

# Annual Regeneration Report 2018/19

June 2019





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# Introduction

## Delivering for Barnet

Delivering for Barnet is a programme of growth and regeneration taking place across the borough between 2019 and 2030. This 7<sup>th</sup> instalment of the Annual Regeneration report provides an update on the progress made in the past year.

This includes a range of transformational schemes and initiatives which will support the delivery of our long-term commitment to achieving a borough where people are happy to live, work and play in.

## Annual Regeneration Report

Last year's Annual Regeneration Report set the scene for regeneration across the borough on a scheme by scheme basis, and provided a summary of activities, achievements and forward looking priorities from key delivery units. This year, the focus of the report is on the progress and achievements of the past twelve months. This report also introduces you to a new and emerging Growth Strategy which aims to provide a framework for future growth and development priorities.



[Click to view the 2017/18 report](#)



## Planning for Growth and Development

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. The draft London Plan is currently undergoing Examination in Public with final publication expected in late 2019.

In the current 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), a requirement to build 3,134 annually. This is a challenging figure that needs to be considered in the context of Barnet's own Local Plan policies and local planning challenges. Barnet is the largest of London's 33 boroughs by population and still growing. Barnet must plan for growth and balance this against the need to manage development.

The Council is under pressure to accommodate its growing population by increasing the supply of housing and proactively manage its own housing delivery.



## Growth Strategy

Barnet's emerging Growth Strategy focuses on five cross-cutting objectives and sets out a proposed programme of activity between 2019 to 2030.



The strategy also characterises the borough into three spatial areas of West, Central and East, recognising their different features. The strategy, once agreed, will be underpinned by a Delivery Plan of key projects setting out the council's approach to directing future investment, securing funding and forging strategic partnerships to ensure successful delivery.

Whilst respecting the local plan framework, the Growth Strategy also reflects the council's ambitions and articulates where and how it can be proactive, intervene, steer and prioritise funding, land ownership and other resources to maximise growth opportunities.

### Strategic Partnerships / joint working with:



## Housing Strategy

The new Housing Strategy (2019-2024) was approved by the council in April 2019. It identifies areas of continuity with the trends that drove the previous strategy (2015-2025), and areas of significant change requiring review and updates. This responds to major changes in the housing sector and wider demographic and economic changes, including rising housing costs, a shift in tenure from owner occupation to private renting, the impact of the Grenfell Tower fire disaster and legislative changes.

The main themes in Barnet's Housing Strategy (2019 - 2024) are to improve standards in privately rented housing, deliver more affordable homes, promote independence, tackle homelessness, and ensure housing is safe and secure.

In 2018/19 our approach to growth and development has supported the delivery of the emerging Housing Strategy by:

- Making significant contributions to housing supply;
- Encouraging the provision of new homes;
- Continuing to regenerate older housing estates;
- Supporting increased affordable housing provision;
- Improving safety and security in our housing estates;
- Promoting independent living through Extra Care provision.



## Council investment in growth and development

The council raises funding in many ways and re-invests a substantial amount into the growth, development and improvement of housing, infrastructure and services for borough residents, businesses and visitors.

The emerging Growth Strategy identifies growth objectives and how funding will be prioritised to ensure targeted delivery.

The investment approach also relies on maintaining strong and successful partnerships at all levels, for example, with Central and London government departments, development partners and Housing Associations that are already delivering legacy schemes for communities across the borough.

### Sources of Council income

- Council Tax – We can estimate how much will be generated yearly by calculating how many homes will be built and when
- Business Rates – We can estimate how much will be generated yearly by calculating the amount of commercial floorspace that will be built and when.
- Section 106 (s106) monies – Developers provide funding in cash or non-cash for infrastructure and services, which may be on or off the development site
- New Homes Bonus – For every new home granted planning consent = New Homes Bonus - government will match fund the council tax raised on each new home built, for a period of 4 years
- Community Infrastructure Levy (CIL)– a planning charge to assist local authorities to deliver infrastructure projects that enhance developments
- The Principal Development Agreement model between council and developers enables developers to provide funding and the council to provides the land either through a joint venture, or a Development or Regeneration Agreement
- Infrastructure and community benefits – We maximise the opportunities growth and development bring by negotiating non-financial contributions with developers, as part of s106 agreements
- Overage and capital receipts from land sales

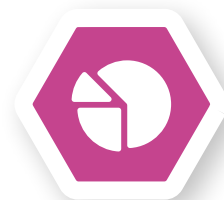
### Investment Highlights



**£24.9m** in council tax income and **£37.5m** in business rates will be generated each year from 2030



**Dollis Valley, West Hendon and Mill Hill East** regeneration schemes are already contributing significant amounts of council tax and will continue to do so as later phases complete



Business rates and council tax combined will generate **£265.5m** by 2030, accounted for cumulatively



We achieve **long-term savings** for the council by entering into joint ventures with development partners



We raised **£4,673,384** Mayoral CIL for TfL to spend on delivering new transportation projects in London



We raised **£12,614,629** in s106 for the borough in 2018/19

## Challenges for Growth

Regeneration Schemes are complex, long-term and impacted by both local and external challenges that can lead to delays. There are many dependencies that influence the delivery of a scheme such as, community support, procurement of development partners and their third-party contractors, confirming Compulsory Purchase Orders and securing government funding. Schemes need to be financially viable, approved by Committee, supported by residents and skilfully managed. To ensure success, there needs to be resilience to delays and innovation to develop workable alternatives when challenges occur. In 2018/19 key challenges included:

- **Investment decisions affecting Brent Cross North.** Fluctuations in the retail economy and the economic uncertainty caused by Brexit have led Hammerson and Aberdeen Standard Investments to review the approved plans and delay progressing elements of this scheme. Other equally significant elements of the Brent Cross Cricklewood regeneration programme are progressing i.e. Brent Cross South and Brent Cross Thameslink which involve substantial land acquisitions and major construction.
- **Ongoing delivery of the regeneration of Grahame Park Estate.** Following mayoral refusal of the planning application for plot 10 in December 2017, Notting Hill Genesis (NHG) have been working with the Greater London Authority (GLA) and the council to bring forward a new application which will satisfy the requirements of all parties. The regeneration of Grahame Park estate was originally due to complete in 2018 but has been delayed because of challenging economic conditions which have affected the construction sector. The need to meet the GLA's target of 100% of social housing on plot 10 has also added delays to the build.
- **Upper and Lower Foster in-fill housing scheme.** This scheme has been subject to a comprehensive and unique co-design approach involving estate residents from the onset on all design stages. Balancing the need for a financially viable and well-designed scheme which meets the needs of residents, while also delivering a significant increase in housing has been a challenge. The scheme is currently subject to approval of the business case by Committee, approval of GLA funding, planning approval and ongoing community support.
- **Local Plan process.** It is challenging to balance mayoral housing targets with local plan housing targets whilst continuing to maintain the characteristics of the local borough. The Local Plan is delayed by several months due to negotiations around the borough's housing target. The current schedule which has slipped by 6 months is as follows:
  - Local Plan preferred Approach - Autumn 2019
  - Local Plan publication - Spring 2020
  - Local Plan Examination - Winter 2020/21
  - Local Plan Adoption - Summer 2021
- **Policy and legislative changes.** New guidelines for estate regeneration sets out the Mayor's expectations for how local authorities and housing associations should engage with residents as part of all estate regeneration schemes. Delays could result from the need to include resident ballots and increase provision of affordable housing within schemes.



## Resident Engagement and Consultation

To achieve the Council's aims, we undertake widespread engagement and consultation by building partnerships and working collaboratively to deliver change. Barnet aims to ensure that the needs of diverse communities are understood and have benefitted from views and opinions as a mechanism to help shape strategies and future plans.

The Council consults extensively on its strategies, proposals and schemes. Below is a list of current or recent engagement and consultation.



### Consultations on Regeneration Schemes

With regards to regeneration, each live regeneration scheme has a Partnership Board made up of resident representatives, the council, the developer, Barnet Homes and others – to manage and monitor 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 transition
- Produce regular newsletters
- Run public meetings and regular engagement with Ward Councillors
- Support the formation of Community Trusts to ensure community facilities meet local needs



### 2018/19 Completed consultations

- Housing Strategy
- Homelessness Strategy
- Barnet's Parks and Open Spaces
- Silkstream Park and Montrose Playing Fields
- Brent Cross West Station - Resident Updates
- Brent Terrace Residents - Forthcoming on-site activities update
- Brent Cross Thameslink
- Spires Planning Framework Consultation



### 2019/20 Current and recent consultations

- Brent Cross West Station Consultation  
3 April 2019 - 1 June 2019
- Final Draft Barnet Copthall Masterplan  
5 April 2019 - 17 May 2019
- Victoria Park Finchley - Play Consultation –  
8 April 2019 - 7 May 2019
- North London Waste Plan -  
1 March - 12 April 2019



# **Barnet's Growth Area Highlights**

The Opportunity Areas in the centre and east of the borough also have emerging growth priorities in addition to Mill Hill East and Dollis Valley schemes. These include Cophall Sports Hub and Barnet Sports hub in the centre of the borough and, to the east of the borough, a string of Town Centres located along the A1000 / A598 road corridors; Chipping Barnet to Whetstone, and Finchley to Golders Green and on to Central London.

