li> <li>9 health and wellbeing workshops delivered by local residents of West Hendon estate</li> <li>160 residents participated in Employment, Skills and Training programmes or Social, Health &amp; Wellbeing activities</li> <li>ESOL and IT classes launched at the Hub</li> </ul>
COMMUNITY	<ul style="list-style-type: none"> <li>29,083m2 of public and communal amenity space, a 20% increase in provision</li> <li>Demolition of existing non-residential buildings</li> <li>New ex-servicemen's club and new social club</li> <li>A new permanent community Hub</li> <li>A new Phoenix Canoe Club, providing facilities for waters sports (canoe, sailing) and other recreational activities</li> </ul>
HEALTH & WELLBEING	<ul style="list-style-type: none"> <li>Connecting the community to the benefits of the Welsh Harp</li> <li>Improved green spaces and play spaces</li> <li>Provision of a major sporting hub</li> </ul>
SUSTAINABILITY	<ul style="list-style-type: none"> <li>100% of new homes will meet the EcoHomes standard (Code Levels 4 and above)</li> <li>100% of new homes will be sustainably built to BREEAM standards</li> </ul>
PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> <li>Improvements to York Park, West Hendon playing fields and Woodfield Park</li> <li>Creation of a green boulevard that will link York Park with the retail area of West Hendon Broadway</li> <li>Integration of the Welsh Harp Reservoir as part of extensive landscaping</li> </ul>
INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<ul style="list-style-type: none"> <li>S106 - £9.83m</li> <li>Non-financial obligations – Affordable Housing, Education, Highway works, Training, Community centre, bridges, SSSI Mitigation, Open Spaces, Travel Plan</li> <li>CIL - £10.2m</li> <li>New Homes Bonus - £8m</li> <li>Non-financial S106 Obligations – Affordable Housing, Education, Highway Works, Travel Plan</li> </ul>





# **Infill Regeneration Estate and Sites**

## Granville Road

**Ward:** Childs Hill

### Overview

Situated at the southern end of the Borough, the 1960's housing estate currently consists of three tall tower blocks, as well as three lower rise blocks. The quality of the estate is generally poor and it includes large areas of under-utilised and unstructured land.

There is potential to radically improve the estate environment and transform it into a desirable residential location for all tenures.

### How long will the scheme take?

To be completed in 2021/22.

### What's been delivered so far?

Planning consent obtained August 2016 for 132 new homes.

The council has enacted Compulsory Purchase Order powers to enable assembly of land and property for development.

### What's happening next?

Expect to start on site 2018/19.

### Barnet's Partners:

New Granville LLP, a joint venture between developer Mulalley and Registered Provider One Housing. Sherrygreen Homes (Mulalley's sister company) will market and sell the new homes.



Category	Outcome
HOUSING	<ul style="list-style-type: none"> <li>Demolition of Beech Court to be replaced by new lower rise blocks and houses</li> <li>Additional homes and improved tenure choice: <ul style="list-style-type: none"> <li>132 new homes - 74 flats and 58 houses (25 affordable shared ownership)</li> </ul> </li> </ul>
HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> <li>332 car parking spaces</li> <li>New streets to reconnect estate with Llanelly Road and Mortimer Close</li> </ul>
COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> <li>Recruitment of at least 5 apprenticeships connected with construction and operation phases of the development</li> </ul>
PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> <li>Improved public realm including new streets, play area and open spaces</li> <li>Sale of surplus land on the estate for development</li> <li>Reconfiguration of parking and amenity spaces (refuse, recycling and other storage facilities)</li> <li>All land to have designated use</li> </ul>
SUSTAINABILITY	<ul style="list-style-type: none"> <li>100% of new homes to meet Decent Homes Standard and new Buildings Regulations 2015</li> </ul>
INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<ul style="list-style-type: none"> <li>S106 - £576,279</li> <li>Non-financial obligations – Affordable Housing, Highway works, Training, Travel Plan</li> <li>CIL - £92,000</li> <li>New Homes Bonus - £68,000</li> </ul>

## Upper & Lower Fosters

**Ward:** Hendon

### Overview

Built in the late 1960's, the Upper & Lower Fosters estate currently occupies 3.06ha and contains 211 existing homes (Cheshire Hall). The estate is built to a relatively low density despite its proximity to Brent Street, a local high street good transport accessibility.

This presents an exciting development opportunity in a town centre setting to create additional affordable, market and extra care housing. The intention is to optimise the use of the currently underused land to develop up to 200 additional homes and includes the demolition of the existing sheltered housing, to be replaced by a new extra care development.

This pioneering scheme aims to showcase best practice in community participation within estate regeneration, and deliver an outstanding quality of architecture and urban design.

### How long will the scheme take?

Currently at an early stage of concept design and based on the current programme, the scheme will likely start on site in early 2020.

### What's been achieved so far?

A community steering group has been set up to ensure a successful co-design approach with input from residents, neighbours and community stakeholders. The design process has involved the local community from the very beginning and the approach has been developed through learning from best practice in the sector.

The emerging concept design includes extra care provision for elderly and vulnerable persons. A professional team has been appointed to take forward the concept design.

Secured £830,000 of project funding from government.

### What's happening next?

Continue the co-design process, develop scheme designs and specifications with support of the community. Engage in early pre-planning application discussions with local authority.

### Barnet's Partners:

To be confirmed on completion of the design stage.



