

Item	Resident name	Question	Answers
7 West Hendon Estate Regeneration	Catherine Groapa	Barnet Homes make the case that secure tenancies cannot be offered due to shortage of housing in West Hendon. Temporary accommodation is expensive and not a solution to the shortage of housing in Barnet. Why would you acquire more temporary accommodation instead of providing residents with the next best option – flexible tenancies elsewhere in the borough?	<p>The shortage of housing affects the whole borough, not just West Hendon. The Housing Allocations Scheme sets out how the Council prioritises access to the limited supply of social housing in the borough. As there is a shortfall between the demand for accommodation and the supply of social housing, it is necessary to make use of temporary accommodation which is typically self-contained flats and houses within the private rented sector.</p> <p>Temporary accommodation is also required to meet the new relief duties under the Homeless Reduction Act where interim accommodation is provided pending the offer of more settled accommodation.</p> <p>Depending on a household's assessed need and available supply, many non-secure tenants are likely to be offered flexible tenancies across the borough. 5 non-secure tenants from Marsh Drive have so far been offered flexible tenancies in Barnet Homes properties in the borough.</p>
7 West Hendon Estate Regeneration	Simone Henderson	We have highlighted the risk to life that living on Marsh Drive poses to residents. A threat to life is a qualifying factor for Band 1. This is a unique case, therefore the housing allocation policy is not fit for purpose when assessing resident's needs. All residents on Marsh Drive have a high housing need due to the exceptionally dangerous and dire conditions. Do you not agree that all residents on MD have a high housing need?	It is accepted that the conditions on Marsh Drive are in some cases below the level we would expect and that residents need to be moved to alternative accommodation which is why the decanting has been brought forward. The Allocation Scheme states that band 1 can be awarded where "The applicant's health is so severely affected by the accommodation that it is likely to become life threatening". There have been independent assessments of the conditions in the blocks in relation to gas safety and repairs have been responded to and actioned.

			<p>A range of measures have been put in place to improve conditions and address any risks, including implementing actions from Fire Risk Assessments within specified timescales. Additionally, a number of recommendations relating to the structure of the block and gas safety are in the process of being implemented.</p> <p>All households on Marsh Drive have a housing need but there will be those that have a higher need than others. The Scheme assesses these needs and places households in the relevant priority Band.</p>
8 West Hendon Phases 5&6 Variation	Annie Barratt	If the Committee agree to include 213-215 West Hendon Broadway in the West Hendon Regeneration Scheme, do they not agree that a proportion should be made available for social housing for non-secure residents who have been negatively impacted by living in dire conditions on the regeneration estate?	<p>Barratt Metropolitan Limited Liability Partnership (BMLLP) have written to the Council requesting ‘in principal’ support for amending the existing Principal Development Agreement (PDA).</p> <p>The changes would allow BMLLP to bring forward proposals for a new, permanent 500sqm health centre and add up to 350 residential units to the scheme, with 40% of the new homes offered as Affordable Housing.</p> <p>Implementation of the scheme is subject to individual phases securing planning approval and it is envisaged that the first homes in this phase will not be delivered before 2025.</p> <p>Consequently, any allocation to these homes will need to be made in line with the Council’s Housing Allocation Scheme at the appropriate time as circumstances may change for both the development scheme and also for tenants, which will require an update to the housing</p>

			needs assessment to be carried out to ensure the home meets the needs of the tenant at the time of allocation.
11 Housing Revenue (HRA) business plan.	Ahmed Padori	Temporary accommodation is a drain on resources as outlined in this agenda item (5.13). Why would you choose to add more temporary accommodation to your housing portfolio instead of social housing?	<p>The Council is acquiring as well as building new council properties through its development pipeline programme within the Housing Revenue Account. However, with 2,810 households banded on the Council's Housing Allocations Scheme and 2,466 households in temporary accommodation the Council needs to acquire more properties. Local Housing Allowance (LHA), determines how much housing benefit can be paid on a property. This is typically lower than full market rent but higher than the rents charged by the council and housing associations for social housing.</p> <p>Buying properties is only affordable without subsidy if rent is charged at LHA rates. This has meant that accommodation offered to housing applicants is offered as temporary accommodation or private rented accommodation so that the required rents can be achieved.</p> <p>The cost of delivering new supply also has an impact on the location of stock that can be delivered and unfortunately this means that much of the stock in borough is unaffordable without significant levels of subsidy.</p>
13 Annual Review of Council Dwelling Rents and Service Charges and	Ilyas Hussein	If the proposed change (1.13) goes ahead this would effectively mean that tenants in the private rental sector would have more rights than those on non-secure tenancies. Tenants in temporary accommodation would be paying the same rates as those in PRS but with no security. Can you explain why you are disregarding your	This proposal applies to temporary accommodation properties that have been procured by the council from private owners, and reflects the current arrangements where rents are set at local housing allowance (LHA) levels, with the exception of the inner London broad market rental area.

