



HOUSING & GROWTH COMMITTEE

13th September 2021

Title	North Finchley Site Assembly Agreement and Land Agreement
Report of	Chairman of the Housing and Growth Committee.
Wards	West Finchley and Woodhouse
Status	Public except for Appendix 1 which is exempt under Schedule 12A of the Local Government Act 1972 Paragraph 3, information relating to the financial or business affairs of any particular person including the authority and Paragraph 5, information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
Urgent	Non-urgent
Key	Key
Enclosures	Appendix 1: North Finchley Land Assembly and Site Assembly Legal Summary [Redacted].
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Summary

This report requests authority be delegated to the Deputy Chief Executive in consultation with the Chairman of the Housing and Growth Committee to proceed to enter into both the North Finchley Land Agreement and North Finchley Site Assembly Agreement with Regal JP North Finchley Limited and Regal Holdco Ltd. extending the exclusivity period for the submission of a site-wide planning application until the end of December 2022 and gives delegated authority for this exclusivity period to be reviewed and extended should it be deemed appropriate to support the regeneration of North Finchley Town Centre.

In addition, this report requests for authority to be delegated to the Deputy Chief Executive to enable the council to deliver complementary town centre initiatives in consultation with the community, these include developing a North Finchley Town Centre Design Framework for the public realm and developing and implementing a first phase of works for a Creative placemaking, Wayfinding and Graphic Identity for North Finchley Town Centre.

Decisions

- 1. To delegate authority to the Deputy Chief Executive to enter into the North Finchley Land Agreement and Site Assembly Agreement with Regal JP North Finchley Limited and Regal Holdco Ltd. See appendix 1 for Legal Summary.**
- 2. To note the above agreements, include the extension of the exclusivity period with Regal JP North Finchley Limited until the 31st of December 2022.**
- 3. To delegate authority to the Deputy Chief Executive in consultation with the Chairman of this committee to continue to extend the exclusivity period if the Council deems necessary.**
- 4. To delegate authority for the Deputy Chief Executive to authorise the appointment of professional team(s) as necessary to deliver associated projects set out in report at paragraph 1.5 to support placemaking, public realm improvements and the wider comprehensive regeneration of North Finchley Town Centre.**

1. WHY THIS REPORT IS NEEDED

1.1 The council has been working with developer Joseph Partners over the past several years to progress ambitious plans for revitalising North Finchley Town Centre. At the core of the proposals are the goals of:

- Redefining the high street by defining the sustainable core of the area through research, analysis and local consultation;
- Establishing a context for change, involving comprehensive regeneration either through acquisition, or by agreement with existing landowners;
- Curating occupancy of the core high street, better supporting existing tenants and bringing in new ones, and utilising landlord control to incorporate flexible lease terms to encourage attractive and sustainable occupancy;
- Intensifying and repurposing the town centre periphery to provide additional housing, integrating high-quality residential uses into the upper parts of retained shopping areas, and providing the ability to carry out significant public realm improvements.

1.2 Set out below is the timeline of key actions and events that have taken place to move the scheme forward or which have otherwise impacted proposals:

- April 2017 – Barnet Council and Joseph Partners enter into exclusive two-year Preliminary Agreement, with option to extend by a further one year if needed.
- February 2018 – adoption of North Finchley Town Centre Framework Supplementary Planning Document following extensive local consultation.
- September 2018 – Joseph Partners brings on development partner U+I Group to back development, commencing detailed work on scheme viability.
- March 2019 – Barnet Council, Joseph Partners and U+I Group submit Expression of Interest to UK government’s Future High Streets Fund, which was ultimately unsuccessful.
- April 2019 – one-year extension identified within the Preliminary Agreement activated.
- July 2019 – Site Assembly Agreement and Land Agreement finalised and entered into with Joseph Partners and U+I Group, committing development partners, among other things, to submitting overall masterplan and detailed Phase 1 planning application by 31 December 2020.
- Summer/Autumn 2019 – continued planning for North Finchley Partnership Board and associated community engagement activities.
- March 2020 – first UK national lockdown as result of Covid-19 pandemic.
- April 2020 – expiration of exclusivity clause in Land Agreement.
- May 2020 – U+I Group steps back from involvement in North Finchley and ends their participation in the Land Agreement and Site Assembly Agreement.
- November 2020 – Joseph Partners agrees Heads of Terms with Regal London to bring forward the redevelopment of North Finchley Town Centre
- July 2021 – Partnership formed between Regal London and Joseph Partners to form Regal JP North Finchley Limited funded by Regal Holdco Ltd
- August 2021 – Final Draft of Land Agreement and Site Assembly Agreement agreed between Barnet Council, Regal JP North Finchley Limited and Regal Holdco Ltd