Category	Outcome
HOUSING	<ul style="list-style-type: none"> <li>• Additional high quality development comprising of up to 200 new residential units</li> <li>• Extra care housing to replace the existing sheltered housing in Cheshir House</li> </ul>
HEALTH & WELLBEING	<ul style="list-style-type: none"> <li>• Improvements to existing open spaces and road networks across the site</li> </ul>
COMMUNITY	<ul style="list-style-type: none"> <li>• Community participation in estate regeneration through co-design approach</li> <li>• Positive feedback from residents and local stakeholders in relation to the co-design process</li> <li>• Provision of community facilities linked to extra care housing provision</li> </ul>
PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> <li>• Scheme has potential for: <ul style="list-style-type: none"> <li>• New play facilities</li> <li>• Community gardening area</li> <li>• Improvements to currently neglected public realm/alleyway areas</li> <li>• New external lighting and CCTV provision</li> <li>• Clearer networks for pedestrians, cycle and car routes in and out of the estate</li> <li>• Provision of new car parking</li> </ul> </li> </ul>
SUSTAINABILITY	<ul style="list-style-type: none"> <li>• 100% of new homes built to EcoHomes Standard (Code Level 4) and to Lifetime Homes Standards</li> <li>• 100% of new homes will be sustainably built to BREEAM standards</li> </ul>
INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<ul style="list-style-type: none"> <li>• Investment will be secured once planning consent is granted</li> </ul>

## Development Pipeline

### Overview

The council owns surplus land and buildings across the borough that could be used to provide more housing and has embarked on a programme of developing these sites itself. By building mixed tenure housing on smaller council owned sites across the borough, the aim is to provide housing choices that meet the needs and aspirations of Barnet residents.

Through partnership working between Regional Enterprise (Re) and The Barnet Group, the current development pipeline includes building:

- **new mixed tenure homes**, with the affordable homes funded by private sales plus an overall profit for the council
- **new homes for affordable rent on existing council land**
- **extra care schemes and wheelchair accessible units** improving the housing offer for older and vulnerable people and thereby reducing demand for care
- **private housing for rent**, and
- **acquisition of housing for affordable rent and temporary accommodation**

Subject to planning consent, there are 28 proposed schemes in the pipeline to be built by The Barnet Group. In total these will deliver, 500 affordable homes, including 179 extra care units. 10% of the newly built homes will be wheelchair accessible. New builds will be let as affordable homes through the council's letting policy.

### What's been delivered so far?

Opendoor Homes, a subsidiary of Barnet Homes, gained Registered Provider status during 2017 – allowing it to own land and develop housing in its own right, in partnership with the council. With plans to build and own 330 new affordable homes from 2017, developments are underway across the borough.

Elmshurst Crescent and Basing Way garages were the first schemes on site and will provide 27 new homes from August 2018. Ansell Court, our first extra care scheme, is currently on site with completion expected in December 2018.

Planning permission was granted in December 2017 for the Burnt Oak Register Office to be demolished and replaced by 30 new apartments for affordable rent. The registry office function has now been centralised at Hendon Town Hall. Submission of planning application to redevelop the Stag House site in Burnt Oak ward to provide 51 high quality extra care units in 2019/20.

### What's happening next?

Majority of the schemes in the current programme are due to start on site in 2018/19. These schemes will provide c300 new affordable homes by 2020. These schemes will provide c300 new affordable homes by 2020.

Continue to work closely with our selected contractors to leverage added value into the schemes, ranging from apprenticeship placements to helping support local charitable initiatives.



## SPOTLIGHT ON

All units will fall within the affordable rent tenure



4 units on the ground floor will be wheelchair accessible

Landscaping of the site including retention of an ancient yew tree



Demolition of the existing buildings and erection of a 4-storey flat block comprising 11 flats and 2 houses (22 x 2 bed and 8 x 1 bed homes)

## BURNT OAK REGISTER OFFICE

68

new  
affordable  
rent homes  
by Dec 2018

179

Extra Care  
units to  
delivered by  
2021

28

schemes in  
the current  
development  
pipeline  
programme

9

schemes  
currently  
on site

c500

in total  
affordable  
units on  
council land

328

new affordable  
rent home to  
be delivered by  
2020



## Improving the Housing Offer for older people and Vulnerable People

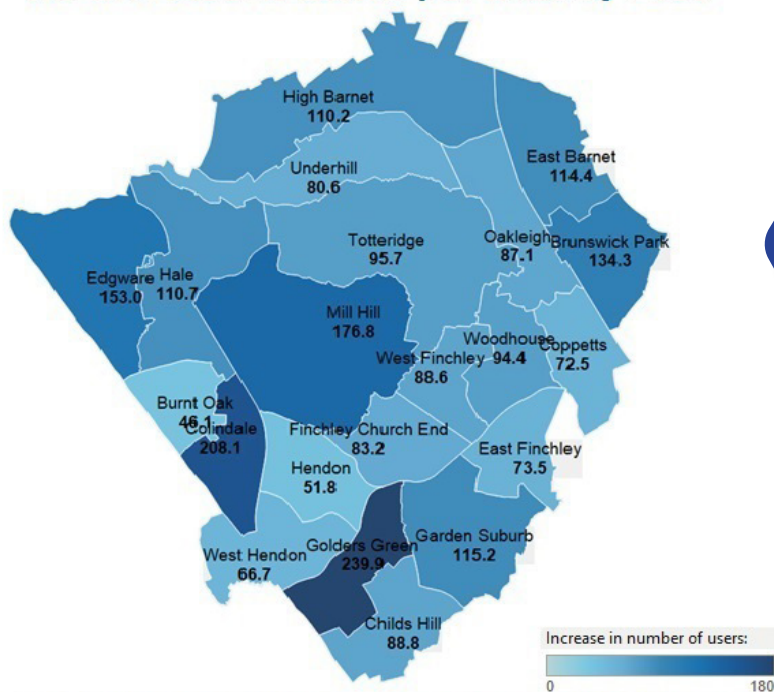
With an acknowledgement that Britain's population is ageing and that most of us are living longer, the borough is keen to cater for the current and future needs of all residents.

The council has embarked on an ambitious programme of developing state of the art housing for older people requiring Extra Care support – with the need arising from them being frail or having had a stroke or living with dementia.