In addition, the east is home to the Finchley Triangle where many of the borough's largest office sites are located. The area is popular for a vibrant café and restaurant culture, and independent shops, and local arts and cultural destinations.

Further eastwards, New Southgate provides an opportunity for transport-led growth; but division caused by the North Circular and the railway line running north-south needs addressing.

## The emerging Growth strategy has identified overarching aims including working in partnership to achieve:

- Successful town centres
- High quality suburban neighbourhoods
- Recognition of the cultural assets
- Improvements to the public realm and local environment
- Enhancing the cultural offer
- Investments in social and economic development in town centres



## Growth Opportunity Areas



→ West of the Borough

- ✓ The west of the borough/A5 corridor contains Barnet's largest growth opportunity areas
- ✓ The west of the borough/A5 corridor most suitable locations for taller buildings, and extensive development
- ✓ Edgware Town Centre - Transformation of this major town centre on the A5 corridor through at least 3,600 new homes, business growth and re-balancing of uses to grow a new role as a local leisure destination
- ✓ West Hendon / The Hyde (up to 1,200 units)
- ✓ Creation of a new 3,400 homes & urban quarter benefitting from investment in the West London Orbital Line and buses alongside streetscape improvements to secure a healthier streets approach to animate West Hendon Broadway
- ✓ Exploring potential housing growth along the A1000 corridor i.e. up to 300 units at High Barnet Station and around Finchley Central Station (up to 500 units)



# Delivering housing in Barnet

## Delivering housing in Barnet

### Priority Regeneration Estates

#### Dollis Valley

- 631 homes by 2022, delivered 271 to date
- Total net 191 new homes

#### Stonegrove Spur Road

- 999 new homes delivered, scheme completed in May 2019
- Total net 396 new homes

#### West Hendon

- 2,194 homes by 2028, delivered 851 to date
- Total net 1,545 new homes

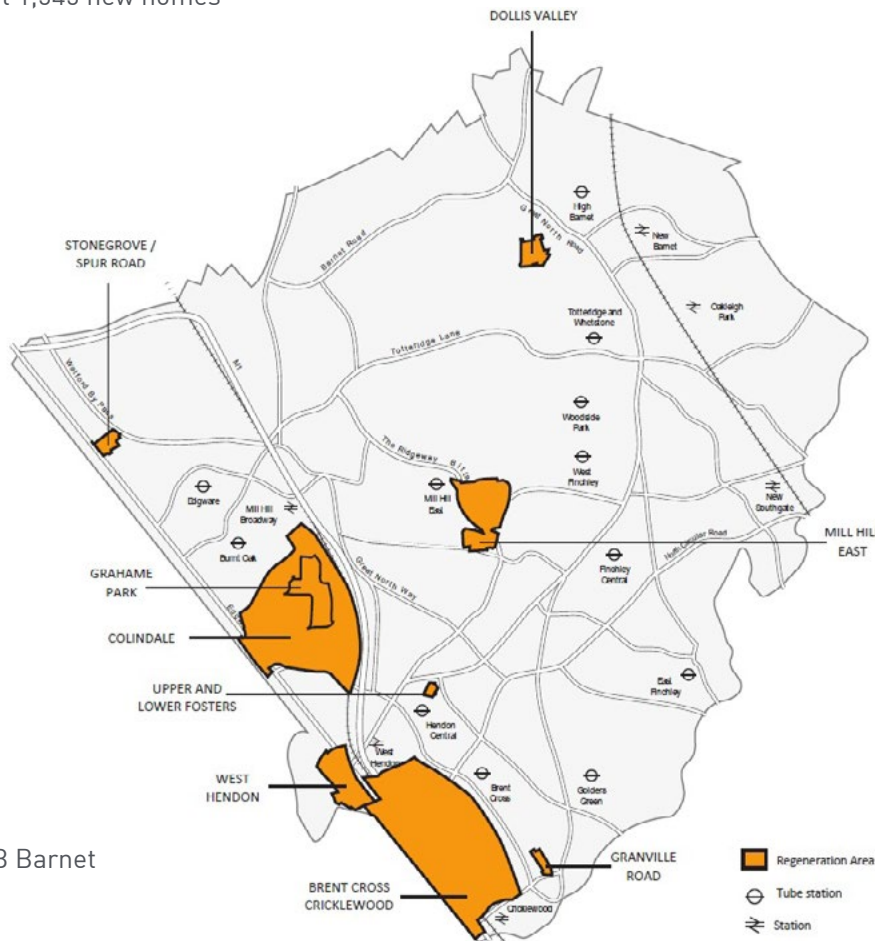
### Growth Areas

#### Brent Cross Cricklewood

- 7,500 new homes
- First development phase to deliver 1,800 new homes by 2027

#### Colindale (including Grahame Park)

- Set to deliver more than 10,000 new homes across the site
- Approved development for c7,500 new homes
- Potential for 3,500 homes in Grahame Park, 685 delivered to date



→ Map of LB Barnet

Over  
**20,000**  
net new  
homes

### Infill development sites

#### Granville Road

- 132 homes by 2022

#### Upper and Lower Fosters

- 217 homes by 2022 (subject to planning consent)
- Total net 217 new homes (142 new homes plus 75 Extra Care affordable units)

#### Development Pipeline

- 473 affordable units on council land, including 179 Extra Care homes

### Area of Intensification

#### Mill Hill East

- 2,245 homes by 2025, delivered 650 to date
- Total net 2,245 new homes

# Regeneration Achievements 2018/19

## Stonegrove Spur Road - completed in May 2018

### Ward: Edgware

### Overview

Stonegrove Spur Road has set the standard for our approach to neighbourhood regeneration. As the first completed regeneration project in the borough, 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 with a community facility, OneStonegrove, at its heart.

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

The scheme's good design and affordable housing provision has been recognised with receipt of an Architectural Award and various award nominations for excellent neighbourhood design, including:

### Awards and Recognition

- A Gold award in the Barratt's 2012 Annual Design Award
- NHBC award 2012 for Quality and Seal of Excellence award for Sterling Court
- OneStonegrove named runner-up for new church architecture at the Church Architecture Awards 2016
- Shortlisted for the Inside Housing "Best Affordable Housing Development (rural and suburban)" awards in Nov 2017
- OneStonegrove won Best Civic Project at the Barnet Architecture Awards Nov 2017
- Chosen location by Prime Minister Theresa May to launch the governments national programme for housebuilding in Nov 2017, where the Council was commended in the delivery of Stonegrove Spur Road Regeneration

### What were the timescales for this scheme?

Spanning over 13 years, the development completed in May 2018.

### What's been delivered?

Demolition of residential tower blocks and St Peter's Church, Community Hall and parsonage. Construction of OneStonegrove, a purpose built joint facility incorporating St Peter's Church and a community centre with nursery and café.

999 new houses built and delivery of one site wide Combined Energy Centre.

### Barnet's partners:

Developer Barratts and Registered Provider Peabody (formerly Family Mosaic)

### Key successes

- Meeting a recognised housing need within Barnet and London, whilst increasing the overall amount of larger affordable housing on-site
- All secure tenants rehoused in new accommodation reflective of their needs
- Developer together with the council undertook extensive consultation with the residents of the Estates and the surrounding local community
- Close working with residents to develop a master-plan for the new development
- Partnership Board formalized into a Community Trust with responsibility for the ongoing operation and management of the OneStonegrove, securing the long-term viability of the community asset and a legacy for the project
- Several awards and award nominations





## SPOTLIGHT ON ONESTONEGROVE

This is the culmination of many years of successful partnership working between residents and the Vicar and Parish of St Peter's Church.

Provides a suitable replacement Church for worshippers, whilst residents get a new village hall which was suitable for all, irrespective of faith.

Facility is being run and managed by the Stonegrove Community Trust set up as part of the regeneration.

There is involvement and leadership from residents (both new and existing), representatives from the church, the local authority, the housing association and local businesses.

## Lessons learned

Here's a snapshot of the lessons learned through the development and delivery of the scheme.

- Architects pro-actively engaged with the community and St Peter's Church, this was a key driver in the development of the design specification for the re-provided Church/community facility.
- Strong presence by the Independent Resident Advisor in the community enabled effective support to residents throughout the process, providing good guidance and advice.
- Given that St Peters Church was already well established and active in the community prior to regeneration, it played a key role in effectively facilitating and providing a link with the community.
- Due to the long-term nature of the scheme, the turnover of key staff across the project (Re, council, partners) led to periods of discontinuity of project knowledge and disruption to working relationships.
- Scheme would have benefited from better contract management by the developer of their Highways contractors.
- Scheme would have benefited from an earlier start of the CPO process to cover the first phase of development.



