

	CHIEF OFFICER IN CONSULTATION WITH COMMITTEE CHAIRMAN DELEGATED POWERS REPORT
Title	Approval of the Little Strand, NW9 and Broadfields Estate, HA8 Infill Development Outline Business Cases
Report of	Chairman of the Housing & Growth Committee Deputy Chief Executive
Wards	Colindale, Edgware
Status	Public
Enclosures	<ol style="list-style-type: none"> 1. Outline Business Case Little Strand Infill Development Project (part of GLA 87 Programme) 2. Red line plan – Little Strand project 3. Outline Business Case Broadfields Estate Infill Development Project (part of GLA 87 Programme) 4. Red line plan – Broadfields Estate project
Key	Yes
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Summary

Barnet Homes, acting as development agent for Barnet Council, have secured £8.7m grant funding from the Greater London Authority (GLA) to support the delivery of 87 new homes in total through a development programme known to the Council as “GLA 87”.

Barnet Homes has identified two potential infill development projects that will deliver 82 new affordable homes for London Affordable Rent. These are at Little Strand, NW9 and the Broadfields Estate, HA8. The remaining homes that make up the wider programme will be subject to separate Outline Business Cases as part of the wider HRA development programme.

Little Strand is a cul-de-sac off Great Strand on the Grahame Park estate. This part of the estate voted against regeneration in the estate ballot and forms part of the retained stock on the regeneration masterplan. The proposed development consists of demolishing 46 garages and 8 tenanted bungalows at Dowding, to provide 35 new homes. 5 of these homes will be built to M4(3) standards meaning they fully accommodate wheelchair users. 12 of the homes will be 3 and 4-bed properties, providing accommodation for larger families.

The Broadfields Estate in Edgware consists of typically suburban housing constructed during the 1930s, 1960s and 1970s. The proposed development includes 47 new homes to be constructed across a number of infill plots within the estate area. These plots are on a combination of garaged land, book-ends to existing terraces and infill on redundant land and green spaces that could be better utilised. Significant improvements to the public realm are proposed including a new ‘village green’, play zones, community spine and production zones that include allotment gardening and edible planting. The new 47 homes include 5 that will be built to M4(3) standards, meaning they fully accommodate wheelchair users. 5 of the homes will be 5-bed properties, providing accommodation for larger families.

A sum of £27,625,000 has been allocated to the Council’s Housing Revenue Account budget for the GLA 87 programme, including £8.7m of GLA grant funding. The estimated budget for Little Strand is £10.43m, which includes construction and project on costs. The estimated budget for the Broadfields Estate is £16.048m, which also includes construction and project on costs.

Design solutions have been proposed for the developments and the relevant surveys have been commissioned to ensure buildability. Pre-application meetings with the Planners have been held and feedback has been incorporated into the proposals. The housing management teams have been consulted, with their comments considered within the proposals. Barnet Homes have carried out local consultation, including with ward members. The planning application is now being prepared, ready for submission.

This report includes as an annex the Outline Business Cases for the two projects. Barnet Homes will continue to seek planning consent for the schemes and the subsequent procurement of a building contractor.

Decisions

1. That the Deputy Chief Executive in consultation with the Chair of Housing & Growth Committee notes and approves the Outline Business Case for the Little Strand, NW9 project, enabling the planning application to be submitted.

2. That the Deputy Chief Executive in consultation with the Chair of Housing & Growth Committee notes and approves the Outline Business Case for the Broadfields Estate, HA8 project, enabling the planning application to be submitted.

1. WHY THIS REPORT IS NEEDED

- 1.1 Barnet Homes has been commissioned to act as development agent on behalf of Barnet Council to develop a pipeline of affordable housing as part of the GLA funded programme known as the “GLA 87”.
- 1.2 The appended Outline Business Cases set out the proposed infill projects at Little Strand, NW9 and Broadfields Estate, HA8 to provide high quality affordable housing. The projects will deliver 82 new homes for London affordable rent as well as make improvements to the estate public realm, parking and communal areas.
- 1.3 In response to the Coronavirus pandemic, the Urgency Committee on the 27th April 2020 provided delegation to Chief Officers (in consultation with the relevant Committee Chairmen) to take decisions on business-critical matters normally reserved to theme committees. Therefore, the Deputy Chief Executive in consultation with the Chairman of the Housing & Growth Committee have delegated authority to approve the appended Outline Business Cases. The Committee resolved that any and all such decisions taken, shall be reported back to the relevant Committee for post-decision scrutiny.
- 1.4 The approval of the Outline Business Cases is required in order to submit planning applications and work towards entering into build contracts to deliver the two schemes.