Extra Care housing allows residents to live independently in their own flats, while accessing flexible 24-hour on site support.

Barnet is currently over reliant on residential care, in the absence of alternative forms of accommodation and support. As such there is an immediate need for well designed Extra Care housing for older people. Recent research shows that the need is also growing, with a significant increase in the number of additional service users by 2030. The highest increases in the number of service users over the next 15 years will occur in Golders Green, Colindale, Mill Hill, Edgware and Brunswick Park. 33% of the increase in places will occur in these wards.

### The increase in clients per ward by 2030



Client increase for wards is calculated through distribution of Barnet client projections using POPPI & PANSI projections and GLA age and gender population projections. This distribution is calculated using the proportion of each age group living in each ward. The data shown in the maps is the median of the range of client numbers in each ward.



Barnet Homes has been commissioned to act as development agent on behalf of the council to develop a pipeline of affordable Extra Care housing.

In November 2016, a development pipeline of 227 Extra Care units was agreed by the council. Development is underway of our first extra care scheme in Mill Hill.

Combined with the extra care facilities at Stag House in Burnt Oak and the planned Upper and Lower Fosters site in Hendon, the proposed pipeline of affordable Extra Care facilities represents a good coverage of three wards across Barnet.



## SPOTLIGHT ON

Flats will be let at affordable rents to attract those in unsuitable accommodation and who require varying degrees of support from Adult Services



Demolition of the previous buildings in November 2016, new build started on site February 2017 with completion expected December 2018



Facilities include a shared laundry room, multi-purpose day room including a hairdressing salon and an assisted ground floor bathing room



53 self-contained flats with communal areas such as a large lounge and cafeteria

### **ANSELL COURT (FORMERLY MORETON CLOSE) MILL HILL - DEMENTIA FRIENDLY EXTRA CARE SCHEME**

## At a Glance

- Sites identified for delivery of 500 affordable homes, including 179 extra care units
- Total value of the programme is c£130 million
- 10% of the newly built homes will be wheelchair accessible.
- Range of contractors being deployed to deliver the programme, including Small and Medium Enterprise (SMEs) builders
- Improvements to small scale and underused brownfield sites, bringing them into productive use



# Enabling regeneration

## Planning Policy

### Overview

The Planning Policy Team is responsible for:

- shaping the future of Barnet through producing the Local Plan
- developing planning guidance to deliver the Local Plan
- monitoring change in Barnet including housing delivery
- engaging on planning at National, London, Borough and Neighbourhood level

The Local Plan controls how and where the council, public and private sector developers and businesses can build and operate. In this way growth and change are managed in a manner that maximises the benefits they bring to the borough whilst protecting the natural and built environment that residents cherish. The Local Plan provides the overarching local policy framework for delivering sustainable development.

It brings together a wide range of strategies and initiatives such as Entrepreneurial Barnet, One Public Estate, the Development Pipeline and the Community Asset Strategy into one clear and concise strategy for managing growth in Barnet. It reflects on how service delivery and the interfaces between the council and its partners are changing. Identifying the space to accommodate growth in terms of new homes, jobs, schools, community facilities and other supporting infrastructure, underpins the Local Plan.

As Barnet changes, it is important the Planning Policy Team keep the Local Plan as well as the more detailed planning documents that help to deliver it, up to date. A new single Local Plan document will look ahead to 2036 and integrate strategic policies, development management policies and site proposals in alignment with the new Mayor's London Plan as well as consistent with national planning reforms. It is intended that the draft Local Plan will be published for consultation in Autumn 2018 with the final plan to be adopted in late 2019.



### PLANNING POLICY DELIVERY 2017/18 ACHIEVEMENTS

- Adopted Green Infrastructure Supplementary Planning Document (SPD)
- Adopted North Finchley SPD in Mar 2018
- Evidence base on new Local Plan underway
- Adopted Brownfield Land Register



### PLANNING POLICY FOCUS IN 2018/19

- Reviewing the Local Plan – draft document anticipated Autumn 2018
- Developing a proportionate evidence base to support the new Local Plan – on-going
- Confirming Article 4 Direction to restrict change from office to residential use – draft anticipated mid 2018
- Maintaining Brownfield Land Register and developing process for Permissions in Principle – on-going
- Influencing the direction of the new London Plan – on-going
- Translating national planning reforms into practice – on-going

## Major Projects

### Overview

The Major Projects Team is responsible for:

- place-making planning, design and management of public spaces and how it interfaces with privately owned space
- dealing with and providing expertise on large and complex planning applications
- shaping the borough's growth and regeneration areas
- managing planning obligations and raising revenue for the council to be ploughed back into infrastructure and community facilities.

Barnet has an extremely busy planning service. The Ministry of Housing, Communities and Local Government (MHCLG) statistics place Barnet as the:

