



# Assets, Regeneration and Growth Committee

17 September 2018

<b>Title</b>	<b>Microsites Programme: Phase 2 project Business Justification Case (BJC)</b>
<b>Report of</b>	Councillor Daniel Thomas
<b>Wards</b>	Burnt Oak, Underhill, East Barnet, Hendon and West Hendon
<b>Status</b>	Public
<b>Urgent</b>	No
<b>Key</b>	Yes
<b>Enclosures</b>	<b>Appendix 1 - Business Justification Case for the Microsites Programme phase 2 project</b> <b>Appendix 2 – Site plan Back Lane Garages</b> <b>Appendix 3- Site plan – Underhill Court</b> <b>Appendix 4- Site plan – Reets Farm Close</b> <b>Appendix 5- Site plan- Warwick Close</b> <b>Appendix 6- Site plan- 22 Edgeworth Avenue</b>
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## Summary

This paper seeks approval to extend the Microsites Phase 1 programme that was approved by the Committee on 27 November 2017 fully funded by Section 106 commuted sums and Right to Buy receipts.

Building on the success of Microsites 1 this report sets out a recommendation to develop 17 units across five sites. Four of these were previously considered as part of the Tranche 3 affordable housing programme. The fifth, 22 Edgeworth Road, is currently in the Council's possession and is need of demolition. The report seeks permission for the transfer of these Sites to Opendoor Homes as part of this programme.

The Council will have 100 per cent nomination rights over the 17 units (16 flats and houses and one bungalow), two of which are wheelchair adaptable and one fully wheelchair accessible, via the Council's Housing Allocations Scheme.

This report includes as an annex the Business Justification Case for the Microsites 2 programme. This report seeks approval of the Business Justification Case, allowing ODH to proceed with the development of the sites.

### **Officers Recommendations**

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

- 1. Approve the Business Justification Case for Phase 2 of the Microsites Programme attached at Appendix 1.**
- 2. Delegate authority to the Deputy Chief Executive in consultation with the Chairman of the Committee to agree the terms of a development agreement (including any variation or supplemental agreement to the existing agreement) and/or any associated documentation with Opendoor Homes based on the principles set out in the business case.**
- 3. Authorise the transfer of the sites listed in Table 2 (22 Edgeworth Avenue, Back Lane, Warwick Close, Underhill Court and Reets Farm Close) to be transferred to Opendoor Homes at nil value for the provision of affordable rented housing and in accordance with the terms of the agreed Development Agreement.**
- 4. Delegate authority to the Deputy Chief Executive to obtain any statutory or other consents required to dispose of the sites both under Housing Act 1985 where the Sites comprise land held under the HRA and also under s123 of the Local Government Act 1972 where land is held in the general fund. To delegate authority to use such of the general consents available for the disposal of the Site and where required to apply for consent to disposal to the Secretary of State on a sale at less than best consideration.**
- 5. Delegate authority to the Deputy Chief Executive to appropriate, where required, for planning purposes or any other relevant purposes of land included in the Site to enable disposal and to facilitate the building of new homes in accordance with the planning permission and the Development Agreement and to take all necessary steps that may be required to ensure statutory compliance in order to dispose of the Site and to take all necessary steps that may be required to dispose of the Site.**
- 6. Recommend that the Committee recommends to the Policy and Resources Committee that the Capital programme is increased by £5.7m to fund this proposal.**

