

A photograph of modern apartment buildings with balconies, serving as the background for the report cover. The buildings are multi-storied with various colors like blue, red, and white. Balconies have glass railings. There are street lamps and some greenery in the foreground.

London Borough of Barnet

Annual Regeneration Report November 2012

Update on Regeneration
Schemes and Skills and
Enterprise Activities

Annual Regeneration Report, November 2012

1. Introduction

- 1.1 The Council is delivering an ambitious programme of physical regeneration schemes and economic development initiatives including town centre, business, enterprise and employment support. The major regeneration schemes, in areas such as Dollis Valley, Collindale, Brent Cross and Stonegrove and Spur Road estates will create more than 20,000 new homes and up to 30,000 new jobs in the Borough; and bring significant investment in infrastructure, including transport, schools and community facilities. The economic development initiatives will help equip residents and businesses with the tools and support to prosper and grow in Barnet.
- 1.2 The regeneration programme is therefore crucial in maintaining Barnet as a successful and prosperous borough, where people want to live, work and study.

2. Update on Physical Regeneration Projects

2.1 Update on Cricklewood and Brent Cross Regeneration Scheme

KEY FACTS					
Executive Summary	Comprehensive regeneration of the Brent Cross Cricklewood area to deliver a new mixed use town centre and substantial new residential community, to include a new rail station and bus interchange, schools and sports and community facilities.				
Delivery Partners	Hammerson UK plc, Standard Life Investments, and Cricklewood Regeneration Limited (100% owned by Hammerson UK plc)				
Number of existing homes		217			
Number of homes to be retained		0			
Number of homes to be demolished		217			
Number of new homes to be built		Number of new homes completed to Oct 2012		Number of new homes estimated to be completed by Oct 2013	
Private Sale	5250	Private Sale	0	Private Sale	0
Affordable Rent	1350	Affordable Rent	0	Affordable Rent	0
Shared Ownership	900	Shared Ownership	0	Shared Ownership	0
Total	7500	Total	0	Total	0
Infrastructure to be delivered					Delivered?
Highway and public realm improvements					
New schools					
New bus station					
New waste handling facility					
New Thames Link station and transport interchange					
Open space improvements					
Sports provision					
Average Local Labour on site (October 2011-September 2012)					
Investment	Total Scheme Investment		£4bn (Phase 1 £1bn)		
	Investment to date		£38m		
	Percentage of Total		1%		
Scheme Duration		20 years			

MILESTONES			
Milestone	Target Date	Achieved?	Comment
Planning consent was issued	28 October 2010	✓	
To appoint Compulsory Purchase Order consultant	November 2012	✓	
To agree delivery / re-phasing strategy given market conditions	April 2013		
Report progress to Cabinet Resources Committee	April 2013		
To sign commercial agreements with Hammerson UK plc and Standard Life Investments following agreement of re-phasing strategy	July 2013		
Submission of Phase 1 Reserved Matters planning application by March 2015	February 2015		

KEY RISKS AND ISSUES		
Risks and Issues	Mitigation	Mitigated?
Viability / Delivery Strategy	Currently reviewing phasing to improve scheme viability	To be advised in the Annual Regeneration Report October 2013
Agreed delivery / re-phasing strategy	LBB in discussions with Hammerson UK plc and Standard Life Investments. Progress will be reported to Cabinet Resources Committee in early 2013.	
Submission of Compulsory Purchase Order for Phase 1 by end of 2014	GL Hearn appointed to advise on strategy.	
Submission of Phase 1 Reserved Matters planning application by March 2015	LBB working with Development Partners to implement a strategy to meet this timetable.	



Cricklewood and Brent Cross Regeneration Scheme



2.2 Update on Stonegrove and Spur Road Regeneration Scheme

KEY FACTS					
Executive Summary		The regeneration of the Stonegrove Spur Road estates aims to create a new integrated community by replacing the existing homes on the estate with new mixed tenure housing development of 999 homes. The scheme also includes improved transport links, a new academy, a community hall and church buildings, improved parking and new open space.			
Delivery Partners		Unitary Limited (Barratt Development PLC) and Family Mosaic Housing			
Number of existing homes		603			
Number of homes to be retained		None			
Number of homes to be demolished		603			
Number of new homes to be built		Number of new homes completed to Oct 2012		Number of new homes estimated to be completed by Oct 2013	
Private Sale	520	Private Sale	141	Private Sale	141
Affordable Rent	378 ¹	Affordable Rent	175 ²	Affordable Rent	282
Shared Ownership	101	Shared Ownership	27	Shared Ownership	27
Total	999	Total	343	Total	450
Infrastructure to be delivered					Delivered?
A new Academy					✓
A community hall and a Community Trust to run the facilities					
New open spaces					✓
Improved parking provision					✓
New roads and improvements to important junctions between Spur Road and Green Lanes, Spur Road and Stonegrove					
Average Local Labour on site (November 2011-October 2012)					No local operatives
Investment		Total Scheme Investment		£230 million including £5 million S106 costs	
		Investment to date		£67 million	
		Percentage of Total		29%	
Scheme Duration		The completion of the project is currently programmed for 2018			