2. REASONS FOR RECOMMENDATIONS

- 2.1 The Little Strand, NW9 project includes demolishing 46 garages and 8 tenanted bungalows at Dowding, to provide 35 new homes across three plots on the site. These will be a mixture of flats and houses. 5 of these homes will be built to M4(3) standards meaning they fully accommodate wheelchair users. 12 of these homes will be 3-bed and 4-bed properties, enabling larger families to be accommodated.
- 2.2 The three plots present an opportunity to transform Little Strand into a welcoming street with improved passive surveillance, better organised car parking and a clear site entrance. The project will also create generous new amenity space with play space for existing and new residents to enjoy.
- 2.3 The Broadfields Estate, HA8 project includes demolishing a number of garages and three properties at 1-3 Fulbeck Walk, to provide 47 new homes across multiple infill plots. One of the three houses at Fulbeck Walk has been void since 2014 as extensive structural and fire safety remediation works are required, with a cost estimate of £457k. The 47 new homes will be a mixture of flats and houses. 5 of these homes will be built to M4(3)

standards meaning they fully accommodate wheelchair users. 5 of these homes will also be 5-bed properties, enabling larger families to be accommodated.

- 2.4 The development will transform this part of the estate into a welcoming environment, with improved passive surveillance and better organised car parking. It also creates generous new amenity space with play space as well as allotment gardening and edible planting. A new communal village green and village square is proposed at the heart of the development. It will provide a new usable open space for existing and new residents that will provide some opportunities for both active and passive recreations.
- 2.5 The new homes would be owned by the London Borough of Barnet and managed by Barnet Homes.
- 2.6 Subject to the approval of the Outline Business Cases, Barnet Homes will be able to progress the submission of the planning applications in summer 2020 and work towards getting planning consents in autumn 2020.
- 2.7 Contractors will then be appointed through OJEU compliant tender processes.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 All options are listed within the appended Outline Business Cases and the same options apply to both projects.
- 3.2 Option 1 - Do not proceed with these developments
 - 3.2.1 The status quo of estates is maintained, in terms of number of homes and public realm.
 - 3.2.2 Social housing stock within the borough continues to decline through right to buy sales without replacement homes being constructed.
 - 3.2.3 The expected project benefits will not be delivered, in terms of revenue savings and income. The expected project benefits will also not be delivered.
- 3.3 Option 2 – Develop these homes, funded by the HRA
 - 3.3.1 Additional social housing units created and owned by Barnet Council.
 - 3.3.2 Management of the existing homes and new homes on the estate remains with one party (Barnet Homes).
 - 3.3.3 The project benefits will be realised.
- 3.4 Option 3 - Develop these homes, through on-lending to Opendoor Homes
 - 3.4.1 Scheme could be completed at nil cost to Barnet Council, with financial benefits including the homeless dividend.
 - 3.4.2 Barnet Homes would still act as the development agent.
 - 3.4.3 Level of GLA grant would reduce to £70k per unit.
- 3.5 It is on this basis that Barnet Homes recommend Option 2 is progressed as part of this Outline Business Case.

4. POST DECISION IMPLEMENTATION

- 4.1 Subject to approval of the Outline Business Cases, Barnet Homes will continue to work on the designs of the schemes and will seek planning permissions for the proposals.
- 4.2 Subsequently Barnet Homes will tender the projects through OJEU compliant processes, namely the Public Contract Regulations 2015, and the Barnet Group's procurement process including an available framework if compliant, in order to achieve best value.
- 4.3 The remaining five homes that form the full programme of 87 new homes will be subject to separate Outline Business Cases. They may be brought forward as part of a larger scheme, potentially from the 'HRA 250' funded development programme, which would help achieve greater economies of scale.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

5.1.1 **Corporate Plan Barnet 2024:** Barnet 2024 sets out the Council's vision and strategy for the next five years. The challenge is set to continue with the process of finding further savings getting increasingly more difficult. The Corporate Plan has been developed alongside the Council's Medium-Term Financial Strategy (MTFS) so that investment and resources are focused on the areas that matter most. Barnet 2024 sets out three main Outcomes the Council wishes to achieve. A set of key priorities sit underneath each outcome, including detail of the Council intends to deliver this, a number of which are relevant to this business case, as follows:

- A pleasant, well maintained Borough that we protect and invest in;
- Ensuring decent quality housing that buyers and renters can afford, prioritising Barnet residents;
- Investing in community facilities to support a growing population, such as schools and leisure centres;
- Responsible delivery of our major regeneration schemes to create better places to live and work, whilst protecting and enhancing the Borough;
- Our residents live happy, healthy, independent lives with the most vulnerable protected;
- Supporting our residents who are older, vulnerable or who have disabilities, to remain independent and have a good quality of life
- Safe and strong communities where people get along well;
- Keeping Barnet safe;
- Focusing on the strengths of the community and what they can do to help themselves and each other.

5.1.2 **Barnet Growth Strategy 2019-30 (emerging):** LBB is bringing forward a Growth Strategy for Barnet which sets out a proposed programme of activity between 2019 to

2030, accompanied by a Delivery Plan that sets out key projects, how the council will direct future investment, the approach to securing funding, and strategic partnerships. The Growth Strategy focuses on five cross-cutting objectives:

- A growing Borough;
- A connected Borough;
- An entrepreneurial Borough;
- A Borough of thriving town centres; and
- A great Borough to live in and visit.

5.1.3 Joint Health and Wellbeing Strategy 2015-20: The Strategy has two overarching aims, Keeping Well and Promoting Independence. Barnet's Health and Wellbeing Strategy recognises the importance of access to good quality housing in maintaining wellbeing in the community. The lack of affordable housing is highlighted in Barnet's Joint Strategic Needs Assessment (JSNA) as one of the top three concerns identified by local residents in the Residents' Perception Survey.

5.1.4 Housing Strategy 2019-24: The Council's Housing Strategy 2019-2024 sets out the intent to deliver homes that people can afford by increasing housing supply, regeneration and growth. The strategy sets out how a continuing pipeline of developing on Council Land will secure a range of tenures, including mixed tenure housing with affordable homes funded by private sales, new affordable homes to rent on existing Council housing land, Extra Care and wheelchair accessible homes to reduce demand for care, and private housing for rent. There are three themes that are of relevance to this business case:

- Delivering more homes that people can afford;
- Safe and secure homes;
- Tackling homelessness and rough sleeping in Barnet.

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

5.2.1 A sum of £27,625,000 has been allocated to the Council's Housing Revenue Account budget for the GLA 87 programme, including £8.7m of GLA grant funding. This was approved by Policy & Resources Committee in June 2019. The estimated budget for Little Strand is £10.43m and the estimated budget for the Broadfields Estate is £16.048m.

5.3 The remaining programme budget will fund a further 5 new homes as part of a separate Outline Business Case. They may be brought forward as part of a larger scheme, potentially from the 'HRA 250' funded development programme, which would help achieve greater economies of scale.

5.3.1 It should be noted that the estimated construction costs are based on current market intelligence and subject to change.

- 5.3.2 An initial cost modelling exercise of the Housing Revenue Account has demonstrated that the payback year for the Little Strand project is year 31, which is in keeping with the target parameters. The Broadfields Estate project's payback year exceeds year 50, but it should be noted that there are significant annual revenue savings associated with delivering the project.
- 5.3.3 For the Little Strand project, the estimated total revenue benefit inclusive of savings to Barnet Council is £198,046 per annum. For the Broadfields Estate project, this is £294,780.
- 5.3.4 The projects will be tendered to a list of contractors through an OJEU compliant process and the Barnet Group's contract procedure rules. If the tender price exceeds the approved budget then a value engineering exercise may be considered.
- 5.3.5 If necessary, a bid request for additional funding will be reported to the Policy & Resources Committee for approval.
- 5.3.6 Barnet Homes has an established Development Team with the required experience to deliver this project. Barnet Homes manages the existing estate on behalf of London Borough of Barnet. They have successfully delivered works projects within occupied social housing settings and engaged with residents and leaseholders before, during and after the works are completed.
- 5.3.7 Barnet Homes will manage the project in accordance with the LBB project Management toolkit, which has been adopted for the delivery of this scheme. It incorporates monitoring and controls to ensure the project is delivered effectively and that budgets and programme are maintained and reported through the appropriate channels.