- 1.3 According to the terms of the legal agreements, the right to choose a development funding partner is a decision that rests with Regal JP North Finchley Limited. Council approval is required but is not to be unreasonably withheld or delayed. In practice, Joseph Partners has kept council officers informed and updated on discussions with prospective partners and has sought to ensure that the selected partner, Regal London, has a track record, approach and ethos that is entirely consistent with the ambition of delivering mixed-use regeneration in partnership with communities.
- 1.4 The funder, Regal Holdco Ltd (a Regal London company) has agreed to take on the funder's responsibilities in the Land Agreement and the Site Assembly Agreement. The funder is entitled to withdraw from future funding commitments if further development becomes unviable. The Site Assembly Agreement can be terminated by the Council if the Land Agreement is terminated, and the Council may end the Land Agreement where an alternative funder approved by them is not provided within three months of withdrawal of the original funder. Additionally, any future commercial arrangements with Regal JP North Finchley Limited or its subsidiaries will be subject to the council's normal due diligence procedures.
- 1.5 In parallel to the work being undertaken by the developer to progress the planning application for Phase 1, there are a number of complementary initiatives that the Council and Regal JP North Finchley Limited will be collaborating on to ensure the wider regeneration goals as set out within the North Finchley SPD 2018 are achieved. Council officers will work in collaboration with our community, development partners, Transport for London and other key stakeholders to:
- Commission a consultant team to Develop North Finchley Public Realm Design Framework to ensure the improvements to the public realm are developed holistically and consider the impact from future regeneration, to develop a phased approach and programme towards comprehensively improving the town centre public realm in coordination with the development proposed to be brought forward. This study will be procured, commissioned and managed by the Council to ensure the framework can be adopted to assure compliance with the framework developed. Key to this work will include addressing the following challenges and opportunities identified within the North Finchley SPD 2018. Some of these include:
 - Delivering public transport and active travel improvements on the High Road, in line with the borough's Long-Term Transport Strategy, including considering the relocation of the North Finchley bus depot.
 - Addressing the poor traffic conditions and pedestrian movement around the 'Island Site' between Ballard's Lane and the A1000.
 - Increasing green infrastructure on the high street.
 - Creating a town centre with better civic space where communities can rest, dwell and play.
 - The second commission is a part of the Council's Town Centres Capital Programme and will see the Council appoint a consultant team to support the development of a Cultural Placemaking, Wayfinding and Graphic Identity for North Finchley Town Centre and then commission contractor(s) as required to deliver a first phase of art and cultural interventions to be installed within North Finchley Town Centre. These activities are being funded from within existing approved Town Centre Capital funds.

- 1.6 In order to progress the regeneration of North Finchley and to deliver a sustainable future over the long-term, this report recommends that Housing and Growth Committee agree to make the decisions as set out in the decisions table above (page 2).
- 1.7 In the current economic climate, these recommendations are considered reasonable if development partners are to make genuine progress in delivering the community's and the council's ambitions for North Finchley town centre.

2. REASONS FOR RECOMMENDATIONS

- 2.1 North Finchley Town Centre is one of Barnet's seven 'main town centres' due to its size and economic importance to the Borough. In recent years, the town centre has been in decline, with retailers facing a range of challenges due to technological changes, macroeconomic forces and changes in consumer behaviour. Associated with this has been a decline in footfall and deterioration in the retail offer and quality of shop fronts. As such, although North Finchley is one of Barnet's largest town centres, it has seen an increase in vacancy rates over the past 15 years and as identified within the North Finchley SPD there is a recognised need in North Finchley to rationalise and improve the public realm and transport to create a civic and accessible destination for all.
- 2.2 As noted, the council and its development partners have been progressing a complex scheme at a time of unprecedented economic uncertainty; to deliver the holistic revitalisation of North Finchley and not just individual 'favourable' land parcels. To enable this to progress the Council and Regal JP North Finchley Limited have used reasonable endeavours to prepare an agreed Site Assembly Agreement and Land Agreement. And it is only on entering such agreements, the Council will be able to progress the regeneration of this important town centre. Below is a summary of the terms agreed please also refer to the Legal Summary in appendix 1 for a comprehensive summary of the agreements.
- 2.3 Site Assembly Agreement
- The Site Assembly Agreement covers the following:
 - Planning permission – Regal JP North Finchley Limited must submit a planning application for the development scheme, by 31st of December 2022.
 - Land interests – Once satisfactory planning permission is obtained, Regal JP North Finchley Limited (with the Council's assistance) must try to acquire the land ownerships in the area at the cost of Regal JP North Finchley Limited. The Council will seek appropriate authorities to enable any necessary third party land purchase, and, if necessary, will consider subject to committee approval making a compulsory purchase order for any land interests Regal JP North Finchley Limited isn't able to acquire privately.
 - Land Assembly – Following the developer's reasonable endeavours to acquire all third party land, the Council will consider using its compulsory purchase powers to complete land assembly. The Council will agree to use reasonable endeavours to seek committee approval to make the CPO provided that (i) there is a compelling case in the public interest to pursue the CPO (ii) the necessary funding will be made available to acquire the CPO land and pay all CPO costs and (iii) Regal JP North Finchley Limited has complied with its obligations to use actively pursue negotiations of the third party owners. In addition, the Council must also be