**6th**  
busiest Local  
Planning  
Authority in  
the country

**2nd**  
busiest in  
London

#### MHCLG statistics for Jul-Sept 2017:

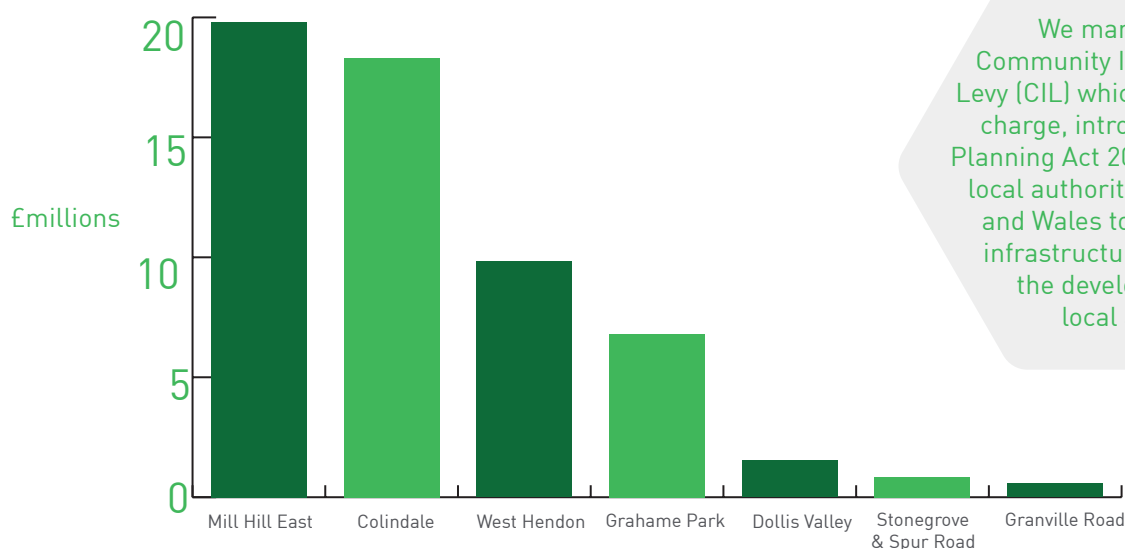
1	Cornwall	1,767
2	Westminster	1,619
3	Wiltshire	1,390
4	Birmingham	1,215
5	Leeds	1,133
6	<b>Barnet</b>	<b>994</b>

We manage planning obligations, also known as Section 106 (S106) agreements, which are legal agreements attached to a planning consent to lower negative impacts of development, or provide compensation or benefits to the surrounding area, to a local service, or an area elsewhere in the borough. These can be financial or non-financial and we monitor them to ensure agreements are fulfilled to secure the best end result for the community.

Through obligations, developers provide funding in cash or non-cash for infrastructure and services which may be on or off the development site.

Over £100m of S106 has already been agreed for growth and development schemes with planning permission. Over the lifetime of the existing regeneration programme with Brent Cross Cricklewood included, we will raise in excess of £100m.

## S106 funding on schemes with planning permission



We manage the Community Infrastructure Levy (CIL) which is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of local areas.

In 2017, we have collected £14,998,232 CIL income from schemes across the borough to spend on community infrastructure. It is anticipated that this money will be spent on delivering two new leisure centres at Copthall and Victoria Park. We have also raised £4,674,951.61

Mayoral CIL for TfL to spend on delivering new transportation projects in London. In relation to our regeneration schemes, £8,26m in CIL funding has been received from developer contributions, and 4.6m will arrive in stages.

Community Infrastructure Levy Payments on schemes with planning permission		£000's
Colindale		£4.6m
Dollis Valley		£0.86m
Grahame Park		£2.94m
<b>Total</b>		<b>£8.26m</b>

We encourage developers to enter into Planning Performance Agreements whereby we work with the applicant to deliver the best-possible scheme within an agreed timeframe. These agreements allow for consultation and discussion at the earliest opportunity before the scheme is submitted as a planning application.

**2017/18**  
we have raised  
£4.6m of Mayoral  
CIL for Transport for  
London to spend on  
transport projects  
in London



## 2017/18 ACHIEVEMENTS

- Successful transfer of historic CIL and S106 data to new Exacom system – for issuing all CIL notices from 1st October 2017 onwards
- 47 planning applications received of which 42 were approved and 5 were refused
- 93% performance on major planning applications, above London average of 90%
- 92% performance on minor planning applications against a London average of 87%
- Between April and October 2017, planning consent was granted to a total of 2,934 new homes



## FOCUS IN 2018/19

- Update the infrastructure delivery plan for the borough to inform and respond to the revised Local Plan
- Invest in CIL and S106 monitoring processes to improve effective and timely utilization of funds received

# Transport and Regeneration

## Overview

The Transport and Regeneration Team is responsible for:

- providing transport policy and planning advice on all major planning applications and proposed developments
- applying for funding for transport related projects within the borough
- undertaking transport modelling to assess the impact of development proposals
- considering and responding on policy matters such as the draft Mayor's Transport Strategy

Barnet faces pressure on its road networks with the need to deliver additional transport capacity to accommodate the population increase and reduce congestion on the road network, by making junction improvements and securing sustainable modes of travel in the design and construction of new developments.

Statistics show there has been some modal shift in the borough. At present, the borough achieves 55% of journeys by sustainable mode – walking, cycling, public transport use – against the average figure of 64% for outer London authorities.

The Mayor's Draft London Plan seeks to achieve a target of 80% of trips by sustainable modes by 2041. There is, therefore, some work to be done first to achieve the current outer London average for transport mode and then to meet the longer term Draft Mayoral target.

All our regeneration schemes and developments across the borough encourage and support modal shift, including improvement in bus and rail services. The proposed Thameslink station at Brent Cross West due to open in 2022 will be a key first step in achieving better public transport provision, to be supplemented by improved bus provision to aid connectivity.



## 2017/18 ACHIEVEMENTS

- Led on a bid for £9.7 million of Transport for London Liveable Neighbourhoods funding – due to an oversubscribed funding pot, the council have been invited to re-submit bid in 2018
- Responded on policy matters including the draft Mayor's Transport Strategy
- Input into the transport aspects of the next phase of Grahame Park development proposal and development of a wider sustainable transport approach to Colindale
- Work to secure funding for 125 bus extension proposals identified in the Colindale AAP and required in 2018 to support the relocation of the new council offices to Colindale
- Input into Golders Green Town Centre Strategy
- In December 2017, set up a working group with TfL looking at initial proposals for remodelling the North Finchley Town Centre, including change in bus flows
- Supported proposals to reopen the Dudding Hill Line (West London Orbital) to passenger services running from Hendon and/or Cricklewood through Brent to Old Oak Common and then onwards to Hounslow



## FOCUS IN 2018/19

- Respond to policy matters relating to the Draft London Plan
- Review delivery of the Colindale Area Action Plan (AAP) through an updated Sustainable Transport Strategy, identify infrastructure requirements, associated costs and funding opportunities
- Inform transport strategy for major developments, including Brent Cross Cricklewood
- Support implementation of town centre improvements, including technical work for North Finchley proposals (traffic management, bus service networks and car parking strategy)
- Continue to develop local transport policy taking into account the Mayor's draft London Plan
- Support development of the new Regeneration Strategy for the borough to inform and direct future development in line with the revised Local Plan
- Re-submission of the Colindale Liveable Neighbourhoods bid



## Entrepreneurial Barnet

### Overview

The Entrepreneurial Barnet strategy aims to:

- improve people's experience of town centres,
- create jobs and support residents into employment,
- improve access to education,
- ensure local businesses are able to engage with the council and secure and sustain council contracts.