Temp accommodation rents 202-/21		duty of care to residents and why your Housing Allocation Policy does not prioritise flexible or secure tenancies over non-secure / PRS?	<p>LHA, which determines how much housing benefit can be paid on a property, is generally lower than full market rent, as LHA has been capped for several years and has not kept pace with inflation. The Government recently announced that the cap on LHA is to be lifted.</p> <p>This proposal will not apply to tenants with non- secure tenancies on the regeneration estates whose rents are currently set at the same rate as for council secure tenancies.</p> <p>The Housing Allocations Scheme sets out how the council prioritises the limited supply of social housing in the borough. As there is a shortfall between the demand for accommodation and the supply, it is necessary to make use of temporary accommodation.</p> <p>The Council will also assist housing applicants in accessing suitable housing in the private rented sector where this meets their housing needs.</p>
16 Growth Strategy	Mr Levy	<p>Appendix 1 - Compared to last year's consulted-on Draft version, in the Growth Strategy the number of Strategic Objectives has fallen from twenty-one to twenty. What are the reasons for reducing in scope, while merging into another Strategic Objective, last year's Draft Strategic Objective that read:</p> <p><i>"Establish Brent Cross as a destination unlocking the potential of the area as a broader cultural and leisure destination of national significance... Brent Cross especially, as a new metropolitan town centre, will become cultural and leisure destination of national significance; we will work with our partners to curate a unique, inclusive, and family-friendly offer."</i></p>	<p>Consultation feedback indicated a more neutral public response to this as an objective, but overall was still supportive of the message.</p> <p>It was also recognised that this was the only spatially-oriented objective, and could be better treated as an emphasis for the wider objective focusing on the visitor economy. Moreover this enabled the Council to ensure all five themes each had four objectives; providing a more balanced approach overall.</p>

<p>17 Brent Cross Cricklewood Update</p>	<p>Mr Levy</p>	<p>Paragraph 1.3: How specifically is VF engaged and progressing with passive provision for a six-platform station instead of a four-platform station, given that your commissioned integration report, reported by officers to the last meeting of this committee in November 2019, itemises necessary physical changes and studies?</p>	<p>As part of the contract signed on 23 December, the officers are engaged with VF on the detailed design. VF are reviewing the feasibility of future-proofing the BXW station design to allow connections to be made to a future WLO station. This will develop further on the feasibility work produced by Capita.</p>
<p>17 Brent Cross Cricklewood Update</p>	<p>Ms Thomas</p>	<p>Question:</p> <p>Para 1.9 of the BXC update, reference is made to development with L&Q of a stakeholder plan. As repeatedly requested including to this committee in June 2019, can you confirm when a programme wide engagement strategy and plan will be agreed and implemented to avoid the current disjointed and unbalanced approach?</p> <p>To illustrate for members the programme 'communicated' simple treeworks as a small item in a newsletter, lack of engagement exacerbated the response from and upset of residents to the resulting unusable green space (see attached) which is not helped by no reliable mechanism for ensuring quick resolution.</p>	<p>A communications lead is now in place and has been working with colleagues across the developments to ensure a joined up approach to keeping residents informed about the works in their area.</p> <p>The development of a programme website TransformingBXC.co.uk is a key part of the engagement strategy to provide a place for residents to find out about planned works in the area. The website will launch in two phases and is planned to be fully operational by the end of February.</p> <p>A drop in event was also held in December where all partners were present to provide an update on planned future works. Letters were hand delivered to residents in Brent Terrace, Claremont Road and Clitterhouse Crescent.</p> <p>As works progress in the area we will continue to write to residents and provide further opportunities to speak to us, and our contractors, about the development, this includes sharing the construction management plan once this is finalised by L&Q.</p>