satisfied that there are no material impediments to the development going ahead, compensation assessments have been carried out and there are no disputes between the Council and Regal JP North Finchley Limited.

- Indemnity – As with any site assembly undertaken on behalf of a developer, Regal JP North Finchley Limited (guaranteed by Regal Holdco Ltd) will indemnify the Council against costs associated with any possible future compulsory purchase order (CPO).
 - Assignment/other dealings – Regal JP North Finchley Limited cannot assign or otherwise pass on the Site Assembly Agreement to another party, except an assignment to a group company of the funder who also takes an assignment of the Land Agreement. The Council may agree in due course to proposed funding or development partners who will take ownership of part of the site for forward funding or development purposes (such as a Registered Provider, another developer and/or funder).
 - Council statutory authority functions – The Site Assembly Agreement does not affect or fetter the Council in discharging its statutory responsibilities (e.g. as planning authority, highways authority, etc.).
 - Termination – There are a number of circumstances where either party can terminate the Site Assembly Agreement, although if that happens, the Council still has security for CPO costs it has already incurred. If the Land Agreement ends, so does the Site Assembly Agreement.
- The Land Agreement covers the following:
 - Pre-conditions – the Council agrees to make available for development to Regal JP North Finchley Limited land within the development site, subject to satisfying various pre-conditions - in particular, obtaining Council approval to the sale, obtaining planning consents and vacant possession, development funding being available - within an agreed programme.
 - Phasing: If the conditions are satisfied, including obtaining Council committee approval to the sale, Regal JP North Finchley Limited is entitled to draw down land in sub-phases or larger phases subject to committee approval. The first phase comprises six identified areas of land. Further phases are to be agreed with the Council.
 - Price, Valuation, Profit Share – The Land Agreement will include the price of the Council's land in each phase, but if it is not immediately drawn down for development the price will be reviewed annually by an independent surveyor to provide an upwards-only open market valuation. Depending on valuation advice, the Council may also receive a profit share or overage for any super profits achieved by Regal JP North Finchley Limited. The agreement proposes an indicative profit share after repayment of development costs and developer's agreed profit on cost. Any overage terms will be determined by an independent valuer who will carry out an open market valuation of the land to comply with the Council's statutory duty to obtain the best consideration that can reasonably be obtained.
 - Management pending Completion, Insurance – the Council will continue managing and insuring the Council-owned property in each phase until completion of transfer/lease (for current Council-owned land, 250 year long lease) to Regal JP North Finchley Limited (or other suitable developer backing Regal JP North Finchley Limited obligations or replacing Regal JP North Finchley Limited as developer). There are restrictions on the Council granting new occupational

interests or varying current arrangements, intended to ensure vacant possession can be obtained in good time.