## 1. WHY THIS REPORT IS NEEDED

- 1.1 In December 2016, ARG approved the Full Business Case for the Development Pipeline Tranche 3 affordable housing programme. The programme is on track to deliver 320 homes, funded through a loan agreement between the London Borough of Barnet and Opendoor Homes and managed through an overarching Development Agreement.
- 1.2 There are however a number of smaller scale sites known as 'Microsites' which are smaller and are outside the development cost per unit set in Tranche 3. Microsites Phase 1 identified sites to deliver 10 new homes including 8 units to provide wheelchair accessible housing, meeting a particular housing need and delivering savings for the Council.
- 1.3 This report follows from Microsites 1 and is seeking authority for Opendoor Homes (ODH) to develop five further small sites, including four already identified through Tranche 3. A further site comprises a derelict property subject to complaints from neighbours and has been identified as being suitable for in Microsites Phase 2.
- 1.4 In total, Microsites 2 will deliver 17 new homes for affordable rent, including 3 wheelchair accessible properties.
- 1.5 The five sites are owned by the London Borough of Barnet and it is proposed that these are transferred to Opendoor Homes at nil value in order to develop them.
- 1.6 The full rationale is stated in the Business Justification Case (BJC) and sets out a strategy for developing affordable rented housing on smaller scale infill sites in the Borough, following on from Microsites Phase 1.
- 1.7 Following the success of Microsites Phase 1, Phase 2 involves developing housing on five sites using 70% subsidy in the form of Section 106 commuted sums to provide 17 affordable rented homes including a wheelchair adapted bungalow and two accessible flats. Unlike Phase 1, Right to Buy receipts will not be used in this development.
- 1.8 A recommendation is sought from this Committee to Policy and Resources Committee to increase the capital programme by £5.7m to fund this project. Gap funding will be sought from the GLA or through an extension of the loan with the Public Works Loan Board(PWLB) for the £1.1m required.
- 1.9 It is anticipated that further phases of microsites projects will follow as schemes are identified on, infill sites which are suitable.
- 1.10 Barnet has the largest population of any London borough with 393,000 residents. This figure is expected to grow by 76,000 over the next 25 years; an increase of 19%. With a third of the borough designated green belt, Barnet Council has to be innovative in how more homes can be built in the borough whilst retaining the borough's distinctive outer London character.
- 1.11 As detailed in the Housing Strategy (2015-2025), and in response to the need for more housing in Barnet and in London as a whole, Barnet Council has committed to increasing the supply of housing in the borough, particularly affordable housing whilst maximising

the Council's land resources. With this in mind a Development Pipeline Programme was established identifying Barnet owned sites that could provide locations for housing development schemes. The programme directly supports the Corporate Plan objective of responsible growth and regeneration.

- 1.12 As a strategic housing authority, the London Borough of Barnet has considered how best to meet future housing demand based upon limited resources available in terms of land.
- 1.13 The London Plan and Barnet's Local Plan recognise the pressing need for more homes in the capital. Managing housing growth and the provision of new homes is the first objective set out in Barnet's Core Strategy. The Council's seeks to achieve this objective by increasing housing supply and maximising the Council's land resources to meet future housing demand whilst creating a long-term revenue stream.

## 2 REASONS FOR RECOMMENDATIONS

- 2.1 It is proposed that Phase 2 of the Microsites Programme is funded through subsidy in the form Section 106 commuted sums that have been received through developer contributions for affordable housing on other sites in the Borough and through Greater London Authority grant funding or a loan from PWLB.
- 2.2 The Strategic Case sets out the rationale, business needs and constraints for the development of new homes on HRA land.
- 2.3 ARG have already approved the Business Justification Case for phase 1 of the Microsites programme at its meeting in November 2017. The transfer of a further five sites will bring forward the delivery of much needed affordable housing and go further to establishing an asset base for the wholly Council owned Registered Provider, Opendoor Homes.
- 2.4 If approval is granted then the developments should provide numerous economic, financial and social benefits, and help achieve objectives of the Housing Strategy while successfully appropriating Section 106 commuted sums and avoiding losing these significant sums through non-utilisation. It also enables growth of Opendoor Homes as a Registered Provider.
- 2.5 The Net Present Value of the annual dividend payable to the Council would exceed the likely value it might achieve through disposal, and by providing affordable tenure that in turn enables numerous economic benefits and savings to be realised.

## 3 ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 **Do nothing:** Doing nothing would not realise the significant economic, financial and social benefits set out in this report. Considering the expenditure of fees to submit planning applications and obtain planning permissions, doing nothing would result in abortive fees.
- 3.2 **Include the schemes within Tranche 3:** Due to being smaller sites the development costs were also above the Tranche 3 targets thus not the scheme does not meet the parameters required for Tranche 3 including the loan arrangement and repayment date.

The terms of the loan would have to be adjusted to include these schemes within the Tranche 3 programme which is not considered a viable option.