- Stonegrove Spur Road development
- New development at Stonegrove
- New housing at Stonegrove



## Benefits realised

Benefits	Status	Comment
Increased housing provision contributing towards Local Plan housing targets	Achieved	Total 999 new residential units of which 62 units (pilot phase) and 937 units via phased development  396 net new homes
Increased choice of housing tenure to address full range of income levels	Achieved	Total 999 units of which, <ul style="list-style-type: none"> <li>• 501 private</li> <li>• 344 Social Rented and 154 Shared Ownership/Shared Equity</li> </ul> Equates to 49% affordable housing provision
Improved quality of housing raising living standards for residents on the Estate	Achieved	100% of new homes built certified to current regulatory standards - All residential accommodation built to <ul style="list-style-type: none"> <li>• meet Decent Homes Standard and new Buildings Regulations 2015</li> <li>• meet the EcoHomes Standard (Code Levels 4 and above)</li> </ul>
Improved quality of public realm for use by local residents	Amended	Provision of high quality public open space along with private rear garden space for houses on site Children's play space Over 800 new trees planted
Rationalised provision of community amenities/ services with better quality condition of accommodation	Achieved	Single multi-purpose community facility serving religious, educational and community needs • Buttercups on the Green nursery; St Peter's Church and parsonage; the Amber Arts & Wellness Cafe (total 440 sqm facility) New nursery accommodates a minimum of 30 children
Physical integration of housing estate with, and improved accessibility to, surrounding areas/ neighbourhoods	In progress	Site is accessible by public transport with bus routes (107 & 142) Car parking provided New vehicular access routes - new access point on the A5 to better distribute estate traffic and reduce pressure on the A41 and Canons Corner (A5/A410) junctions.
Increased investment to achieve better quality and cohesive neighbourhood	Amended	Direct funding to the Community Trust from Barratts - £50k per annum from the ground rent Total of £731,613 s106 financial contributions received from developer (target £806,613) Non-financial S106 Obligations – Affordable Housing, Highway Works, Travel Plan
Increased revenue income to the Council to fund services	In progress	£3.5m New Homes Bonus received to date with a further £1.5m by 2021
Achieve a financial income from the development	In progress	Scheme overage calculation due Summer 2019

## Regeneration achievements 2018/19

Over the last year, each scheme has taken key steps towards delivery.

The table below charts some of these achievements.

### Brent Cross North

- Highways design approvals achieved for all infrastructure elements of the Brent Cross North scheme
- Updated planning and delivery strategy developed to allow Brent Cross South and Brent Cross Thameslink to proceed ahead of Brent Cross North

### Brent Cross South

- Vacant possession of the first phase of the Claremont Industrial Estate achieved in early 2019, with site now secured and made ready for demolition works
- Planning approval received for the first three residential plots
- Pre-application discussions and development of designs for the first phase of development including public spaces, highway layout and integration with existing areas

### Brent Cross Thameslink

- Confirmation of an updated funding strategy, including a further £319m of central government funds, to deliver Thameslink and critical infrastructure. This enables the Thameslink programme to proceed ahead of the Shopping Centre development.
- Planning consent for the new Waste, Freight, and rail sidings facilities
- Commencement of physical works on the sidings and waste sites with demolition and remediation works carried out to programme
- Development of the station design including public consultation ahead of a planning application submission anticipated summer 2019
- Proceeding through OJEU procurement process to appoint a design and build contractor for the station by late 2019

### Grahame Park

- Appointment of new Design Team to develop scheme design and planning application for next phase of development
- Initial scheme design submitted to Commission for Architecture and the Built Environment (CABE) for expert independent assessment at an early stage
- Key variations to the Principal Development Agreement signed off by Councillors
- Concluded first of three-part estate based planning consultation
- Secured £200,000 of government grant for conversion of former Grahame Park Library into a community hub
- Employment and Skills Action Plan sets out how residents (both existing and new) can access site and developer employment and training opportunities arising from the development. Key outcomes 2018/19:
  - 27 local Grahame Park residents secured employment
  - 4 Apprenticeship starts achieved surpassing the annual target of 3
  - 455 residents attended localised employment and training workshops in Grahame Park, the annual target is 175
  - 14 young people and adults secured work experience placements within Colindale Community Trust, The Loop and Notting Hill Genesis
  - 65 residents volunteered in various activities supported by Notting Hill Genesis
  - 6 new business start-ups by local Grahame Park residents
  - 3 residents were semi-finalists at this year's Entrepreneurial Barnet Competition

## Colindale

- New youth facility 'Unitas' in Montrose playing fields started on-site in Feb 2018 and completed in June 2019
  - Start on-site at Montrose and Silkstream Parks in November 2018
  - Funding agreement for the Colindale tube station redevelopment signed with Transport for London (TfL) in October 2018
  - Completed formal consultation on the Controlled Parking Zone (CPZ) in the wider Colindale 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
  - Construction of bridge from Fairview into Montrose Playing Fields commenced in February 2019
  - Planning application for the Colindale tube station development validated in March 2019
  - Employment and Skills Action Plan sets out how residents (both existing and new) can access site and developer employment and training opportunities arising from the development. Key outcomes 2018/19:
- **Colindale Gardens (Peel Centre site) by Redrow**
    - 12 Apprenticeship placements ranging from Carpentry, Plumbing to Site Management
    - 4 Accredited Undergraduate Placement Schemes, with a further 10 on the Accredited Graduate Scheme
    - 8 Work Placements for students aged 16 years old
    - 98 students across Barnet Schools, College and University visiting the site
    - 88 students attended Construction Sector Awareness Training, of which 20 were from University
    - Delivery against Social Corporate Responsibility
      - Gold sponsors at the Barnet School Awards 2019
      - Funding the "Redrow Aspirational Award" at Middlesex University - an annual scholarship with an award of £2,000. This five-year scholarship arrangement commenced in August 2015 and will continue to run for five years to August 2019
      - Funder Member Patron of 'Unitas' Youth Zone, in partnership with OnSide and the council, to provide a safe environment for young people
  - **Beaufort Park by St George's**
    - 25 Apprenticeship placements ranging from drylining, electrical and groundworks
    - 89 Barnet residents offered Work Placements, over achieving target of 60. Further 11 Traineeship Placements achieved
    - Facilitated on-site many site visits, workshops, job/career fairs and events for a range of age groups
    - Delivery against Social Corporate Responsibility
      - Annual summer event sponsored by St George's. In Jun 2018, hosted a Concert in the Park with 500+ residents and visitors attending
      - 15 Barnet residents employed by Premier Estates at Beaufort Park with roles ranging from Concierge, Security and Estate Services



## Mill Hill East

- As at March 2019, developers sold and occupied 650 private and affordable dwellings on phases 1a, 2, 3, 3a 4a, 4b and 4c
- Approval of Phase 6 (developer Poly UK) Reserved Matters Application for 310 units and 700 sqm of commercial space
- Approval of Phase 10 (developer Sanctuary Group) Reserved Matters Application for 110 units
- Employment and Skills Action Plan sets out how residents (both existing and new) can access site and developer employment and training opportunities arising from the development. Key outcomes 2018/19:
  - 10 Apprenticeship placements achieved
  - 3 Barnet residents secured paid work experience on- site
  - All developers, contractors and sub-contractors source their materials from local manufacturer or merchant branches of Buildbase, Jewson, Lawson and Travis Perkins amongst many. Up to 25% of the materials came through these suppliers
  - 5-10% of site workforce are local Barnet residents

## Dollis Valley

- Opening of a new play area and amenity space in summer 2018
- Planning consent for next phase of development delivering 135 new homes (additional 18 units from original planning application)
- Barnet and King George V Playing Fields draft masterplan approval for a full public and stakeholder consultation due to commence in June 2019
- Brook Valley Gardens shortlisted at the Property Awards 2019 in 'The Placemaking Award' category
- Employment and Skills Action Plan sets out how residents (both existing and new) can access site and developer employment and training opportunities arising from the development. Key outcomes 2018/19:
  - Outreach service ended July 2018, supported total 49 residents into employment and training opportunities, with further 24 residents referred to secondary services in Barnet
  - 4 Apprenticeship starts achieved (plumbing, carpentry and bricklaying), with 2 securing jobs within respective specialisms
  - 8%-11% of the site workforce are local Barnet residents

## West Hendon

- Completion of phases 3b & 3c which delivered a total of 299 homes of which 117 are affordable
- Improvements to the entrance of the estate with the opening of the new public square. Retail and commercial units have also been opened with a new Co-Op store that opened in December 2018
- Approval of Phases 5 Reserved Matters Application for 216 units (118 market, 97 intermediate and 1 social rented unit) in Jun 2018
- Approval of Phases 6 to deliver 516 units (442 market and 74 intermediate) in Jun 2018
- In December 2018, approval of the Reserved Matters Application for the construction of Silk Stream Bridge
- The Council applied for a Compulsory Purchase Order (CPO3) in November 2018 to secure the delivery of phases 5 & 6 with a public inquiry to be held in July 2019 to determine the outcome
- Development of West Hendon Broadway Strategy, working with residents and traders to identify potential improvements to enhance the Broadway
- In June 2018, planning consent achieved for a scheme at West Hendon Broadway for a residential-led mixed use development with retail use at ground and first floor and 53 residential units above
- Employment and Skills Action Plan sets out how residents (both existing and new) can access site and developer employment and training opportunities arising from the development. Key outcomes 2018/19:
  - 458 residents engaged in training, skills development and wellbeing programmes taking place at the Community Hub
  - 18 residents gained employment through support from the Community Hub
  - 9 health and wellbeing programmes delivered by residents, with residents, for residents
  - ESOL and IT classes launched at the Hub