Through this initiative, residents benefit from a responsible approach to regeneration, with the creation of skills, enterprise and employment programmes for all ages.

### The approach works across five key themes:



Re's Business, Employment and Skills team is tasked to deliver the councils' Entrepreneurial Barnet strategy. The team works closely with partner organisations such as Cambridge Education, Capita and Barnet Group, as well as developers, community and business groups and other public sector bodies.

Some of the key initiatives implemented by the team and partners over the past year include:

- Enhancements to Watling Avenue in Burnt Oak as part of public realm project
- Public consultation with residents and key stakeholders to inform the Golders Green Town Centre Strategy
- Launch of Barnet Together - the council's crowd-funding platform to help local people progress civic projects for the benefit of local businesses and communities
- Directly engaged with over 530 businesses in the borough
- Secured 130sqm of affordable workspace through Section 106 agreements
- Signed off Employment and Skills Action Plans for the Brent Cross Cricklewood development predicted to generate around 5,000 jobs in construction and 20,000 end-use jobs

# Helping to promote prosperous town centres across Barnet

Town centres in Barnet are at the heart of the community, contributing to the overall vibrancy and wellbeing of the surrounding area. They are also home to many of Barnet's small and medium sized enterprises. We want to ensure that our town centres continue to be places where businesses can thrive and grow.

Re works with communities and businesses across the borough to improve Barnet's high streets and town centres. This includes work with Town Teams to progress town centre action plans or help develop strategies, and explore opportunities for external funding.

## Burnt Oak

The Burnt Oak Town Centre project represents a £650,000 investment in public realm improvements to make Burnt Oak a more attractive place.

Over the past year, and with the funding currently available, works have focused on key points along the high street including the 'community cluster' (the entrances to the library and the International Gospel Church), the area around Burnt Oak Station and shop front improvements on Watling Avenue.

In the future, the ambition is to secure further funding to complete other works outlined in the Burnt Oak Town Centre Strategy.

## Golders Green

This year, Re has been working with a specialist team of consultants to engage local residents, businesses and others in and around Golders Green. The aim is to develop a new town centre strategy for the area that will define a shared vision, propose a menu of improvements and give development recommendations for opportunity sites alongside an action plan over the short and long term.

Over 400 local people and 120 businesses participated in consultation activities. The draft strategy is expected to go out for final public review early in 2018-19 before being presented to the council for adoption.

## Chipping Barnet

The Chipping Barnet Town Team is one of a number of groups across the borough that brings together local businesses and residents to improve their area. The town team successfully fund-raised for a 'Teenage Market' in 2017, through the council's Barnet Together crowdfunding site. Pledges of support were made by 90 separate individuals and organisations, including many local people, the Greater London Assembly and Barnet Council.

Re is now actively working with the Town Team to implement the project which will help revitalise one of the country's oldest markets and provide skill-building and training opportunities for young people from across the borough.

## Finchley Central

The Finchley Central Town Centre Strategy was adopted by the council in November 2017. The aim is to work with local residents, retailers and stakeholders to set up a local Town Team that can work with the council to implement the strategy, a priority for 2018-19.



# Working with developers to maximise benefits for residents

Barnet is a growing and changing borough. We recognise the importance of making sure that as development takes place, residents are able to benefit from the changes through opportunities to build new skills, find routes into employment and grow their businesses. As such, the planning system requires all developments above a certain size to make contributions towards employment and skills initiatives. Developers may be asked to commit to:

- hiring local people
- notifying Barnet Council and its partners of any job vacancies
- providing apprenticeship or work experience opportunities for borough residents
- organising educational activities for school, college or university students
- agreeing to local supply chain targets to support Barnet businesses
- providing flexible office space for small businesses

## Apprenticeships

Apprenticeships are a significant part of Barnet's plans for future skills growth. Re secures apprenticeships through, commercial, housing and other developments and the Section 106 obligations on each site. Re also works with partners such as Barnet & Southgate College and Apprenticeship Training Agencies to identify new training needs and connect local people to opportunities. In 2017/18, we secured

## Helping school pupils to plan for the future

In partnership with Cambridge Education and the council, Re supported the 'Apprenticeships and Options' event for local school leavers and unemployed young people.

Over 7,000 students were invited, including all Year 10, 11, 12 pupils and all young people on the Not in Education, Employment or Training (NEET) register. This was a fantastic opportunity for them to find out about career opportunities, apprenticeships and other support in what can be an overwhelming field.

The event was attended by 700 people, there were 30 stands from training providers and developers with presentations from Middlesex University, the council's Post-16 team and Re's apprenticeship professionals.

30

apprentices  
places with  
development  
partners

50

additional  
apprenticeship  
opportunities  
through s106  
agreements

Re's approach to apprenticeships has been particularly successful, with over 56 apprenticeship starts delivered in the 2017-18 period.

## Helping people into employment

### Promoting employment through regeneration: the Outreach Support Service

The Outreach Support Service was implemented in early 2016. The service provides a dedicated staff member in each regeneration scheme to engage with residents and promote employment and skill development opportunities.