- 3.3 **Disposal of the sites with planning:** Disposing of the sites would realise a residual land value. The sites could be auctioned or marketed to private developers and would attract a premium as four out of five currently have planning permission. The land value obtained from disposal could come back to the Housing Revenue Account. However, four of these sites are back land on our existing estates so will not attract high values on the open market despite having the benefit of planning.
- 3.4 **Development of the sites for private sale or rent:** The delivery of the schemes could be managed by Barnet Council or The Barnet Group through a standard JCT Design & Build contract with a private sale specification. The Council or TBG could take on sales risk and completed units disposed of through an agent on the open market (or retain the asset and rent out at market rents). This would increase the level of return as developer profit and residual land value/return that would come back to the Council. However, selling homes on the private market or PRS would not fulfil the objectives of the housing strategy in terms of affordable housing provision and not provide much needed affordable rented accommodation which has numerous economic and social benefits. It is considered that the wider economic benefits of delivering affordable housing have a greater value than disposal or delivering private rented tenure.
- 3.5 **Develop the sites as Council assets, with the development process managed by Barnet Homes.** This option would enable the Council to have new housing assets and deliver numerous economic, financial and social benefits. However, it would not enable the growth of Opendoor Homes which has been set up as a wholly owned subsidiary of Barnet Homes to provide affordable housing and grow into an established Registered Provider.

The total revenue/operational benefits for Barnet Council in pursuing Phase 2 of the Microsites Programme expected to be over £152,000p.a. This includes a dividend paid from Opendoor Homes, savings from care costs due to additional wheelchair accessible homes, temporary accommodation cost avoidance, and Council tax income.

Economic benefits for Phase 2 of the Microsites Programme, including income generated and savings made to the Council are set out in Table 2 below (taken from the Business Justification Case).

**Table 2: Microsites Phase 2 Revenue Benefits and Savings**

<u>Scheme</u>	<u>WC units (adaptable and accessible)</u>	<u>Total units</u>	<u>LBB Dividend per annum</u>	<u>Adult MTFS Savings per annum</u>	<u>Temporary Accommo dation Cost Avoidance per annum</u>	<u>Assum ed Counci l Tax Income</u>	<u>Total LBB Revenue Benefit Per Annum</u>
22 Edgeworth Avenue		2	£5,600.00	£22,988.00	£6,800.00	£2,636	£38,026.00
Back Lane	2	4	£11,200.00		£6,800.00	£5,272	£23,276.00
Reets Farm Close	1	1	£2,800.00	£11,494.00		£1,318	£15,613.00
Underhill Court		4	£11,200.00		£13,600.00	£5,272	£30,076.00
Warwick Close		6	£16,800.00		£20,400.00	£7,908	£45,114.00
<b>Totals</b>			<b>£47,600.00</b>	<b>£34,482.00</b>	<b>£47,600.00</b>	<b>£22,406.00</b>	<b>£152,105.00</b>

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

- 4.1 Post decision, ODH will submit 22 Edgeworth Road for planning permission and go out to tender on the schemes.
- 4.2 A bid for the 'gap' funding to the Greater London Authority at a rate of c£70k per home by their deadline of 30 September 2018 will also be sought. This will enable contracts to be entered into to develop the new homes in a timely manner.
- 4.3 Opendoor Homes will enter into a Development Agreement with the Borough for the transfer and development of these sites based on the one agreed earlier this year for Microsites 1 with the transfer of the land from the Council to ODH for nil value. The Development Agreement may be capable of variation to include the additional sites which will be explored but if necessary a supplemental or new agreement can be put in place.
- 4.4 Opendoor Homes will work with the Property Services team for the transfer of these sites and ensure that Opendoor Homes receives the best title from the Council reasonably possible.
- 4.5 Opendoor Homes will agree a procurement strategy for the development of these sites and seek to deliver the new homes as quickly as possible.

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

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

5.1.1 One of the cornerstones of the Borough's Housing Strategy is to develop new homes to meet the growing need in the Borough and across London as seen in the Borough's Business Plan:

The Barnet Group's business aim

The Barnet Group Business Plan 2016 – 2021 commits to take the organisation from "good to great" through the delivery of three core themes:

- Putting people first
- Thinking differently and challenging ourselves
- Growing our business
- There is a commitment to build or purchase 750 new homes by 2021 as part of growing our business.