5.4 **Social Value**

5.4.1 Expected social value from this project will be:

- The provision of sustainable developments on existing sites.
- The opportunity to improve the public realm of the estates, to benefit residents existing and new.
- Contributing to the housing needs of residents within London Borough of Barnet.
- Making savings in temporary accommodation costs through the ability to allocate to new homes for affordable homes.
- Helping to address the shortfall of available accommodation within the Borough.
- New affordable homes which will provide a higher quality of accommodation and greater level of security for households currently living in temporary accommodation and/or in poor private rented sector accommodation.
- Net increase in Council tax revenues.
- A much-improved street scene with a high-quality design.

5.5 Legal and Constitutional References

5.5.1 The Council's Constitution, Article 7 – Committees, Forums, Working Groups and Partnerships sets out the responsibilities of all council Committees. The Housing & Growth Committee has responsibility:

- For regeneration strategy and oversees major regeneration schemes, asset management, employment strategy, business support and engagement.
- To submit to the Policy and Resources Committee proposals relating to the Committee's budget for the following year in accordance with the budget timetable.
- To make recommendations to Policy and Resources Committee on issues relating to the budget for the Committee, including virements or underspends and overspends on the budget. No decisions which result in amendments to the agreed budget may be made by the Committee unless and until the amendment has been agreed by Policy and Resources Committee.
- To receive reports on relevant performance information and risk on the services under its remit.

The Urgency Committee on 27 April 2020 in place of Housing & Growth Committee gave delegated authority to the Deputy Chief Executive to make this proposed decision in consultation with the Chair of Housing & Growth Committee, as mentioned at paragraph 1.3 of this report. The Committee resolved that any and all such decisions taken, shall be reported back to the relevant Committee for post-decision scrutiny.

In using the funding granted by GLA the Council will need to observe any conditions required by GLA.

5.5.2 Where it is proposed to relocate pram stores, Barnet Homes will work with CSG Property Services and HBPL to consult with the existing leaseholders on the estate regarding the potential impact of the proposed work on them. They may seek to vary the leases by agreement with lessees through deeds of variation.

5.5.3 The Little Strand site is subject to completion of a Deed of Variation from the Grahame Park Principal Development Agreement with Notting Hill Genesis to remove it from the Grahame Park development. This is being progressed by the Regeneration Team within Re's Development & Regulatory Service.

5.4.4 Section 24 of the Housing Act 1985 enables the Council to charge such reasonable charges as they may determine for the tenancy or occupation of their houses, flats, hostels and lodging houses, and from time to time to review rents and make such changes as circumstances may require, having regard to Section 193 of the Housing & Regeneration Act 2008 (power of regulator of social housing to set standards).

5.4.5 The Little Strand site plan includes some land outside the Council's ownership. The Broadfields Site plan includes some pramsheds which have been let on 125 year leases, and part of premises in a lease for 75 years from 2018 of the property formerly known as

Oaktrees Hostel. Both sites are subject to various rights and covenants in favour of third parties who may be able to prevent development unless the Council's power to appropriate are used; if this is done the third parties potentially are entitled to compensation, in the event of development. It is recommended that local and other searches are obtained before development and that the site constraint reports for various areas at Broadfields are reconciled to ensure they cover all the land on the attached site plan.

Barnet Homes/Capita Estates take the view that there are no concerns with the legal title which would deem the site at Little Strand undevelopable.

The Barnet Homes/Capita Estates team will endeavour to negotiate buying out and/or to relocate the leased pram sheds at the Broadfields Estate, in order to deliver the scheme.

5.6 Risk Management

5.6.1 The table below outlines the main risks that have identified for this scheme and the actions taken to mitigate against them:

Risk	Controls and mitigations in place	Impact	Likelihood	Risk Score
Design and planning				
That the design is not fit for purpose	<ul style="list-style-type: none"> Appointment of an experienced architect and early instruction of surveys and investigations Robust employer's requirements drafted Housing Management teams have commented on design 	4	2	8
That Planning consent is not granted or sites are aborted	<ul style="list-style-type: none"> Appointment of an experienced and competent architect and professional team Pre-application consultation with the Planners Identification of alternative sites Local stakeholder consultation held, Ward members notified of proposed project 	3	3	9
Utilities and statutory bodies not consenting to diversions	<ul style="list-style-type: none"> Early application to the statutory bodies will be made. Early engagement with the Environment Agency where necessary 	4	3	12