- Development – Regal JP North Finchley Limited does not have to begin development of the site, but if it does so, development can only be carried out in phases in accordance with the planning permission, necessary consents and usual development requirements. Regal JP North Finchley Limited must obtain the usual construction warranties for the Council.
- Assignment/other dealings – Regal JP North Finchley Limited cannot assign or otherwise pass on the Land Agreement, except to an approved funder as security for any debts, or to a group company of the funder vetted by the Council.
- Termination – the Council can terminate the Land Agreement and/or buy the land back (under a call option referred to in the next bullet point) in a number of circumstances where Regal JP North Finchley Limited breaches the Land Agreement (subject to giving "cure" rights to the developer's funder).
- Call Option – If the Land Agreement is terminated where development of the site/part of the development site is not completed, the Council has a call option entitling the Council to reacquire, at the lower of market value or the price plus costs Regal JP North Finchley Limited incurred, and any increased market value from the works done to date, the parts of the uncompleted Phase the Council previously owned, and (if the Council chooses to) the wider land (i.e. other than that originally owned by the Council) in the uncompleted Phase.
- Residential Unit Pre-emption right – the Council can buy some or all of the residential units to be developed in a phase, (save for those developed for build to rent purposes), at market value.
- Governance – Regal JP North Finchley Limited must establish a project board, to be responsible for public realm, public amenities, other elements of the town centre offering at North Finchley arising from the development, so that the Council retains significant influence over such matters.

2.4 A commitment to robust and authentic community engagement has been a fundamental element of the plans for North Finchley from the start. In developing the SPD, the council went above and beyond statutory requirements in ensuring that local businesses, residents and others had ample opportunities to make their voices heard, resulting in considerable support for the overall aims of the project. In adopting the SPD, Committee mandated the formation of a North Finchley Partnership Board to ensure that a high level of engagement and accountability would be maintained throughout the development process. In alignment with this, the Council in partnership with Regal JP North Finchley Limited has now launched the application process for members of the community to join the board. This application process advertised on engage Barnet will remain open until 13th September allowing time for members of the community to apply. Following this period, the Council will intend to convene the first board in October/November 2022, with the aim to meet every quarter as a minimum going forward.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

3.1 The council could opt to leave town centre renewal entirely to the market, cease the arrangement with Regal JP North Finchley Limited and take only a reactive approach to development that responds to individual planning applications, licensing and other decisions as they come forward. However, this approach could result in dis-jointed

interventions that do not sufficiently respond to the scale and opportunity in taking a more strategic approach to North Finchley Town Centre.

- 3.2 The council could choose to do nothing, and not consider ways of revitalising North Finchley. This is not recommended as it would result in the further decline of the town centre, affecting residents, businesses and visitors, and would also result in a missed opportunity to deliver improved community infrastructure and homes.
- 3.3 Having considered the alternatives, the proposed approach of partnering with Regal JP North Finchley Limited to continue progressing the comprehensive revitalisation of one of Barnet's most significant town centres should be considered an innovative one and critical to supporting this town centre to recover and thrive.

4. POST DECISION IMPLEMENTATION

- 4.1 Barnet will proceed to finalise and enter into the North Finchley Land Agreement and Site Assembly Agreement with Regal JP North Finchley Limited.
- 4.2 Following entering into this agreement, we will continue to bring reports to the Housing and Growth Committee to update them as to progress made by Regal JP North Finchley Limited and the partnership.
- 4.3 Finish the recruitment and hold the first meeting of the North Finchley Partnership Board.
- 4.4 Procure and appoint consultant team(s) as necessary to develop the North Finchley Public Realm Design Framework, and identify and develop an outline business case to bring back to committee to seek approval to deliver a phase 1 of public realm improvements identified within the Public Realm Design Framework.
- 4.5 Appoint professional consultant teams and contractor(s) as required to develop a North Finchley Creative Placemaking and Wayfinding Strategy and implement a first phase of works using approved funding within the Town Centres Capital Budget.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- Supporting thriving town centres, and small businesses in particular, has long been a strategic priority of the council and was endorsed again recently through the adoption of the Growth Strategy 2020-30 by Housing and Growth Committee.
- Within the Growth Strategy, the Town Centre offer specifically outlines the council's commitment to providing additional support to actively market and promote opportunities to developers when dealing with main Town Centres.
- The Growth Strategy directly supports delivery of the Corporate Plan, Barnet 2024, particularly the goals of promoting responsible growth within the borough, encouraging development and success, revitalising communities whilst protecting what residents love about the borough.

- The Housing Strategy 2015-25 highlights the role of purpose-built private rented sector housing located within or around town centres in addressing housing needs, as well as supporting labour mobility.

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

- All costs associated with the Council's legal fees in preparing this Land Agreement and Site Assembly Agreement have been covered by the developer Regal London.
- The adoption of the recommendations will be at no additional cost to the Council. The Site Assembly Agreement sets out clear terms that allows for the Council to recover ongoing costs incurred by the Council, any additional costs resulting from the work associated within these agreements will be agreed in advance and recovered from Regal JP North Finchley Limited in accordance with the terms set out within the Site Assembly Agreement.