## Granville Road

- The council successfully made the Compulsory Purchase Order which was confirmed in January 2019
- Removal of trees in preparation for an August 2019 start on site
- Substantial progress made with pramsed acquisitions to facilitate development

## Upper and Lower Fosters

- Completion of RIBA Stage 2 (Concept Design) and progression to RIBA Stage 3 (Detailed Design) with a planning application due for submission in June 2019
- Bid submission by Barnet Homes to the Greater London Authority (GLA) for grant funding to deliver affordable housing (awaiting outcome)
- Unique co-designed scheme with estate residents involved from concept and through all stages of design
- Ongoing monthly community steering group meetings and local resident feedback
- Ongoing viability and affordability assessments due for Committee decision in June
- GLA support for the scheme and potential grant funding contribution

## Development Pipeline

- 81% of the pipeline programme is committed, 236 out of 320 of the homes are currently on-site with the first 41 homes now handed over
- Ansell Court is complete and residents have moved in. Feedback has been extremely positive it meets the evolving needs of older people in Barnet.
- Next two Extra Care schemes in the pipeline have progressed – Stag House with planning consent and Cheshir House submitted for planning approval
- In June 2018, planning consent achieved for residential schemes at Friern Court (11 units), Registry Office at Burnt Oak Broadway (30 affordable units) and The Croft in Edgware (33 units)
- In July 2018, planning consent achieved for residential development at Mount Parade Garages (7 units)
- The Microsites programme is also underway providing 27 new homes of which 10 being wheelchair accessible
- The New Build team is also commencing a programme of schemes including homes for sale and Shared Ownership on some larger Barnet owned sites
- Range of contractors being deployed to deliver the programme, including Small and Medium Enterprise (SMEs) builders
- Improvements to small scale and under used brownfield sites, bringing them into productive use



# Place-making in progress - 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.

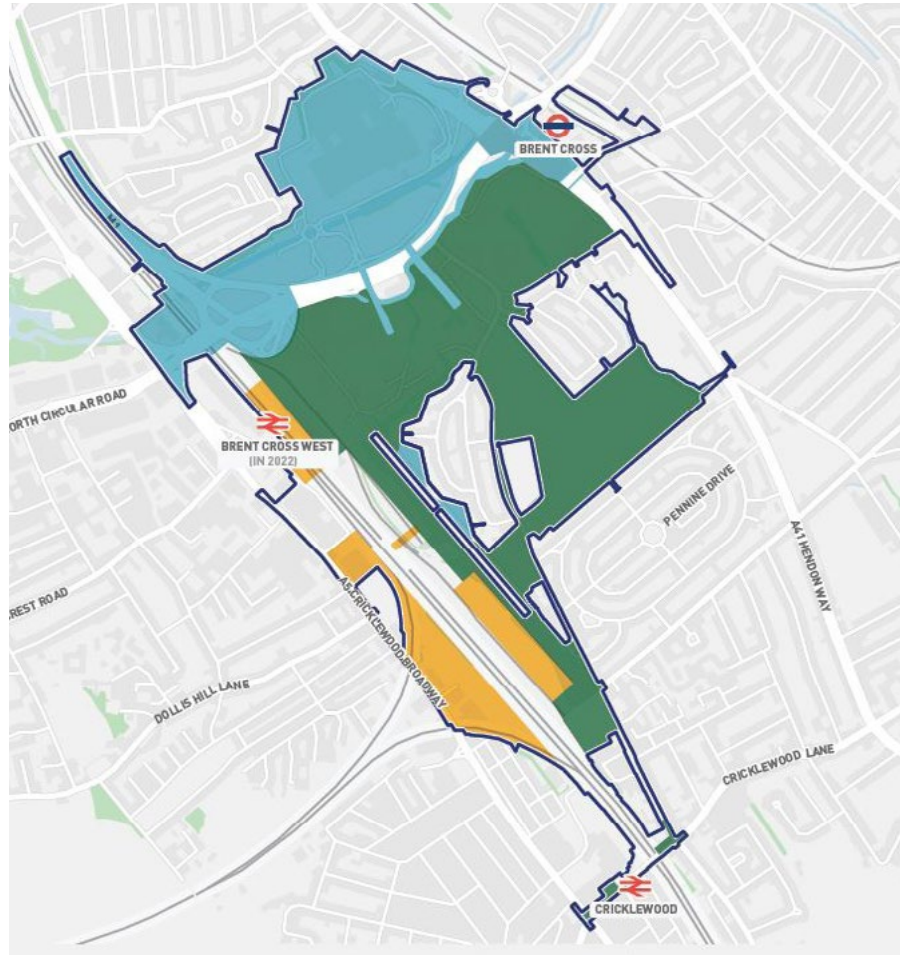
With an investment of £4.5 billion, comprehensive redevelopment and phased improvements are planned to take place over the next 20 years. Proposals include a new town centre, a residential quarter and expansion of the Brent Cross shopping centre.

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 at least 7,500 new homes and employment space for 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.



**Key**

- Overall Brent Cross Cricklewood regeneration Area
- Brent Cross South area
- Brent Cross London area
- New Thameslink Station area

7,500

new homes

upto  
27,000

new jobs

→ Brent Cross Cricklewood Regeneration Area

## Brent Cross North

Existing plans will see the Brent Cross Shopping Centre 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.

The owners of the Shopping Centre, Hammerson and Aberdeen Standard Investments (HASI) are currently reviewing the approved plans for the development considering the turbulent retail market and wider economic impact of Brexit.

## How long will the scheme take?

The scheme is currently on hold. It is expected that HASI will confirm their intentions later in 2019.

## What's been delivered so far?

Planning consent in place for the shopping centre expansion.

## What's happening next?

Whilst construction work remains on hold, continue to work on the discharge of planning conditions to allow the scheme to proceed when HASI decide to commence.

## Barnet's Partners:

Hammerson and Aberdeen Standard Investments (HASI), owner and developer of the Brent Cross Shopping Centre to redevelop the shopping centre and deliver critical infrastructure. London and Quadrant (L&Q) as the Registered Provider to deliver and manage the replacement homes for the Whitefield Estate residents.

→ Proposed Brent Cross Shopping Centre development





## 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. 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 2019 and 2032. First development phase will provide new and replacement housing, new retail and open spaces due to be completed in 2025.

## What's been delivered so far?

Planning consent for the first plots within the first phase of development, to deliver housing, offices, flexible retail space, a café, and a pocket park.

Achieved vacant possession of part of the Claremont Industrial Estate to make way for the first phase of development.

## What's happening next?

Demolition of part of the Claremont Industrial Estate and securing possession of remaining units. Start of early works for preparation of site for development. Preparation of planning applications for more development plots as well as the station interchange.

## Barnet's Partners:

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



- 1 Brent Cross South approved development - View from Claremont Park
- 2 Brent Cross South approved development - View from Neighbourhood Square
- 3 Brent Cross South approved development - View north over internal courtyard garden (Plot 13)

## 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, providing 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?

The new station will be complete and operational in 2022.

The Waste Transfer Facility is expected to be completed and operational in late 2020.

## What's been delivered so far?

Approval of the Rail Freight Facility planning application in Feb 2018 to provide replacement rail track sidings, infrastructure and ancillary works and landscaping. Physical works have commenced on-site for the replacement sidings and waste facility.

## What's happening next?

Submission of planning application for the new station design anticipated summer 2019. Meanwhile, work will proceed on delivering the sidings, freight and waste facilities to make way for the new station. Works on the station development area will start in early 2020.

## 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.



1. Aerial view of Brent Cross Thameslink site
2. Brent Cross West – proposed design
3. Rail Sidings works on-site – trench compaction

## At a glance

Category	Outcome
HOUSING	<ul style="list-style-type: none"> <li>7, 500 new homes including replacement homes for the Whitefield Estate (192 units)</li> </ul>
EDUCATION	<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>New Thameslink mainline station – ‘Brent Cross West’,</li> <li>12 minutes to King’s Cross St Pancras</li> <li>15 minutes to Crossrail (Farringdon)</li> <li>Up to 8 trains an hour in both directions during peak hours, services will be from / to St Albans and Luton*</li> <li>*Current proposals</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> <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> </li> </ul>
COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> <li>Expanded Brent Cross Shopping Centre             <ul style="list-style-type: none"> <li>New Brent Cross South town centre</li> <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> <li>Space for up to 27,000 new jobs over the lifetime of the project</li> </ul> </li> </ul>
COMMUNITY	<ul style="list-style-type: none"> <li>Re-provision of Hendon Leisure Centre and additional sports, leisure and recreation service provision</li> <li>2 new community centres</li> <li>3 new children’s centre and child care facilities</li> <li>Library</li> <li>Health centre</li> </ul>
SUSTAINABILITY	<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> <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>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

Colindale is set to make the single largest contribution to housing (including affordable) to the borough over the next 10-15 years and one of the biggest in North London. Already major mixed-use residential schemes have been completed, totalling 4,084 homes built to date.