This service has been established in the major regeneration projects - Grahame Park, Stonegrove Spur Road, West Hendon and Dollis Valley. The service ensures that residents can benefit from opportunities that arise through the construction itself as well as being connected to other employability activities.

Over the past year, the Outreach Service has successfully supported and initiated:

- Local 'job clubs' in Dollis valley, West Hendon Estate, Stonegrove Spur Road and Grahame Park
- A Dollis Valley Education and Learning Hub, developed in partnership with Countryside, Barnet & Southgate College and Hope Corner to support employability and adult learning
- ESOL activities in the West Hendon Estate
- A range of enterprise programmes in Grahame Park

### The Loop

The Loop @ Grahame Park is delivered by Groundwork London as part of a pilot on five London housing estates. The project aims to increase community cohesion and provides opportunities for local residents to gain skills and qualifications that they can use to find sustainable employment.

### Achievements:

Since its launch in 2016, The Loop has:

- collected more than 2,150 items from households, businesses and fly-tipping sites
- sold over 1,350 items at affordable prices to residents on the estate
- reached c800 residents through events and community engagement initiatives
- featured on BBC1's Inside Out and London Live
- won the Re-Use Organisation of the Year in the people's vote at the Furniture Re-Use Network's 2017 annual awards

This project has helped to demonstrate how re-use schemes could be established in existing social housing schemes across the UK and Europe.

### Let's Talk Shop: Brent Cross Retail Job Shop Project

Brent Cross Shopping Centre is one of the country's premier shopping destinations and is home to over 120 retailers. In 2014, the Brent Cross Job Shop team was set up by Job CentrePlus (JCP) in partnership with Re and the London Borough of Barnet. The team consists of specialist recruiters who guide and support prospective applicants to find jobs at Brent Cross.

As of January 2018, this award-winning approach has assisted 318 candidates into retail and hospitality work within Brent Cross. Moreover, 86% of the candidates who have successfully gained employment were previously unemployed.

In April 2017 the Job Shop team spent a week at the Brent Cross centre, engaging over 100 retailers and employers and providing them with information on changes to the benefit system, Universal Credit, apprenticeships and how to become a 'Disability confident' employer.

In October 2017, the team hosted a highly successful pre-Christmas recruitment event. The event was attended by a range of high street retailer and attracted over 100 candidates looking for employment.



## Helping businesses to grow and develop

### Pop Up Business School

Re's Business, Employment and Skills team worked with the Pop Up Business School for a second year to offer a two-week training event to encourage business start-ups. With a focus on initial sales and practical learning, the workshops covered how to start a business without any money, how to generate sales from social media, making a website without technical skills and other vital advice.

Sponsored by Hammerson, Barnet Homes and Metropolitan Homes, and with premises donated by Brent Cross Shopping Centre, this project reflects strong partnership working and Barnet's entrepreneurial approach.

- 54 people attended altogether
- 43% of participants were on benefits
- 10% were Barnet Homes residents
- 45% were trading and 32% making a sale within the first two weeks

This year, Re invited Pop Up attendees and Middlesex University 'Innovation' students to trade at Brent Cross Shopping Centre during a pre-Christmas weekend, to help establish their new business ideas.

### Entrepreneurial Barnet Competition

Now in its third year, the Entrepreneurial Barnet Competition is a partnership run in collaboration with Middlesex University and Barnet & Southgate College and is sponsored by Hammerson. The competition enables local entrepreneurs – including students, residents and existing business people – to showcase their ideas to a panel of judges and, ultimately, win funding to support their idea.

In total there were 34 entrants to the competition this year with the finalist being named at the awards ceremony in March 2018.

Last year's semi-finalist, Chrystle, used the opportunity to get her 'Reggae Aerobics' business off the ground. She said:



**The business is going well, slow growing but lots of growth plans for 2018... I have travelled around the UK to various festivals such as Jamie Oliver's Big Festival, Lambeth Country Show, BoomTown, Truck Festival, London Bridge City Festival and Southbank University for a special event that celebrated African and Caribbean dance classes... I'm hoping to continue to utilise the Business Degree Course to build Reggae Aerobics.**



### Building for Growth at Brent Cross Holiday Inn

In May 2017, Re hosted a business event to launch a new procurement portal for the Brent Cross Shopping Centre development. Co-hosted by North London Chamber of Commerce, we invited small and medium sized companies to find out more about the development in general and how they might get involved.

The event was attended by 32 small and medium-sized enterprises (SME).



## Business Breakfast at Hospitality House

In January 2018 Re hosted a Business breakfast to launch the Barnet Business directory, outlining the council's procurement process and our commitment to increasing SME access to council contracts. The Business directory [www.itslocalbarnet.co.uk](http://www.itslocalbarnet.co.uk) plans to launch in April with 1000+ businesses. Currently businesses are being asked to register interest for this free facility which will enable easier access to local suppliers and free marketing for those that register.

The event was attended by 41 businesses from a wide range of sectors. Over 90% of attendees, that gave feedback, declared the event 'Excellent'.

'The event was very enjoyable and informative. Thanks indeed to you and your colleagues for all the hard work that went into pulling things together and for giving us all the opportunity to engage and share our messages.'  
Veronica of The Heaven Company.

## Partnering with libraries to provide Affordable Workspace

Re, in collaboration with Barnet Council, is providing new affordable workspaces to help businesses start, grow and thrive. In April 2018, three locations across Barnet will begin six month pilots to test the project's viability. Working in partnership with East Finchley, North Finchley and Chipping Barnet libraries, the workspaces will offer unlimited high-speed Internet, free refreshments, meeting and events space.