Statutory planning functions will continue to be delivered through the 'business as usual' Re contract.

- Progressing the Site Assembly Agreement and Land Agreement will clearly have implications for Council property but the agreements ensure the Council at the appropriate time can obtain best value for all assets covered within these agreements.
- For the complementary projects outlined in 1.5 there are no additional financial implications. All costs will be met from within existing approved budgets. Expenditure on these complementary projects has been accounted for within the Annual Procurement Forward Plan 2021/22, as adopted at Policy and Resources Committee.
- For the complementary project activities outlined in 1.5 the Council will require the council to procure consultant teams and contractor(s) to bring the technical expertise to develop the Public Realm Design Framework and design and install the interventions associated with the Creative Placemaking, Wayfinding and North Finchley Identity project through to completion. Both these projects will be managed by the Council's Town Centres Senior Project Officer.
- At this stage there are no anticipated implications for IT.
- Sustainability considerations will be addressed through any development proposals and assessed as part of the normal planning process. The Council will also seek to ensure that the future development if North Finchley Town Centre contributes to the goals of the Long-Term Transport Strategy and other relevant policy.

5.3 **Social Value**

- The Public Services (Social Value) Act 2012 requires people who commission public services to consider how they can also secure wider social, economic and environmental benefits.

- Social benefits will principally be secured through opportunities to increase housing delivery (including affordable housing), widen the range of leisure, cultural and commercial activities and improvements to the public realm. These activities will help to make North Finchley a more attractive and thriving destination.

5.4 **Legal and Constitutional References**

- All proposals emerging from this report must be considered in terms of the Council's legal powers and obligations, including its overarching statutory duties such as the Public Sector Equality Duty. Legal advice has been taken throughout this project on the agreements and the structure of the project. A detailed legal summary is included in Appendix 1: Summary Transaction Report. Under the terms of the Land Agreement, no sale of Council land will occur without the Council first receiving an independent professional valuation of its land and the Council being satisfied that it has fulfilled its duty to obtain the best consideration reasonably obtainable in accordance with the Council's statutory duty under section 123 of the Local Government Act 1972. Under the terms of the Site Assembly Agreement, the Council must first seek committee approval to make a CPO if it is satisfied that there is a compelling case in the public interest and that all costs will be met by Regal JP Finchley Limited.
- The Council's Constitution, Article 7.5, Responsibility for Functions, states that the Housing and Growth Committee is responsible for asset management, regeneration strategy and overseeing major regeneration schemes and receiving reports on relevant performance information and risk on the services under the remit of the Committee.
- **Land Assembly and Site Assembly Agreements**
The Council has obtained legal advice that the Land Agreement and Site Assembly Agreement are legitimately structured as an exempt land transaction and are unlikely to constitute a "public works contract" and therefore would fall outside the Public Contracts Regulations 2015.
- **Complementary Projects (see paragraph 1.5)**
For the Public Realm Design Framework and Creative Placemaking, Wayfinding and Graphic Identity projects led by the Council, all procurement activity must be undertaken in accordance with the Council's Contract Procedure Rules and the Public Contracts Regulations 2015 as applicable. If the Council chooses to use an existing Framework Agreement to appoint a contractor to deliver the services, it must comply with the requirements of the Framework Agreement. In accordance with Rule 5.4 of the Contract Procedure Rules, before entering into a call-off contract under a Framework Agreement due diligence checks must be carried out to demonstrate that the Council can lawfully access the Framework Agreement and that it is fit for purpose and provides value for money.

5.5 **Risk Management**

- There is a risk that Regal JP North Finchley Limited will not satisfy the other pre-conditions in the Land Agreement to allow the land to be drawn down for development. Even if Regal JP North Finchley Limited satisfies the conditions and acquires the land for development, it may not develop out the site in accordance with the Council's timescale

aspirations. To mitigate this risk, the Land Agreement contains time limits within which the developer must achieve milestones otherwise the Land Agreement (or appropriate part) may be terminated or the land could ultimately be re-acquired by the Council.