Redevelopment is focused on three key routes: 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. There are also plans to deliver highway and bridge improvements on Colindale Avenue immediately adjacent to the tube station.

Transformation of Colindale parks and open spaces is already underway and will address the future demand on greenspace in this part of the borough.



### SPOTLIGHT ON TRANSFORMATION OF COLINDALE PARKS AND OPEN SPACES



Montrose Playing Fields and Silkstream Park works due to complete in early 2020. A purpose-built Youth Zone at Montrose, which opens in June 2019, provides activities for young people.

- new outdoor sports facilities including a multi-use games area, table tennis tables, an outdoor gym and basketball hoops
- two 9 x 9 grass football pitches
- a 'Café Hub' pavilion including a café, hireable community events space and two 12-person changing rooms as well as public WCs



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.



### SPOTLIGHT ON COLINDALE TUBE STATION



Colindale tube station has up to 7.1 million passenger trips per year. By 2041, annual passenger demand is projected to more than double because of growth and development in the area.



Along with the new residential units in the area, the increased volume of new infrastructure delivered (Youth Zone, new schools and health facilities) will attract increased numbers of people into the area



Working with Transport for London (TfL), plans for a major redevelopment of the station are taking shape to include step-free access, increased gate numbers for greater capacity and improved entrances to and from the station. Planning determination for this scheme is anticipated Autumn 2019.



→ Works on-site  
Silkstream



→ Colindale Station -  
Example of the view from  
platform level

## 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 15 years.

## What's been delivered so far?

Secured a total of £518,000 in grant funding from external funders including the Environment Agency, London Marathon Trust and Greater London Authority to deliver the parks improvements. Works started at Silkstream Park in November 2018 and at Montrose Playing Fields in January 2019.

In February 2019 submitted a planning application for the Colindale tube station. This will deliver a new

station with step-free access and increased capacity as part of a residential-led mixed use proposal.

## What's next?

Junction improvement works on Bunns lane to commence in autumn 2019, pending service diversions and agreement with Network Rail. Montrose and Silkstream parks completion expected in early 2020. Agree design masterplan for Colindale and Rushgrove Parks in late summer 2019.

## 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 (completed Oct 2018)
Beaufort Park	St. George PLC	2,800 new homes under construction by 2024, of which 2,480 completed to date
Peel Centre Site (25.5 ha) – (scheme marketing name 'Colindale Gardens')	Redrow	2,800 new homes under construction by 2026/27, in excess of 133 completed to date
Former Barnet & Southgate College Site – (scheme marketing name 'Trinity Square')	Barratt Homes	396 new homes under construction of which 199 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)
New planning applications approved: 126 Colindale Av, NW9	TBC	35 new homes (not yet on-site)





Category	Outcome
HOUSING	<ul style="list-style-type: none"> <li>Set to deliver 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 (under construction) and Orion Primary School (completed)</li> <li>Barnet College relocated to Grahame Park in a newly built campus (completed)</li> <li>Provision of one new primary school (by Saracens) on the Peel Centre site</li> </ul>
HIGHWAYS & TRANSPORT (All in progress)	<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, and add an extra bus every 12 minutes between these two locations</li> <li>New pedestrian and cycle bridge linking Montrose Park to the hospital site and tube station</li> <li>Review of existing Controlled Parking Zones (CPZ) and implementation of a new Colindale 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> </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</li> </ul>
INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<ul style="list-style-type: none"> <li>s106 - £24.289m</li> <li>CIL - £19.8m, received £4.6m to date</li> <li>New Homes Bonus - £31.3m</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 mixed tenure homes, community facilities with accessible road, pedestrian and cycling networks.

Transformation of the estate is taking place over the next 20 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?

Redevelopment is phased over the next 20 years.

### What's been delivered so far?

To date 685 new homes have been built, of which 386 are affordable.

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. In response to this, Notting Hill Genesis appointed a new Design Team to develop a fresh planning application consisting of circa 2,000 new homes as well as new community facilities and the re-alignment of Lanacre Avenue to provide new transport links.

### What's happening next?

The planning application for the next phase of development delivering circa 2,000 new homes is due for submission in Summer 2019. Preparation of a separate planning application for a mixed-use development opposite the new council offices, with an anticipated start on-site in 2020.

### Barnet's Partners:

Genesis Housing Group and Notting Hill merged to create a much larger entity known as Notting Hill Genesis, acting as both the developer on-site and Registered Provider.

→ Ongoing transformation of Grahame Park Estate



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 (completed)</li> <li>Replacement library co-located with Barnet and Southgate College (completed)</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 (completed)</li> </ul>
HEALTH & WELL BEING	<ul style="list-style-type: none"> <li>New Centre for Independent Living (completed)</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 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 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	<ul style="list-style-type: none"> <li>s106 - £14.8m</li> <li>New Homes Bonus - £12.2m</li> </ul>



# **Place-making in progress - Area of Intensification**

## 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 completed in February 2018. With a phased approach to development the scheme is expected to complete in 2024.

- Right, Illustrative view from Mill Hill East Station
- Below, Millbrook Park construction works

### What's been delivered so far?

Sale of all 14 parcels of land, demolition of the council's waste depot and delivery of all new infrastructure across the site, including new roads and utilities. Works to Millbrook Plaza began in October 2018 and complete in June 2019. Completed construction of a new 530 sqm district energy centre, located in the public square opposite Mill Hill East station, delivering heating and energy to 1,500 homes in Millbrook Park.

Central Park has opened to public use. Officers Mess Gardens and Panoramic Park are now fully open to residents.

650 housing completions to date (of which 73 are affordable).

### What's happening next?

Developers will continue house building subject to individual planning applications.

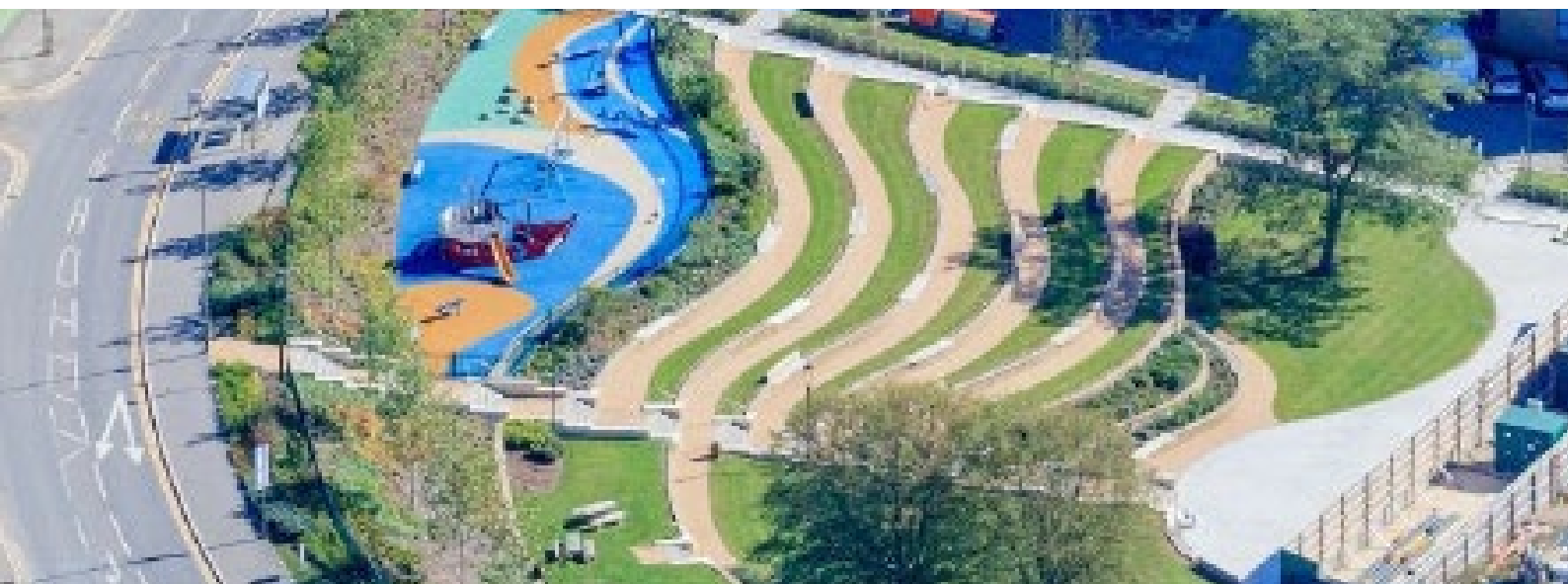
**Inglis Consortium LLP** : London Borough of Barnet, VSM Estates Ltd and Annington Property Ltd – primary landowners of the former RAF Inglis Barracks in Mill Hill






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> </ul>
HIGHWAYS & TRANSPORT	<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> </ul>
COMMERCE & EMPLOYMENT	<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>
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 district 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, known as 'Millbrook Plaza'</li> </ul>
INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<ul style="list-style-type: none"> <li>• s106 - £12.1m</li> <li>• CIL - £0.96m</li> <li>• Non-Financial s106 Obligations – Affordable Housing, Highway Works, Travel Plan</li> <li>• New Homes Bonus – £9.2m</li> </ul>

→ Central Park, Millbrook Park





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



## Dollis Valley

Ward: Underhill

### Overview

Comprising 10.4ha, Dollis Valley Estate occupies a hill-side site on the border of the Dollis Valley Open Space and King George V Playing Fields. The estate has been 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 built in the late 1960's and early 1970's, 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.