Academy Court, Stonegrove and Spur Road



The new homes at Cannon's Court. Stonegrove

¹ This includes Penniwell Close which is the pilot phase of 62 affordable units

² This includes Penniwell Close which is the pilot phase of 62 affordable units

MILESTONES			
Milestone	Target Date	Achieved?	Comment
Completion of Penniwell Close	June 2008	✓	
Planning Consent for main scheme	October 2008	✓	
Completion of Cannon Court	June 2010	✓	
Completion of Sterling Green	October 2011	✓	
Service of Compulsory Purchase Order	December 2011	✓	
Ground 10A approved	April 2012	✓	
Compulsory Purchase Order confirmed	October 2012	✓	
Planning Permission for reserved matters Phase 2 (part), 4, 5B and 7 approved	October 2012	✓	
Completion of Sterling Court (107 social rent units)	March 2013		
Vacant Possession of 1 st Phase	March 2013		
Vacant Possession of 2 nd Phase	August 2013		
Vacant Possession of 3 rd Phase -	September 2013		
Planning permission for the remaining phase Stonegrove frontage	August 2013		

KEY RISKS AND ISSUES		
Risks and Issues	Mitigation	Mitigated?
To achieve vacant possession in line with the developers notice to decant due end March 2012	Barnet Homes will require extra resources to keep on schedule with the decanting. This will be monitored through 4 weekly meetings.	To be advised in the Annual Regeneration Report October 2013
Recovery of Council costs	Council seeking specific legal advice to inform further meetings & negotiations.	
To gain Planning permission for the reserved matters for outstanding Stonegrove frontage.	Barratt to continue with consultation.	
The Council does not recover £5m land receipts now payable through Overage as part of the Homes and Communities Agency funding deal.	a) Barratt to report quarterly on overage position, b) report subject to scrutiny by the Council's financial consultant.	

2.3 Update on Grahame Park Estate Regeneration Scheme

KEY FACTS					
Executive Summary	The Regeneration of the Grahame Park estate will lead to the creation of a new mixed tenure urban area within Colindale. The new area will comprise around 2,000 new private homes, around 1000 new affordable homes and 463 retained homes which are a mixture of social rented managed by Barnet Homes and freehold and leasehold buybacks. The new area will include a wide range of new, high quality facilities including health, education, library, community and retail.				
	Delivery Partners		Genesis Housing Group		
Number of existing homes		1,777			
Number of homes to be retained		463			
Number of homes to be demolished		1,314			
Number of new homes to be built		Number of new homes completed to Oct 2012		Number of new homes estimated to be completed by Oct 2013	
Private Sale	1,923	Private Sale	171	Private Sale	171
Affordable Rent	889	Affordable Rent	147	Affordable Rent	147
Shared Ownership	165	Shared Ownership	33	Shared Ownership	33
Total	2,977	Total	351	Total	351
Infrastructure to be delivered					Delivered?
Replacement library					
Replacement Community Centre					
Replacement Children's Centre					
Replacement Health Centre					
Replacement Day Centre					
Major infrastructure improvements and improved transport links					
Replacement Children's Activity Centre (Greentop Centre)					✓
New quality public open spaces					✓
Average Local Labour on site (October 2011-September 2012)					191
Investment	Total Scheme Investment		Approximately £450m		
	Investment to date		Approximately £53m		
	Percentage of Total		12%		
Scheme Duration	The completion of the project is currently programmed for 2026				



Phase 1a comprising 319 new homes completed in July 2012



Proposed Phase 1b due to start on site in November 2012

MILESTONES				
	Milestone	Target Date	Achieved?	Comment
	Start on site of a demonstration phase of 32 new homes	July 2006	✓	
	The Grahame Park Principal Development Agreement was signed	January 2007	✓	
	Demonstration phase was completed	October 2007	✓	
	Greentop Centre was completed	December 2008	✓	
	Phase 1a started on site	July 2009	✓	
	All 206 properties in Phase 1b, the next major phase were demolished	April 2012	✓	
	All 319 new homes in Phase 1a were completed	July 2012	✓	
	All 134 existing secure tenants moved into their new homes on Phase 1a	July 2012	✓	
	The Community and Economic Development Strategy for Grahame Park was finalised	September 2012	✓	
	Delivery of the Workfinder Project; a local employment programme which aims to help residents into employment and offers practical advice and interview skills and CV writing. The project aims to help over 70 people who live in Grahame Park into work.	December 2013		
	Commence work on the first construction sub-phase of Phase 1b	November 2012	✓	
	Commence of small phase comprising 39 new homes for private sale (Phase 0 Extension)	December 2012		
	Begin review of the masterplan to improve the viability of future phases of the regeneration scheme	Early 2013		