Barnet Council's Housing Strategy 2015-2015 states that Barnet has the largest population of any London Borough with an estimated 393,000 residents in 2015 therefore a significant development pipeline of new developments is required. The population is expected to grow by a further 19% over the next 25 years.

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

5.2.1 The total revenue benefits for Barnet Council in pursuing Phase 2 of the Microsites Programme expected to be over £152,000 per annum. The savings are realised through:

- A dividend paid from Opendoor Homes
- Savings from care costs due to additional wheelchair accessible homes
- Temporary accommodation cost avoidance
- Council tax income

5.2.2 A Summary of the costs can be see below:

Scheme Name	<u>Finance</u>									
	Works costs (tender return)	Works +5% risk allowance	On-costs at 14% including 3.5% fees and plus loan interest)	Total Scheme Costs	Units	Scheme Cost Per Unit	S106 70%	PWL 30%	ODH NPV at Handover	Loan Repaid Year
Back Lane	£1,102,483.00	£55,124.00	£159,803.00	£1,317,410.00	4	£329,352.50	£922,187.00	£395,223.00	£482,660.00	17
Warwick Close	£1,300,105.00	£65,005.25	£190,977.00	£1,556,087.25	6	£259,347.88	£1,089,261.08	£466,826.18	£353,585.00	20
Underhill Court	£1,160,152.00	£58,008.00	£173,087.00	£1,391,247.00	4	£347,811.75	£973,872.90	£417,374.10	£176,785.00	28
Reets Farm Close	£332,546.00	£16,627.30	£48,174.00	£397,347.30	1	£397,347.30	£278,143.11	£119,204.19	£20,375.00	34

22 Edgeworth Avenue	£823,160.00	£41,158.00	£120,258.00	£984,576.00	2	£492,288.00	£689,203.20	£295,372.80	£682,443.00	20
Totals				£5,646,667.55			£3,952,667.29	£1,694,000.27		

## Procurement

5.2.3 Tendering exercises on all of the schemes and the sites will be split into two groups based on geographic location.

5.2.4 A Dynamic Purchasing System has been set up for low value residential construction contracts under £4m to enable small sized contractors to tender for the work. Smaller businesses are likely to be more competitive than larger contractors, both in terms of their margin for overheads and profits, and also preliminaries for construction works which includes site setup, security, health & safety requirements etc.

5.2.5 It is considered that there is sufficient market interest to deliver the construction contract for the Phase 2 project.

5.2.6 The contract will be procured through a single stage tendering exercise with the most economically advantageous tenderer being appointed to deliver the contract under a JCT Design & Build contract subject to due diligence undertaken by The Barnet Group.

## 5.3 Social Value

5.3.1 LBB has available commuted sums from Section 106 developer contributions which it can use to support the delivery of new affordable housing in the Borough. These commuted sums must be spent by the Council on affordable housing within set timescales.

5.3.2 Council's Housing Strategy includes an objective of providing housing to support vulnerable people. The bungalow at Reets Farm Close will be a wheelchair accessible home designed to meet the requirements of Building Regulations Part M4(3). Two of the dwellings at Back Lane are adaptable in line with M4(2). This will support Adults and Communities in the financial savings required as part of the Mid Term Financial Savings by reducing reliance on higher cost forms of care and support.

5.3.3 The proposals included in this business case will facilitate the delivery of new homes, which will all be let at affordable rents, enabling those in housing need in the Borough to be housed. The homes will be built to a high standard to protect Opendoor Homes' investment, and be energy efficient to reduce residents' fuel costs, as well as creating an improved environment in the neighbourhoods where they are located.

5.3.4 The two units at 22 Edgeworth Avenue have been designed to allow space for a lift in the future. The opportunity to provide more wheelchair accessible housing strengthens the business case as it meets the needs of the Borough, as set out in the Housing Strategy, and helps alleviate the social care budget pressures.

5.3.5 The building works will provide social value to the local community via the build contracts and the other local suppliers which will be recommended during the tender process.