- Below, Brook Valley Gardens greenspace
- Mid insert, Dollis Valley Estate - present day
- Right insert, Brook Valley Gardens development

### How long will the scheme take?

Phased development is expected to complete by 2024.

### What's been delivered so far?

To date, 271 new homes have been built. Planning consent achieved for the next phase of development to deliver 135 homes, of which 43 will be affordable.

A draft masterplan for the Barnet and King George V Playing Fields has been agreed.

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

### What's happening next?

Start on-site for the next phase of development to deliver 135 new homes anticipated in summer 2019, with construction likely to take 24 months. 166 properties are to be demolished in this phase to make room for new modern homes.

Public consultation on the Barnet and King George V Playing Fields draft masterplan anticipated to commence in June 2019.

### Barnet's Partners:

Developer Countryside Properties and Registered Provider London and Quadrant (L&Q).



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:</li> <li>• 631 new mixed tenure homes (384 private, 17 shared equity and 230 social rented)</li> <li>• 40% affordable housing</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>
COMMUNITY	<ul style="list-style-type: none"> <li>• New multi-purpose community centre 'The Hope Corner', including a community cafe (completed)</li> <li>• New nursery (25 places for under 5s) (completed)</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 - £1.8m</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 - £0.46m</li> <li>• New Homes Bonus - £3.2m</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, redevelopment is underway to replace existing homes with over 2,000 high-quality houses with underground car parking provision– surrounded by improved public space and transport links, thriving shops and businesses, a community centre and a new primary school.

The site will benefit from better integration of Hendon Broadway with the new estate and linkages to the Welsh Harp with the creation of a vista, new open spaces and extensive landscaping.

### How long will the scheme take?

Redevelopment is phased over a 17-year period, with all new homes expected to be complete by 2027/2028.

### What's been delivered so far?

This is a phased development with full planning approval to deliver a total of 2,194 homes. Construction started in 2011 with 851 new homes built to date, of which 250 are affordable. In addition, 1,118sqm of commercial floorspace has been created at ground level of the latest development phase close to Hendon Broadway.

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

### What's happening next?

In summer 2019, construction starts on the next phase of development which consists of 611 units (418 private and 193 affordable) with completion expected in 2023. In addition to housing delivery, development junction improvements along the A5, removal of the bus and the widening of Station Road.

Works at new Cool Oak Lane bridge to commence. This will provide an improved link between the West Hendon development and the area to the west.

### West Hendon Broadway Strategy

A West Hendon Broadway Strategy has been developed to encourage trader confidence in the area, and ensure that the Broadway meets the needs of the expanding local community. The strategy identifies a range of short-term improvements as well as a broader strategic direction for the Broadway.

During the project, a detailed analysis of the high street was carried out as well as face-to-face surveys with businesses and online, or via the Community Hub with residents. A small fund has been agreed by the Council to kick-start initiatives arising from the strategy.

### Barnet's Partners:

Developer Barratt Metropolitan LLP is a consortium of Metropolitan Housing Trust and Barratt London.

- Below, Hawfinch House overlooking the Welsh Harp
- Right, Proposed development- Station Road and West Hendon Broadway





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>• 2,194 new homes - a net gain of 1,545 on the existing site</li> <li>• 28% 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 year's centre</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 gyratory</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>• 1766 sqm commercial floorspace (Class A1-A5 &amp; B1) to replace 1,073.19 sqm existing commercial floorspace</li> </ul>
COMMUNITY	<ul style="list-style-type: none"> <li>• 29,083 sqm of public and communal amenity space, a 20% increase in provision</li> <li>• Demolition of existing non-residential buildings</li> <li>• A new permanent community Hub</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 - £9.79m</li> <li>• Non-Financial obligations – Affordable Housing, Education, Highway works, Training, community centre, bridges, SSSI mitigation, Open Spaces, Travel Plan</li> <li>• CIL - £10m</li> <li>• New Homes Bonus - £9.3m</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 estate includes large areas of under-utilised and unstructured land. There is potential to deliver a number of new homes in these spaces, generating investment to improve the estate environment.

→ Proposed development The Square at Granville Road



### 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 in Summer 2019.

### Barnet's Partners:

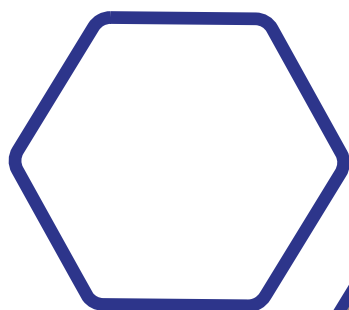
Mulalley Construction Ltd is the developer on-site. New Granville LLP is joint venture between Mulalley and CHA Ventures (a subsidiary of the One Housing Group Registered Provider). Sherrygreen Homes (Mulalley's sister company) will market and sell the new homes.

→ Proposed development The Court at Granville Road



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>Employment and Skills Action Plan sets out how residents (both existing and new) can access Site and Developer employment and training opportunities arising from the development - pending agreement and will come into effect once commencement on-site is achieved</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> <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>s106 - £0.511m</li> <li>Non-Financial obligations – Affordable Housing, Highway works, Training, Travel Plan</li> <li>CIL £0.019m</li> <li>New Homes Bonus – £754.566</li> </ul>

→ Proposed development The Row at Graville Road





## Upper & Lower Fosters

**Ward:** Hendon

### Overview

Built in the late 1960's, the Upper & Lower Fosters estate currently occupies 3.06ha and contains 196 existing homes. 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 217 additional homes and includes the demolition of the existing sheltered housing (Cheshire House), 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. The masterplan is based on a community co-design approach, involving the estate residents, neighbours and local community organisations from the very beginning.

### How long will the scheme take?

Based on the current programme, the scheme will likely start on-site in summer 2020.

### What's been achieved so far?

Continued community engagement and completion of detailed design stage working up to a planning application for submission summer 2019. This is a proposal for 217 new homes including Extra Care provision for elderly and vulnerable persons.

### What's happening next?

Secure planning consent and develop technical specification for the approved scheme design. Procure a build contractor to deliver the development.

### Barnet's Partners:

Barnet Homes.

- Insert, ULF Estate (present day)
- Below, ULF proposed development



Category	Outcome
HOUSING	<ul style="list-style-type: none"> <li>• Additional high-quality development comprising of 142 new residential units (36 affordable, 106 private).</li> <li>• Extra Care housing to replace the existing sheltered housing in Cheshire House, delivering 75 affordable units</li> <li>• Retention of 168 existing homes</li> </ul>
HEALTH & WELLBEING	<ul style="list-style-type: none"> <li>• Local environment 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 from master planning, design through to delivery</li> <li>• Co-design approach – responding to the needs and concerns of the community</li> <li>• Opportunity for the local community to develop new skills</li> <li>• Provision of community facilities linked to Extra Care housing provision</li> </ul>
COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> <li>• Employment and Skills Action Plan sets out how residents (both existing and new) can access Site and Developer employment and training opportunities arising from the development - pending agreement and will come into effect once planning consent/commencement on-site is achieved</li> </ul>
PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> <li>• High quality development 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> <li>• Improved infrastructure and amenity space</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> <li>• Use of Air Source Heat Pumps to reduce carbon emissions</li> </ul>
INVESTMENT	<ul style="list-style-type: none"> <li>• In 2017 secured £830,000 of government funding to help with initial feasibility costs</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 maximise the use of the existing land assets and increase the housing supply to provide housing choices that meet the needs and aspirations of Barnet residents.

Through partnership working with The Barnet Group, the current development pipeline includes building:

- new homes for affordable rent on existing council land including the development of new rooftop housing
- Extra Care schemes and wheelchair accessible units improving the housing offer for older and vulnerable people and thereby reducing demand for care
- new mixed tenure homes, with the affordable homes funded by private sales plus an overall profit for the council

New builds will be let as affordable homes through the council's letting policy. Additionally, there are other potential schemes currently being assessed for development that will deliver increased housing capacity estimated more than 300 affordable new homes.