KEY RISKS AND ISSUES		
Risks and Issues	Mitigation	Mitigated?
Viability	Viability for future phases has been highlighted by Genesis as a challenge as there are gaps in the Business Plan. Sales targets have not been met leaving properties in Phase 1a sitting empty. Genesis is exploring the option of a sale and lease-back agreement to an institutional investor for 80 of the homes available for sale.	To be advised in the Annual Regeneration Report October 2013
Viability of the first sub-phase of Phase 1b is not achieved & scheme is put on hold	Genesis has been successful in securing Recycled Capital Grant and Get Britain Building funding (subject to financial due diligence and contract) to improve the financial viability of the first sub-phase of Phase 1b. A Value Engineering exercise is being undertaken across whole phase to improve viability position. Committee approved on 17 July 2012 that the Council could invest up to £5m to underwrite the sales risk associated with Phase 1b which should have a positive impact on viability.	The first sub-phase is no longer on hold with the sub-phase 1b(i) starting in November 2012

2.4 Update on West Hendon Estate Regeneration Scheme

KEY FACTS						
Executive Summary	The regeneration of the West Hendon estate aims to create a new integrated community by replacing the existing homes on the estate with new mixed tenure housing development of circa 2,200 homes. The scheme also includes improved transport links and creation of a commercial hub.					
Delivery Partners			Barratt Homes and Metropolitan Housing Trust (Barratt Metropolitan Limited Liability Partnership)			
Number of existing homes			680			
Number of homes to be retained			34 (Ramsey Close)			
Number of homes to be demolished			646			
Number of new homes to be built		Number of new homes completed to Oct 2012		Number of new homes estimated to be completed by Oct 2013		
Private Sale	1,651	Private Sale	20	Private Sale	151	
Affordable Rent	259	Affordable Rent	13	Affordable Rent	43	
Shared Ownership	284	Shared Ownership	0	Shared Ownership	0	
Total	2,194³	Total	33	Total	194	
Infrastructure to be delivered						Delivered?
Creation of a commercial hub						
Provision of a new community centre						
Traffic improvements to the A5						
Improved transport and pedestrian links to, and facilities at, Hendon Railway Station						
Provision of a two Form Entry Primary School (subject to planning)						
Integration of the Welsh Harp Reservoir by installing two new footbridges						
Average Local Labour on site (November 2011-October 2012)						307 local operatives
Investment			Total Scheme Investment			Circa £489m
			Investment to date			Circa £18.8m
			Percentage of Total			4%
Scheme Duration		The completion of the project is currently programmed for 2027.				



Proposed revised masterplan



³ The West Hendon Regeneration Scheme has outline planning permission for 2,171 new homes. Due to issues of financial viability, the Council and its partners undertook a review of the masterplan which proposes to build a total of 2,194 new homes, subject to planning approval in summer 2013

MILESTONES			
Milestone	Target Date	Achieved?	Comment
The West Hendon Principal Development Agreement was signed	August 2006	✓	
Outline planning permission was granted	June 2008	✓	
A Pilot Phase of 8 houses started on site	late 2010	✓	
Phase 2A comprising 186 new homes started on site	October 2011	✓	
Completion of 8 houses for social rent	December 2011	✓	
Major progress made on Phase 2A; 33 new homes completed to date comprising 13 for social rent and 20 for private sale	October 2012	✓	
20 new homes sold to date, 40 have exchanged contracts & 15 have been reserved	October 2012	✓	
Masterplan review to improve financial viability on-going over last 12 months	December 2012		
Undertake public consultation events on revised masterplan	December 2012		
Completion of Phase 2A	March 2013		
Negotiate and enter into a Deed of Variation to the Principal Development Agreement for the West Hendon Regeneration Scheme	March 2013		
Submission of a planning application for the rest of the West Hendon Regeneration Scheme	March 2013		
Start on site (enabling works)	March 2013		
Determination of planning application	June/July 2013		
- Construction start of next phase (174 new homes)	c. July 2013		