- There is a risk that satisfactory planning permission may not be obtained. Regal JP North Finchley Limited will continue to consult with the Local Authorities Planning Team throughout the development of the proposals to ensure any proposals they develop is in alignment with Council Policy.
- Underpinning the risk identified above is the risk of resistance to any proposed development by local community members and others. This is an ongoing risk that to date has been mitigated by ensuring that residents and businesses were fully consulted on the SPD and will be a continued priority led through the formation of the North Finchley Partnership Board. Furthermore any proposals develop, ensuring diverse and softer engagement opportunities are also considered to diversify the opportunities for the community to participate and inform the . In addition, any planning application required to be made in relation to proposals will be subject to statutory public consultation.
- For all projects we will identify and maintain project-related risks and escalate these as and when this is appropriate. Town Centre projects can be complex as a result of the different uses, landlords and services on our high street. Council officers have recognised the need to have dedicated resource to manage the capital delivery of projects and will maintain this role as required to assure effective implementation.

5.6 Equalities and Diversity

- Equality and diversity issues are a mandatory consideration in the decision-making of the council.
- Decision-makers should have due regard to the public sector equality duty in making their decisions. The equalities duties are continuing duties, and are not duties to secure a particular outcome.
- It is important that the decision-maker has regard to the statutory grounds in the light of all available material such as consultation responses. The statutory grounds of the public sector equality duty are found at section 149 of the Equality Act 2010 and are as follows:

A public authority 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.

Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard to the need to:

- a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- b) take steps to meet the needs of persons who share a relevant protected
- c) characteristic that are different from the needs of persons who do not share it;
- d) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular steps to take account of disabled persons' disabilities.

Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard to the need to:

- a) Tackle prejudice, and
- b) Promote understanding.

Compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act. The relevant protected characteristics are:

- Age
 - Disability
 - Gender reassignment
 - Pregnancy and maternity
 - Race
 - Religion or belief
 - Sex
 - Sexual orientation
 - Marriage and Civil partnership
- The project will have positive benefits for the community and will give improved access to the facilities in the area. Equality implications have been picked up during the SPD consultation and will continue to be considered and reviewed as all projects develop. It is also hoped that through establishing of the North Finchley Partnership Board will also assist the Council and Development Partners to maximise the equality benefits of the scheme.

5.7 Corporate Parenting

- 5.7.1 There are no direct links between the council's corporate parenting function and this project.

5.8 Consultation and Engagement

As previously noted, extensive community consultation was undertaken in the development of the North Finchley SPD and there will be significant opportunities for residents to engage with the programme going forward through the North Finchley

Partnership Board; there will also be opportunities for community engagement at key stages during the development of the regeneration proposals; and also the statutory consultation associated with any planning application made. Furthermore, the Council in delivering the complementary projects set out in 1.5 will also create further and more diverse opportunities for the community to engage and participate to help shape the regeneration of North Finchley Town Centre.

5.9 Insight

5.9.1 Insight data informs the development of all town centre strategies, including data related to town centre vacancy rates, indices of multiple deprivation and footfall measurement. During the Covid-19 pandemic, the council has been updating its data and insight capabilities to inform future planning for the revitalisation of North Finchley.

6. BACKGROUND PAPERS

Housing and Growth Committee November 2020

Agenda Item 11: Update on the revitalisation of North Finchley Town Centre

<https://barnet.moderngov.co.uk/documents/s61178/Update%20on%20the%20revitalisation%20of%20North%20Finchley%20Town%20Centre.pdf>

Growth Strategy (draft June 2019):

<https://barnet.moderngov.co.uk/documents/s52934/Growth%20Strategy.pdf>

Assets, Regeneration and Growth Committee November 2018

Agenda item 7: North Finchley Town Centre Development – update

<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=9482&Ver=4>

Assets, Regeneration and Growth Committee March 2018

Agenda item 7: North Finchley Town Centre Development

<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=9083&Ver=4>

Policy and Resources Committee February 2018

Agenda item 7: North Finchley Town Centre Framework Supplementary Planning Document (SPD)

<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=692&MId=8742&Ver=4>

Policy and Resources Committee December 2016

Agenda item 8: North Finchley Town Centre Area Framework

<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=692&MId=8731&Ver=4>

Policy and Resources Committee, July 2021

Agenda item 10: Strategic Community Infrastructure Levy (CIL) Allocations

<https://barnet.moderngov.co.uk/documents/s65921/Strategic%20CIL%20Allocations%20Final.pdf>

Policy and Resource Committee, Dec 2020

Agenda Item 12: Annual Procurement Forward Plan [APFP] 2021/2022

<https://barnet.moderngov.co.uk/documents/b36692/Item%2012%20-%20Annual%20Procurement%20Forward%20Plan%20APFP%2020212022%2008th-Dec-2020%2018.00%20Policy%20and%20Resource.pdf?T=9>