## **5.4 Legal and Constitutional References**

- 5.4.1 Council Constitution, Article 7.5 states that the remit of the Assets Regeneration and Growth Committee includes responsibility for asset management.
- 5.4.2 Council Constitution, Article 10 Table A states that Assets Regeneration and Growth Committee is responsible for authorising all disposals of land for a Less Than Best transaction.
- 5.4.3 Site specific legal title matters for the sites included in the programme have been explored through joint working with LBB Customer & Support Group and HB Public Law. Devonshires Solicitors will report on title for Opendoor Homes.
- 5.4.4 Where land is subject to third party rights it may be prudent to appropriate to planning purposes to extinguish third party rights on any of the sites. Such appropriation must be undertaken prior to the transfer and before works under the planning permission commence. Section 122 of the Local Government Act 1972 empowers a local authority to appropriate land held by it from one statutory purpose to another if it considers that the land is no longer required for the purpose for which it is currently held. The approval of the Secretary of State is required under s 19 of the Housing Act 1985 to the appropriation of land held for the purposes of Part II of the Housing Act 1985 to other uses. If appropriated the Site cannot be subsequently transferred at undervalue without consent of the Secretary of State. S 32 Housing Act consent will be required for the disposal of housing land not covered by the general Housing Act Consent 2013. Vacant Housing land can be disposed of at any price otherwise the express consent of the Secretary of State will be required to the disposal of any housing land which has been appropriated to planning which is sold at less than market value (s 233 of the Town and Country Planning Act 1990). Consent pursuant to s 25 of the Local Government Act 1988 may be required if the Council has provided financial assistance to the provider depending on relevant financial limits.

The appropriation of land held in the HRA to planning purposes will have the automatic effect of transferring it for accounting purposes from HRA to the General Fund with consequential financial implications.

- 5.4.5 If the Council decides to appropriate the land to planning purposes in order to dispose of it will be necessary to adopt 2 separate but linked processes as follows:
  - a) subject to obtaining any necessary statutory consents to appropriate the land to planning purposes engaging section 203 of the Housing and Planning Act 2016 (“the 2016 Act”) which has the effect of cleansing the title of all third-party interests and covenants which could otherwise prohibit or impede the development. The rights of those affected are commuted into payments subject to a valid claim being made (s 204 of the 2016 Act). and then;
  - b) a disposal of the land to the Opendoor Homes.
- 5.4.6 The sites are held in the HRA. As stated above, section 32 of the Housing Act 1985 allows the Council to dispose of land held for housing purposes provided it has the consent of the Secretary of State (“SoS”). The General Consent for the Disposal of Land held for the purposes of Part II of the Housing Act 1985 (2013) allows for the disposal of

land held within the HRA in certain circumstances. There are specific rules as the value at which a site is disposed and this will depend on whether the land falls under the definition of vacant land or includes land which falls under the definition of dwelling houses and unless a specific general consent applies site specific decisions will have to be made by the Chief officer as to what consents are required for disposal of each site in the HRA and this will be finalised through joint working with LBB Customer and Support Group and HB Public Law and the ALMO . Where HRA land is disposed of at an undervalue the Council must have regard to the Sections 24 and 25 of LGA 1988 Act (if privately let accommodation is to be provided) and also the State Aid provisions when making any transfers at an under-value. Any other land must be disposed of land at market value.

5.4.7 Where any of the sites comprise public open space the advertising requirements for the disposal of open space pursuant to S.123 (2A) of the Local Government Act 1972 apply. The proposed disposal must be advertised for two consecutive weeks in a newspaper circulating in the area in which the land is situated, with any objections to the proposed disposal being considered by the Council. The advertisements in accordance with the statutory requirements should provide for a period of four weeks from the date of the first public notice for any objections to be made. Any objections made to the disposal will have to be considered before the disposal proceeds.

5.4.8 Where land is disposed at less than market value or best consideration there is a concern about whether the State Aid provisions apply. An exemption to State Aid exists for services in the general economic interest and if Opendoor Homes is letting accommodation at less than market value then the relevant exemption may apply provided always that the land is acquired and developed for social/affordable housing to qualify for this exemption

## 5.5 Risk Management

5.5.1 The key risks for the project as a whole are concerned with

- **Finance** – that the costs of developing the sites are too high: building price escalation cannot be contained within the budget taking account of the contingency sums available. There is also a risk that the GLA funding isn't secured, however the figures in the Business Justification Case highlight the options and amounts of the loan which will be required to pay for the rest of the build and has already been accounted for.