# Appendices

# Appendix 1

## Recurring and Non-recurring income

### Recurring Income – Council Tax and Business Rates

Live Schemes	Council Tax by year (2016-2030) £m	Business Rates by year (2020-2030) £m	Combined by year (2020-2030) £m
Brent Cross North	0.27	8.6	8.9
Brent Cross South	5.3	16.2	21.5
Colindale (excluding Grahame Park)	6.4	0.44	6.9
Dollis Valley	0.8	0.005	0.83
Grahame Park	2.1	0.25	2.3
Granville Road	0.15	0	0.15
Mill Hill East	1.6	0.31	1.9
Stonegrove and Spur Road	0.33	0	0.3
West Hendon	2	0.18	2
Total	19.1	25.9	45

Live Schemes	Council Tax by year (cumulative total 2020-2030) £m	Business Rates by year (2020-2030) £m	Combined by year (2020-2030) £m
Brent Cross North	1.9	69.1	71
Brent Cross South	17.6	33.6	51.3
Colindale (excluding Grahame Park)	58.2	3.2	61.4
Dollis Valley	7.9	0.7	8
Grahame Park	13.6	2.1	15.7
Granville Road	1.4	0	1.4
Mill Hill East	14	2.9	17
Stonegrove and Spur Road	4.5	0	4.5
West Hendon	14.8	0.0019	14.8
Total	134.2	11.2	245.5

#### NB

1. The purpose of the council tax and business rates tables are to demonstrate the level of income generated by each regeneration scheme and the role they play in raising income for the borough's service delivery commitments and responsibilities. The figures are indicative and based on a model that assists with business planning.
2. Comparative figures for columns displaying annual council tax and cumulative council tax are not available from the housing model used above, however the data is provided despite this as the information is deemed to be a useful indicator of the level of income generated whether cumulatively or annually.
3. For Council Tax, a flat rate baseline figure of 1.154 has been used.
4. For the Business Rates, a multiplier of 0.497 as a static baseline has been used.

## Non-Recurring income – S106 and CIL

### S106 Financial Contributions

S106 funding on schemes with planning permission	£000's
Brent Cross Cricklewood North	£16.2
Brent Cross Cricklewood South	£33.6
Colindale (excluding Grahame Park)	£18.3m
Dollis Valley	£1.52m
Grahame Park	£7.8m
Granville Road	£0.576
Mill Hill East	£19.9m
Stonegrove and Spur Road	£0.856
West Hendon	£9.83m
Total	£99.2m

### Community Infrastructure Levy payments

The council also raises funding from Community infrastructure Levy, a planning charge introduced by the Planning Act 2008, as a tool to assist local authorities to deliver infrastructure projects that enhance developments.

The existing regeneration programme will leverage over £100m of Community Infrastructure Levy (CIL) payments from developers. To date, £8.2m in CIL funding has been raised from developer contributions

Projected* Non-Recurring to 2030	New Homes Bonus £m	CIL £m
Brent Cross Cricklewood North	1.4	
Brent Cross Cricklewood South	13.1	36.8
Colindale (excluding Grahame Park)	28.6	28.2
Dollis Valley	3.2	4.7
Grahame Park	7.2	6.5
Granville Road	0.68	0.92
Mill Hill East	7.1	10.1
Stonegrove and Spur Road	1.4	3.2
West Hendon	8.0	10.2
Total	71.0	100.6

Additional income will be raised from in the regeneration programme when planning permission is secured, such as Upper and Lower Fosters and the development pipeline schemes.

CIL Payments on schemes with planning permission received to date		£000's
Colindale (excluding Grahame Park)		£4,60m
Dollis Valley		£0.869
Grahame Park		£2.94m
Total		£8.26m

(Included in the £100m in above table)

# Appendix 2

## Achievements 2017/18

### Brent Cross North

- The council successfully applied for a Compulsory Purchase Order with the approval issued by the Secretary of State in Dec 2017.
- Completion of early works (evasive species and vegetation clearance around shopping centre).

### Brent Cross South

- Approval of Business Plan
- The council successfully applied for a Compulsory Purchase Order with the approval issued by the Secretary of State in Dec 2017.
- Phase 1BS approved by the Joint Venture partnership between the council and developer Argent Related. This sets out how the initial phase of the development will take shape. Brent Cross South Phase 1BS 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.

### 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
- Following extensive public consultation meetings in relation to the Rail Freight Facility, planning application was approved in Feb 2018.
- Planning application for the Waste Transfer Facility submitted.
- Compulsory Purchase Order inquiry held in Sep 2017.
- Station design progressed to Governance of Railway Investment Projects stage 4 (GRIP 4).

### Colindale

- Planning consent for new youth facility 'Unitas' in Montrose playing fields obtained in Jul 2017 with start on site in Feb 2018
- In Sept 2017 gained planning consent for improvements to Montrose and Silkstream parks
- Improvement works to Colindale and Rushgrove Parks commenced in Jan 2018
- In Oct 2017 signed Memorandum of Understanding with Transport for London (TfL) to progress future negotiations for funding and delivery of the Colindale tube station, including improvements and over station development
- Completed informal consultation on the Controlled Parking Zone (CPZ) in Grahame Park area, to inform the parking arrangements and boundaries, including for the new council offices at Colindale.
- Progressed detailed design for Bunns Lane, Montrose /A5 and Colindale Avenue/A5 junction improvements.

### Grahame Park

- By Sept 2017, 92 new homes were delivered on the 'Concourse' 4 months ahead of scheduled programme.
- Approval at Sep 2017 ARG Committee for the Colindale Community Hub
- In Nov 2017, Genesis submitted planning application for plots 10, 11 and 12, to develop approximately 1,000 new homes, new roads and open spaces and a major new community hub facility on the 'Concourse'. In January 2018 the Mayor of London gave direction to refuse the planning application. A revised application is now required from developer Genesis.