Expectations of Highways, on a small and constrained project	<ul style="list-style-type: none"> Engagement with Highways early in the process 	4	3	12
Financial				
That the grant deadlines are not met and the grant is returned	<ul style="list-style-type: none"> Ongoing dialogue with the GLA to keep them informed Instruction of an experienced design team with capacity to deliver to timescales 	4	3	12
That a funding source cannot be identified	<ul style="list-style-type: none"> Consider delivery by Opendoor Homes, with financial benefit to LBB Use GLA grant as cross-subsidy Consider converting some affordable rent to shared ownership, to cross-subsidise cost 	4	3	12
Impact of coronavirus could slow down progress of the planning process and then impact on market conditions	<ul style="list-style-type: none"> To be closely monitored by BH and construction consultants 	4	3	12
Delivery				
Delay to project delivery	<ul style="list-style-type: none"> Timely instructions from Barnet Council Regular project monitoring and reporting Regular monitoring of the market conditions Request contractor's programme as part of invitation to tender Compare programme to BCIS benchmarks of similar projects Ensure regular programme reporting is requested and monitored 	4	3	12
Lack of interest from tendering contractors	<ul style="list-style-type: none"> Early engagement with the market and soft-market testing Use of frameworks 	3	2	6
Legal				
That there are title issues with the site at the Council does not have clean legal title.	<ul style="list-style-type: none"> Title and site constraints reports have been prepared by HBPL. See paragraph 5.4.5 above. 	4	2	8

5.7 Equalities and Diversity

- 5.7.1 This report presents evidence on how increasing Barnet's supply of homes will benefit individuals and the Council. The report sets out the benefits of new housing provision for Barnet, based on an understanding of Barnet's population profile and population need. This document also sets out the specific benefits of delivering a scheme of 35 new homes at Little Strand and 47 new homes at the Broadfields Estate.
- 5.7.2 Over recent years national increases in homelessness against a backdrop of welfare and benefit reform has affected all local authorities and social housing providers, but particularly those in London. The increased demand for housing has placed pressure on an already strained and limited housing supply.
- 5.7.3 At a local level, Barnet has experienced increased high levels of demand for affordable housing, whilst sources of supply have been limited. Demand has been exacerbated by the buoyant private rental market in the borough, which is increasingly unaffordable for those on lower incomes. Loss of private rental accommodation is now the most common reason for a homelessness application, with residents who might previously have made their own arrangements in the private rental sector approaching the local authority.
- 5.7.4 In Barnet, there was an 42% increase in new housing needs assessment applications between 2011/12 and 2016/17. In addition, there was an overall 21% decrease in letting within Council stock from 2011/12 to 2016/17 and Barnet has below levels of social housing on average compared to other London boroughs.

Under section 149 of the Equality Act 2010, the Council must, in the exercise of its functions, have due regard to the need to—

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

The relevant protected characteristics are—

- age;
- disability;
- gender reassignment;
- pregnancy and maternity;
- race;
- religion or belief;
- sex;
- sexual orientation.

5.8 Corporate Parenting

5.7.1 The new 1-bed homes may be suitable for care leavers.

5.9 Consultation and Engagement

5.9.1 A public consultation meeting was held for the Little Strand project in January 2020.

5.9.2 Barnet Homes contacted the ward members to notify them of the proposed works and to invite them to a local consultation event.

5.9.3 On 29 January 2020 an exhibition was held to consult the local community on the development proposals. Over 300 local residents were invited, including residents of the existing estate. 22 responses to the consultation were received. The comments in the responses are themed as below, with a note on how these matters will be addressed:

Key theme	How it is being addressed in the proposal
Concern regarding the existing parking arrangement and future demand for spaces	<ul style="list-style-type: none"> • Currently the parking provision is poorly laid out, creating a risk to pedestrians • The proposed parking ratio is in line with the wider Grahame Park estate • The new parking bays will be clearly marked out and for the use of existing and new residents • We will be working with the Council's Highways team to understand whether additional measures can be introduced to improve parking stress on this site
Concern regarding the impact to them of construction process	We will ensure that a construction management and health and safety plan is in place. This will detail how the contractor manages the site to minimise the impact on residents as well as how they manage noise, mess and security. We will also require the contractor to register with the Considerate Constructors Scheme. This means they must adhere to several guidelines including the protection of the environment and safety for workers and residents.
Existing retained regeneration stock has been neglected	<p>This has been reported to the Barnet Homes management and maintenance teams.</p> <p>The proposed new build layout aims to increase pedestrian movement and amenity space throughout the site. This should help to increase passive surveillance across the site to help mitigate against anti-social behaviour.</p> <p>In response to comments regarding a lack of community spirit, Barnet Homes have raised this with the Colindale Communities Trust. They will arrange a leaflet drop with information about local facilities and activities.</p> <p>The Barnet Homes Caretaking Team are in discussion with Barnet</p>

	Council regarding measures that can be introduced to reduce fly tipping, including reviewing bin provision across the estate.
General support for improvements to the public realm	Noted.