→ Below  
Proposed development Stag House site

### What's been delivered so far?

Elmhurst Crescent (13 units), Basing Way garages (14 units), Hertford Road (10 units) were the first schemes on-site and completed in 2018/19, delivering a total of 37 new homes. Most schemes in the current programme started on-site in 2018/19 and will deliver 87 new affordable homes by 2020.

Ansell Court (formerly Moreton Close), the council's first Extra Care scheme completed in January 2019 delivering 53 self-contained flats for older residents.

The Burnt Oak Register Office is currently on-site to deliver 30 new apartments for affordable rent and due for completion in 2020.

Planning application submitted for a mixed tenure development at Hermitage Lane in Childs Hill proposing 56 new homes. Redevelopment will provide an increase in affordable housing provision and a much-improved street scene with a high-quality design.

### What's happening next?

Stag House in Burnt Oak ward will be next Extra Care scheme on-site, with an 18 month build programme it is anticipated to complete in 2020/21.

→ Development at  
Basing Way

→ Elmhurst Crescent





## 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.

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

on the success of Ansell Court, two further Extra Care schemes are planned for Barnet residents.

The first will be Stag House in Burnt Oak which gained planning consent for 51 Extra Care units, consisting of 42 one-bed flats, five wheelchair-accessible one-bed flats, and five two-bed flats. The scheme, will provide care for older people in Barnet and will be funded in the most part by the council with a grant of £4m coming from the Greater London Authority. Stag House will be fully wheelchair accessible, and have extensive communal facilities with a landscaped communal garden, enabling older residents to live independent lives.

The second will form part of the Upper & Lower Fosters Estate with the demolition of sheltered accommodation at Cheshir House as it no longer meets the future needs of residents. The new scheme will deliver 75 affordable Extra Care units and have extensive facilities.

### At a Glance

- Sites identified for delivery of 473 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.

**87**

new  
affordable  
rent homes  
by 2020

**25**

schemes in  
the current  
development  
pipeline  
programme

**179**

Extra Care  
units to be  
delivered by  
2021/22

**473**

in total  
affordable  
units on  
council land



→ Ansell Court



# 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

### Local Plan

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 contributes to Barnet's character. Production of a new Local Plan is underway and will look ahead to 2036.

### Challenges

A key challenge of the Local Plan is to ensure that the distinctive character of Barnet is protected, and where possible enhanced, whilst achieving sustainable growth. Understanding the challenges that Barnet faces in terms of providing new homes, jobs, services and infrastructure underpins the Local Plan. Effective planning will seek to maximise the opportunities that Barnet has to offer, including its town centres and areas of growth, open space and connectivity.

### Local Plan Timetable

Local Plan Preferred Approach (Reg 18)	Autumn 2019
Local Plan Publication (Reg 19)	Spring 2020
Local Plan Examination	Winter 2020/21
Local Plan Adoption	Summer 2021



### PLANNING POLICY DELIVERY 2018/19 ACHIEVEMENTS

- New Local Development Scheme approved Jun 2018
- Representations at Mayor's new London Plan Examination in Public
- Consultation on the Article 4 Direction restricting the change from office and industrial to residential use
- New Statement of Community Involvement adopted in Oct 2018
- Colindale Station Supplementary Planning Document (SPD) adopted in Feb 2019
- North London Waste Plan Regulation 19 approved in Dec 2018
- Brownfield Land Register
- Guidance given on the emerging Neighbourhood Plans for West Finchley and Mill Hill



### PLANNING POLICY FOCUS IN 2019/20

- Confirmation of Article 4 Direction
- Production and consultation on Draft Local Plan Reg 18
- North London Waste Plan Examination in Public
- New SPD for Edgware Town Centre working jointly with LB Harrow
- New SPD for Hendon – the Burroughs & Middlesex University
- Establish a strategy for building heights along the A5 corridor

## Major Projects

### Overview

The Major Projects Team is responsible for:

- place-making including 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 statistics place Barnet as the:



#### 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	Cheshire East	873
<b>7</b>	<b>Barnet</b>	<b>840</b>

We manage planning obligations, also known as Section 106 agreements (s106), 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 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, this could we will raise more than £100m. In 2018/19 we raised £12,614,629m for the borough.

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 2018/19, we have collected £12,738,545m CIL income from schemes across the borough to spend on community infrastructure. This money is contributing to the funding of two new leisure centres at Copthall and Victoria Park, New Barnet. We have also raised £4,673,384m Mayoral CIL for TfL to spend on delivering new transportation projects in London.

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.



**2018/19**  
 we have raised  
**£4,673,384m** of  
 Mayoral CIL for  
 Transport for London  
 to spend on transport  
 projects in London



→ Colindale Station and  
 new homes illustration



## 2018/19 ACHIEVEMENTS

- Adoption of the Colindale tube station Supplementary Planning Document (SPD)
- Key major planning applications approved, including:
  - Colindale Telephone Exchange (mixed use development comprising 505 residential units).
  - Peel Centre (Phase 2) (mixed use development comprising 1,200 residential units)
  - West Hendon Phases 5 & 6 (216 and 516 residential units respectively)
  - National Institute Medical Research (approved by Mayor of London) (500 residential units)
- In 2018, we were the busiest Planning Enforcement Team in England, serving 194 enforcement and breach of condition notices



## FOCUS IN 2019/20

- Progress key planning applications for consideration by the Local Planning Authority:
  - Colindale Tube Station (new station and up to 313 units)
  - Sainsbury's, The Hyde (up to 1,200 units)
  - Grahame Park (up to 2,000 units)
  - Cophall Masterplan
  - Finchley Central (up to 500 units)
  - High Barnet Station (up to 300 units)
  - Douglas Bader (up to 600 units)



## Transport and Regeneration

### Overview

The Transport and Regeneration Team is responsible for:

- providing transport policy advice such as car parking standards for the borough
- providing transport policy and planning advice on all major planning applications and proposed developments, including all transport elements of the Brent Cross regeneration
- applying for funding for transport related projects within the borough
- considering and responding on policy matters such as the draft Mayor's Transport Strategy and the draft London Plan
- develop sustainable modes of travel in the design of new developments.

At present, the borough achieves 55% of journeys by sustainable mode – walking, cycling, public transport use. The Mayor's Transport strategy seeks to achieve a target of 80% of trips by sustainable modes in Outer London by 2041. With each borough being assigned an individual target to achieve, the target for Barnet is 72%. There is, therefore, some progress to be made to meet the longer term Mayoral target. The borough's Local Implementation Plan sets out how the borough aims to achieve the mayoral transport targets and objectives.

There is strong emphasis in regeneration schemes and developments across the borough encouraging sustainable development and modal shift, including improvement in bus and rail services. For example, the proposed Thameslink station at Brent Cross West, due to open in 2022, will be a key step in achieving improved public transport provision and acting as a catalyst for the Brent Cross regeneration project.



### 2018/19 ACHIEVEMENTS

- Supported approval of a suite of Brent Cross planning applications enabling all the necessary permissions to be secured for development to proceed
- Local planning guidance on Residential Parking Standards for the borough
- Input into the Draft London Plan Examination in Public (EIP) relating to appropriate application of car parking standards in Outer London
- Supported proposals to reopen the West London Orbital Railway to passenger services running from Hendon and/or Cricklewood through Brent to Old Oak Common and then onwards to Hounslow
- Developed two feasibility study proposals:
  - reconfiguration of Colindale Roundabout
  - developing an interchange between the West London Orbital Railway and the Brent Cross Thameslink Station
- Input into planning applications for major developments throughout the borough
- Developing transport options and proposals for Hendon – the Burroughs



### FOCUS IN 2019/20

- Input into the planning application for the Thameslink Station due in July 2019
- Support development of transport proposals to reopen the West London Orbital Railway
- Support implementation of town centre improvements, including technical work for North Finchley & Hendon
- Development of the borough's emerging long-term Transport Strategy
- Develop a Liveable Neighbourhoods bid for Colindale
- Deliver the Colindale Roundabout and the West London Orbital Interchange feasibility studies

## 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 can 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:



The 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:

- 174 entrepreneurs accessed our business support programmes, our highest engagement to date
- 59 apprentices started on development sites across Barnet, almost 50% above the target for the year

- Proposals for the redevelopment of North Finchley Town Centre took major steps forward with key legal agreements and a new developer partner agreed
- West Hendon businesses, residents and developers were involved in the formation of a new vision and strategy for the Broadway, better positioning the high street to benefit from housing and other development in the area

## Improving people’s experience of 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. Over the past year, Re has continued to work with groups of businesses and residents that come together as Town Teams in Chipping Barnet, Cricklewood and Edgware.

We have submitted two Expressions of Interest to the Government’s Future High Streets Fund, opening the possibility of significant additional investment in Chipping Barnet and North Finchley town centres.

The team has also continued to progress proposals with development partners to bring forward ambitious proposals to revitalise North Finchley Town Centre. Following the adoption of a Supplementary Planning Document in February 2018, Re officers worked with legal and other advisors to finalise a Land Agreement and Site Assembly Agreement, both required to take this exciting development forward.