### Dollis Valley

- Acquisition of 38 properties from the planned development phases 3, 4 and 5. These have been brought to a lettable standard until vacant possession is required to enable phased development.
- 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.
- Learning Hub and Outreach Support initiatives delivered at Hope Corner community centre, continue to support residents with education, employment and training offers.
- In Dec 2017, the council approved the planning application for phase 3 to deliver 117 new homes.

### Mill Hill East

- 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.
- Phases 6 and 9 together have an outline planning consent for 731 new homes (private and affordable), whilst phase 10 will deliver 110 new homes.

- As at 31st January 2018, developers sold and occupied 580 private and affordable dwellings on phases 1a, 2, 3, 3a, 4a and 4b. All units on phases 1a, 2 and 3a are complete and fully occupied.
- Completed construction of Maurice Brown Avenue in Oct 2017.
- Works on Bittacy Hill/Frith Lane started in Sept 2017, anticipate completion in Spring 2018.

### Stonegrove and Spur Road

- 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.

### West Hendon

- In Apr 2017, the council granted detailed planning consent for Phase 4 of the development, that will deliver:
  - o 611 new homes, including 193 affordable
  - o New public realm including a new play area for children
  - o Major highway works - removal of Perryfield Way roundabout, widening of Station Road to allow two-way traffic and junction improvements at Cool Oak Lane
  - o A new dedicated pedestrian and cycle bridge at Cool Oak Lane
- The council successfully applied for two Compulsory Purchase Orders (CP02 & CP02a) and secured approval by the Secretary of State in Oct 2017.
- A draft Neighbourhood Investment Strategy was been produced, involving a series of workshops with the Partnership Board and wider stakeholder group (including Barnet Homes, council departments, BMLLP). 230 resident surveys were conducted, ensuring that community views are clearly factored into strategy development.
- Preparation for an additional Compulsory Purchase Order (CP03) for next development phases to secure land for Phases 5 & 6.
- A Topping Out Ceremony for Phase 3C was held in Jan 2018.
- In Feb 2018, the Environment Agency granted consent for the Cool Oak Lane bridge design.

### Granville Road

- The council successfully made the Compulsory Purchase Order, awaiting for the Secretary of State to confirm the Order.

### Upper and Lower Fosters

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

### Development Pipeline

- 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
- 60% of tranche 3 has achieved planning consent
- Ansell Court extra care scheme commenced on site (100% affordable rent)
- Planning application submitted for Stag House extra care scheme (100% affordable rent)
- In Nov 2017, Assets, Regeneration and Growth Committee approved business case for the development of 10 new homes for affordable rent (of which 8 will be wheelchair accessible homes) on small sites

### Business Enterprise & Skills

- Signed off Employment and Skills Action Plans for the Brent Cross Cricklewood development.
- Business Hubs – procured supplier to provide affordable workspace in East Finchley, North Finchley and Chipping Barnet libraries.
- Approval of North Finchley Supplementary Planning Document (SPD).
- Formal adoption of the Town Centre Strategies for Finchley Central and Burnt Oak town centres, with delivery of initial phase of public realm improvements at Burnt Oak.
- Consultations progressed to inform Golders Green Town Centre Strategy.
- Run successful engagement events in partnership with a number of organisations to improve access to, and raise awareness of opportunities for job, training and enterprise. These include, for example, Entrepreneurial Barnet Competition, Business Breakfast, Pop Up Business School.
- Raised apprenticeship and employment awareness in construction in partnership with Redrow on the Peel Centre site through media and film coverage.
- Through the Crest Awards (in partnership with Barnet and Southgate College and Crest Nicholson) for the Totteridge Place site, offered 15 students sponsorship towards achieving their Crest Award in construction.



# Appendix 3

## Proposed milestones for Regeneration Schemes 2018/19

	Q1 (Apr-Jun)	Q2 (Jul-Sep)	Q3 (Oct-Dec)	Q4 (Jan-Mar)
Brent Cross South			Submission of planning application for second plot (13) within the first development phase (1BS)	Start on site (Feb)
Brent Cross North		Commencement of Utilities diversion works (Jul)		Start on site
Brent Cross Thameslink	Commencement of remediation works (May)  CPO 3 decision (Apr)	Submission of Reserved Matters Application for the station	Commencement of station enabling works	
Grahame Park	S25 Notices to be served on Plot 11 commercial tenants (May)	Appointment of new architect for Plot 10, 11 and 12 (Aug)	Completion of St Augustine land swap (Oct)	
Granville Road	Respond to CPO objections (May)		All necessary amendments are made to the long stop date (Jul) Agree development programme (Oct)	
Mill Hill East	Earthworks and remediation to Phases 7 & 8 (Jun)	Commencement of Permanent Energy Centre build (Aug)	Completion of Southern Area of Central Park	Finalisation of Mill Hill East Station zebra crossings plans
West Hendon		Phase 3C completion (Sept)		Vacant possession of leasehold properties within CPO2 (Jan) Phase 3B completion

Upper and Lower Fosters		<p>RIBA Stage 2 – Gateway Review (Jul)</p> <p>RIBA Stage 2 Community consultations (Sep)</p>	Submission of Outline Business Case to Assets, Regeneration and Growth Committee (Nov)	Submission of Planning Application (Mar)
Development Pipeline	<p>Secure planning consent for Stag House extra care scheme</p> <p>Development Pipeline Tranche 1 to ARG Committee for approval (Jun)</p>	Achieve vacant possession of Stag House	<p>First completions of Tranche 3</p> <p>Microsites phase 1 completion</p>	Completion of Ansell Court (Dec)
Business, Enterprise, Skills and Training	<p>Progress with the development of proposals across priority Town Centres such as Edgware and Burnt Oak. Conclusion of committee and DPR approvals for land disposals in North Finchley Town Centre (Jun)</p>	Implemented changes to S106 process as recommended (Sept)		Development of a detailed plan for Employment and Skills activities in Brent Cross to maximise opportunities for jobs.