5.9.4 On 26 February 2020 an exhibition was held to consult the local community at the Broadfields Estate on the development proposals and over 300 local residents were invited. 31 responses to the consultation were received. The comments in the responses were themed as below, with a note on how these matters will be addressed:

Key theme	How it is being addressed in the proposal
Concern that green spaces may be lost	At present, the green spaces provide low quality amenity space. An exemplar public realm scheme has been proposed, which will create high-quality green and amenity space which new and existing residents can use.
Concern regarding the existing parking arrangement and future demand for spaces	Our independent transport consultants have undertaken a study looking at the existing parking stress and reviewed the maximum parking capacity of the site using Barnet's Highways Design Standards. We have designed a site with the maximum number of safe demarcated parking spaces and pedestrian paths. All spaces will be for the use of existing and new residents.
Concern regarding the impact to them of construction process	We will ensure that a construction management and health and safety plan is in place. This will detail how the contractor manages the site to minimise the impact on residents as well as how they manage noise, mess and security. We will also require the contractor to register with the Considerate Constructors Scheme. This means they must adhere to several guidelines including the protection of the environment and safety for workers and residents.
Concerns over loss of privacy	The new homes have been designed in accordance with national and local planning policy as well as the London Housing Design Guide.
General support for improvements to the public realm	Noted.

5.9.5 Barnet Homes has drafted a factsheet in response to these comments, which they will distribute as soon as Covid19 lockdown restrictions allow, ahead of the Planning submission.

5.8.6 Barnet Homes has also contacted the ward members to consult them on the proposed project and to take their feedback. No comments have been received to date.

5.10 Insight

- 5.10.1 Barnet has 393,000 residents and this figure is expected to grow by 76,000 over the next 25 years; an increase of 19%.
- 5.10.2 The Council's Housing Strategy 2015-2025 identifies the need to increase housing supply and to deliver homes that people can afford. The Little Strand and Broadfields Estate projects will facilitate the delivery of new homes for affordable rent in the borough to meet housing need. The rents will be set at London affordable rents.
- 5.10.3 The delivery of new affordable rented homes will help to meet the objective in the Council's Housing Strategy to prevent and tackle homelessness, by reducing the use of temporary accommodation. There are currently in excess of 2,700 households living in temporary accommodation which presents significant budgetary pressures for the Council.
- 5.10.4 Barnet's Health and Wellbeing Strategy recognises the importance of access to good quality housing in maintaining Well-Being in the Community.
- 5.10.5 Lack of affordable housing is highlighted in Barnet's Joint Strategic Needs Assessment (JSNA) as one of the top three concerns identified by local residents in the Residents' Perception Survey.

6.0 BACKGROUND PAPERS

Assets, Regeneration and Growth Committee, 15 December 2014, Local Authority New Housing Programme (Barnet Homes)

<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=7886&Ver=4>

Council, 20 October 2015, Report of Policy and Resources Committee – The Barnet Group – Creation of new legal entity and subsidiary

<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=162&MId=8340&Ver=4>

Assets, Regeneration & Growth Committee, 25 March 2019, Grahame Park: PDA Variation Update

<https://barnet.moderngov.co.uk/documents/s51734/Grahame%20Park%20PDA%20-%20Public.pdf>

Policy & Resources Committee, 17 June 2019, Business Planning 2020-24 and Budget Management 2019/20

<https://barnet.moderngov.co.uk/documents/s52996/Business%20Planning%202020-24%20and%20Budget%20Management%20201920.pdf>

Urgency Committee, 27 April 2020, Approval of Emergency Decisions and Delegation to Chief Officers

<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=716&MId=10375&Ver=4>

Chairman of Housing & Growth Committee:
Has been consulted

Signed

22nd June 2020

Date

Deputy Chief Executive:

Decision maker having taken into account the views of the Chairman

Signed

Date

19th June 2020