# Developing skills and raising awareness of career opportunities

Re works with developers to ensure residents can benefit from growth and development within the borough. Through the planning system, larger developments are required to make contributions towards employment and skills initiatives. This includes building residents' skills through apprenticeships, organising site visits and workshops for school, college and university students and supporting them to find routes into employment.

## Apprenticeships

Apprenticeships are a significant part of Barnet's plans for skills growth. Re works with partners such as Barnet and Southgate College, Middlesex University and apprenticeship training agencies to identify new training needs. In 2018/19, we secured a total of 59 apprenticeships through Section 106 agreements with our development partners. Apprenticeship placements range from Level 2 to Level 4 in technical skills such as plumbing, electrical, drylining and office administration.

## Job Show – Barnet residents

In partnership with the West London Alliance, Re supported a job show, held at Wembley Stadium. The event was attended by over 80 exhibitors, with London Borough of Barnet and Re sharing their stand with BOOST and the Barnet Group. Approximately 1,800 people from across London attended, including around 400 Barnet residents.

# Promoting employment through regeneration

The Outreach Support Service, established in the major regeneration projects across the borough, provides a dedicated staff member in each scheme to engage with residents and promote employment and skill development opportunities.

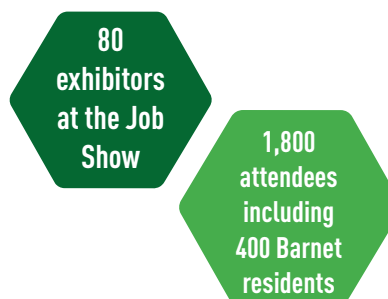
Over the past year, the Outreach Support Service in Grahame Park and West Hendon Estate have successfully supported residents to develop new skills and access new jobs.

## Urban Plan – Whitfield school educational programme

Re brokered a connection with Urban Plan UK to deliver an educational programme aimed at 16-18-year-old pupils, giving them an insight into the role urban regeneration plays in the rejuvenation of cities. Students at Whitefield School in Barnet were asked to re-develop a mythical town, familiarising themselves with skills needed for a career in regeneration. Five staff from development partners Hammerson and Argent delivered the training.

## Open Choice Careers Fair – Middlesex

In partnership with Cambridge Education, Re supported Barnet's post-16 careers event. The event attracted over 700 residents and more than 30 employers, including developers and training providers. This included the Royal Air Force, accounting firm BDO, The Army, Lloyds Banking Group and many more.



## West Hendon Estate

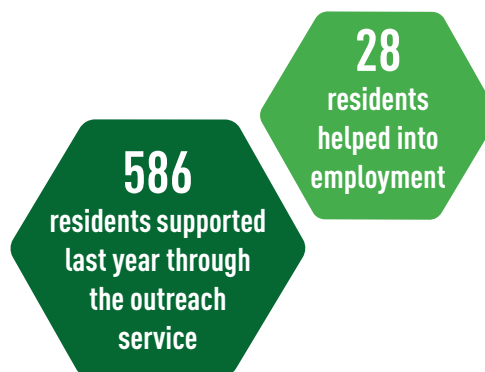
In West Hendon, the Outreach Support Service has engaged over 702 residents, becoming a "one-stop shop" for residents' needs. The service delivers training, skills and wellbeing programmes. Services range from employability programmes supporting people with CV writing, language classes and certifications in social care. A mix of small local businesses such as Barnet TV and larger organisations such as Barnet and Southgate College and Tutors United have delivered the programme.

A summary of the year's key outcomes is listed below.

Programme or activity	Outcome
Training, skills development and wellbeing support	702 residents supported
Residents gained employment through outreach support	28 jobs attained
Security training (Security Industry Authority and CCTV)	34 qualifications achieved
Heath, Social Care and Childcare programme	31 qualifications awarded
Construction Skills Certificate Scheme (CSCS)	24 CSCS certificates attained
Local Community	Independent film produced by local people called 'West Hendon Then & Now' available in this link - <a href="https://youtu.be/GEmwDvk7wbl">https://youtu.be/GEmwDvk7wbl</a>

## Grahame Park

In Grahame Park, the outreach support service goes from strength to strength with 586 residents supported. In addition to adult learning, the Grahame Park service focuses on helping residents into self-employment. In total, 35% of businesses that enrolled in the programme went on to launch their business in travel, entertainment, fitness and accountancy, fashion and initiatives aimed at young people.



A summary of the year's key outcomes is listed below.

Programme or activity	Outcome
Training, skills development and wellbeing support	586 residents supported
Residents gained employment through outreach support	28 attained
Self-employment programme	17 registered
Business launched by residents	6 launched
Volunteering placements	65 provided
Apprenticeships for residents	4 provided

## Helping businesses to grow and develop

### Pop Up Business School

The Business, Employment and Skills Team worked with the Pop Up Business School 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. The 2018 event was our most successful year with 104 people attending. Key stats are presented below.



→ Entrepreneurial Barnet Competition 2018-19  
 → Below, pop Up Business training

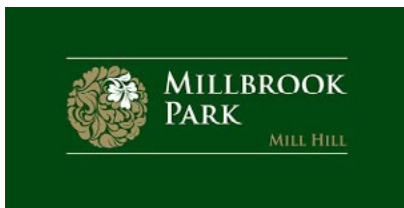
### Entrepreneurial Barnet Competition

The Entrepreneurial Barnet competition is a partnership run in collaboration with Middlesex University and Barnet and Southgate College and sponsored by Hammerson. This was the competition's fifth year and saw 70 entrants compete for £3,500.

The three-month process saw applicants pitch their idea, and then undergo a series of workshops to develop their business proposition. The final stage saw four finalists go head-to-head for a chance to win. The winner was Barnet resident Joanne Merchant, who has plans to develop a high street hub called When I Grow Up, providing an appealing play, support and community space for families with young children. Just after winning her cheque she said she felt "shocked, overwhelmed and really happy". In a couple of years, she hopes to be opening her second hub!







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# Appendices

# Appendix 1

## Recurring and Non-recurring income

### Recurring Income – Council Tax and Business Rates

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	0.05	21.3	21.4
Brent Cross South	8.7	15.3	24.0
Colindale (excluding Grahame Park)	7.6	0.44	8.0
Dollis Valley	0.72	0.005	0.72
Grahame Park	2.8	0.09	2.97
Granville Road	0.16	0	0.16
Mill Hill East	2.1	0.19	2.3
Stonegrove and Spur Road	0.34	0	0.34
West Hendon	2.3	0.001	2.3
Total	24.7	37.2	62.1

Live Schemes	Council Tax (cumulative totals 2020-2030) £m	Business Rates (cumulative totals 2020-2030) £m	Combined Cumulative £m
Brent Cross North	0.48	64.1	64.6
Brent Cross South	13.5	44.2	57.8
Colindale (excluding Grahame Park)	64.9	3.2	68.1
Dollis Valley	6.7	0.7	6.8
Grahame Park	19.6	1.03	20.6
Granville Road	1.4	0	1.4
Mill Hill East	20.2	2.4	22.7
Stonegrove and Spur Road	4.6	0.001	4.6
West Hendon	18.6	0.0019	18.6
Total	149.9	115.6	265.2

#### 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, 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	£21.2
Brent Cross Cricklewood South	£18.4
Colindale (excluding Grahame Park)	£24.289
Dollis Valley	£1.8
Grahame Park	£14.8
Granville Road	£0.511
Mill Hill East	£12.1
Stonegrove and Spur Road	£0.806
West Hendon	£9.97
<b>Total</b>	<b>£103.876</b>

### Community Infrastructure Levy payments

The council also raises funding from Community Infrastructure Levy (CIL), a planning charge introduced by the Planning Act 2008, as a tool to assist local authorities to deliver infrastructure project that enhance development.

£100m in CIL funding will be raised from developer contributions and to date £31.3m has been raised on schemes below.

Additional income will be raised from schemes currently in their early stages i.e. Upper and Lower Fosters and the Development Pipeline schemes.

### CIL Financial Contributions

CIL payments on schemes with planning permission received to date	£m
Brent Cross Cricklewood North	£0
Brent Cross Cricklewood South	£0
Colindale (excluding Grahame Park)	£19.875
Dollis Valley	£0.466
Grahame Park	£0
Granville Road	£0.0019
Mill Hill East	£0.962
Stonegrove and Spur Road	£0
West Hendon	£10
<b>Total</b>	<b>£31.3</b>



## Non-recurring income – New Homes Bonus

### New Homes Bonus Projected Financial Contributions

Projected Non-Recurring to 2030	New Homes Bonus £m
Brent Cross North	£2.8
Brent Cross South	£10.1
Colindale (excluding Grahame Park)	£31.3
Dollis Valley	£3.2
Grahame Park	£12.2
Granville Road	£0.754
Mill Hill East	£9.2
Stonegrove and Spur Road	£1.4
West Hendon	£9.3
<b>Total</b>	<b>£80.2</b>