Mitigation – the budget includes a conservative contingency and risk allowance for works and fees, and value engineering can be undertaken with the selected contractor to bring the contract sum within budget.

- **Programme delay** – may have implications for the expenditure of Section 106 commuted sums. Right to Buy receipts will not be used to finance Microsites 2.

The project team will monitor the progress of works on site, anticipating problems and managing solutions. Sanctions (LADs) will be put in place to ensure that works are kept to programme.

- **Contractor failure** – contractors become insolvent or are affected by wider economic uncertainty

Mitigation - The financial status of contractors will be scrutinised and suitable security will be put in place to cover the additional costs of contractors going into liquidation.

- **Unforeseen sites issues** – this could be a legal issue, or a physical issue related to the site which may render any one scheme unviable. In the event that an unforeseen issue arises, then a substitute scheme will be proposed and further approvals sought as required.

## **5.6 Equalities and Diversity**

5.6.1 The 2010 Equality Act outlines the provisions of the Public-Sector Equalities Duty which requires Public Bodies to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010.
- Advance equality of opportunity between people from different groups and foster good relations between people from different groups.

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

5.6.3 Allocation of properties acquired will be made in accordance with the Council's Housing Allocations Policy. Analysis of data has shown that women and members of Barnet's black and minority ethnic communities are over represented among those living in temporary accommodation. Over 70% of households in temporary accommodation are from non-white households, compared to around 40% of the Borough's population. Of those in temporary accommodation the main applicant is female in 65% of households.

5.6.4 It is not expected that these groups will be adversely affected by implementing Phase 2 of the Microsites Programme as set out in this report. However, the impact will be monitored to ensure that these groups are not adversely affected.

5.6.5 All units of accommodation that are procured will meet minimum standards and in placing households into accommodation. Three of the homes will be wheelchair accessible and adaptable.

## **5.7 Consultation and Engagement**

5.7.1 Public consultations have taken place before planning application submissions for each scheme. This has helped positively inform the design process.

## **5.8 Insight**

5.8.1 The Council's Housing Strategy includes an objective of providing housing to support vulnerable people. The bungalow at Reets Farm Close will be a wheelchair accessible home designed to meet the requirements of Building Regulations Part M4(3). Two of the dwellings at Back Lane are adaptable in line with M4(2). This will support Adults and Communities in the financial savings required as part of the MTFS by reducing reliance on higher cost forms of care and support.

5.8.2 The proposals included in this business case will facilitate the delivery of new homes, which will all be let at affordable rents, enabling those in housing need in the Borough to

be housed. The homes will be built to a high standard to protect Opendoor Homes' investment, and be energy efficient to reduce residents' fuel costs, as well as creating an improved environment in the neighbourhoods where they are located.

- 5.8.3 The two units at 22 Edgeworth Avenue have been designed to allow space for a lift in the future. The opportunity to provide more wheelchair accessible housing strengthens the business case as it meets the needs of the Borough, as set out in the Housing Strategy, and helps alleviate the social care budget pressures.

## **6. BACKGROUND PAPERS**

- 6.1 Cabinet Resources Committee, 24 June 2013, 'Local Authority New Housing Programme' <http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=151&MId=7457&Ver=4>
- 6.2 Policy and Resources Committee, 16 February 2016, Loan to Barnet Homes' Registered Provider (Opendoor Homes) for the development of new affordable homes <http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=692&MId=8351&Ver=4>
- 6.3 [Assets, Regeneration and Growth Committee, 17 March 2016](#), Development of new affordable homes by Barnet Homes Registered Provider ("Opendoor Homes") <http://barnet.moderngov.co.uk/documents/s30501/Development%20of%20new%20affordable%20homes%20by%20Barnet%20Homes%20Registered%20Provider.pdf>
- 6.4 Assets, Regeneration and Growth Committee, 11 July 2016, Development of new affordable homes by Barnet Homes Registered Provider ("Opendoor Homes") For the list of Tranche 3 approved site please see Agenda item 8, appendix 1. <https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=8881&Ver=4>
- 6.5 Assets, Regeneration and Growth Committee, 12 December 2016, Development Pipeline Tranche 3 - Affordable Housing Programme <https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=8640&Ver=4>