KEY RISKS AND ISSUES		
Risks and Issues	Mitigation	Mitigated?
Recovery of Council costs	Council is currently negotiating the timing of reimbursement of historic Council's Costs.	To be advised in the Annual Regeneration Report October 2013
To gain outline planning permission for the remainder of the Estate.	Barratt Metropolitan Limited Liability Partnership to continue with consultation.	
Risk that regeneration does not proceed beyond the Initial Phase	Barratt Metropolitan Limited Liability Partnership, in consultation with the Council is reviewing the masterplan for the remainder of the West Hendon regeneration scheme to improve financial viability and deliverability. This work is in its concluding stages; developer partner is aiming to submit a revised outline planning application for the rest of the estate in February 2013 for determination by the Council's Planning and Environment Committee in June/July 2013.	
Failure to sell homes for private sale	The Council receives feedback on sales performance for its developer partner on a regular basis. Sales and marketing of the 151 private homes for sale in the Initial Phase of the regeneration is progressing well. To date, 71 of the new homes for private sale have been reserved, exchanged or completed.	

2.5 Update on Dollis Valley Estate Regeneration Scheme

KEY FACTS					
Executive Summary		The regeneration of the Dollis Valley estate aims to create a new integrated community by replacing the existing system built multi-storey homes on the estate with new mixed tenure housing development of 616 homes. The scheme also includes reprovion of community facilities and children day care provision.			
Delivery Partners		Countryside Properties UK and L&Q			
Number of existing homes		436 (excludes Crocus Field and Meadow Close) and 5 homes in the opportunity area			
Number of homes to be retained		0			
Number of homes to be demolished		441			
Number of new homes to be built		Number of new homes completed to Oct 2012		Number of new homes estimated to be completed by Oct 2013	
Private Sale	366	Private Sale	0	Private Sale	0
Affordable Rent	230	Affordable Rent	0	Affordable Rent	0
Shared Ownership	20	Shared Ownership	0	Shared Ownership	0
Total	616	Total	0	Total	0
Infrastructure to be delivered					Delivered?
Replacement of existing community facilities including a new nursery					
Improvements to transport links					
New quality public open spaces					
Average Local Labour on site (October 2011-September 2012)					N/A
Investment		Total Scheme Investment		£129m TBC	
		Investment to date		Approx. £1.1m	
		Percentage of Total		1%	
Scheme Duration		The completion of the project is currently programmed for 2019			



Dollis Valley Estate currently



Phase 1, new streets and Square – Hammond Close

MILESTONES			
Milestone	Target Date	Achieved?	Comment
The Council selected its preferred Development Partners to regenerate the Dollis Valley Estate	November 2011	✓	
The Regeneration Agreement is signed	November 2012	✓	
Submission of the outline planning application for the for the scheme and detailed planning application for the first phase	December 2012		
Securing Secretary of State consent to dispose of the Barnet Hill School site	October 2012	✓	
Seeking Cabinet resolution to grant Compulsory Purchase Order for following phases	March 2013		
Securing planning consent for the scheme and detailed planning for the first Phase	May 2013		
Start on site	August 2013		

KEY RISKS AND ISSUES		
Risks and Issues	Mitigation	Mitigated?
Viability	Viability testing for each phase will be undertaken by the development partners.	To be advised in the Annual Regeneration Report October 2013
Securing Planning Consent	Council Officers (planning, highways etc.) and the development partners are meeting regularly to resolve issues.	
Vacant Possession of Barnet Hill School Site	The occupants have entered into short-term lease with the Council, and it is anticipated that site will be vacated July 2013.	
Greater London Authority do not approve of the regeneration scheme	The Council has initiated discussions with Greater London Authority and these discussions are on-going. The development partners are preparing a statement for the Greater London Authority.	

2.6 Update on Granville Road Estate Improvement Scheme

KEY FACTS	
Executive Summary	The regeneration of the Granville Road Estate is to be undertaken in two phases. Phase 1 is the improvements to the existing homes which includes decent homes works. Phase 1 was completed in May 2012. Phase 2 is to improve the estate environment and public realm through creating a mixed tenure balanced community with new homes for sale and shared ownership, a coherent sense of place and integration with the surrounding areas. A recommendation was made to CRC on 7 th November 2012 to appoint Mulalley and Co in partnership with One Housing Group to take forward phase 2 and decision letters have been sent. The Council will continue to own the tower blocks, Mountfield and Nant Court and these homes will be managed by Barnet Homes.
Number of existing homes	256
Number of homes to be retained	235
Number of homes to be demolished	21
% of new homes to be for private sale	70%
% of new homes for shared ownership	30%
Scheme Duration	5 years

MILESTONES			
Milestone	Target Date	Achieved?	Comment
The refurbishment of the existing homes completed	Summer 2012	✓	
Signing of the Development Agreement	Summer 2013		
Resident Consultation	January 2013		Independent Resident Adviser appointed
Decanting of Beech Court	TBC		
Planning application to be submitted	TBC		

KEY RISKS AND ISSUES		
Risks and Issues	Mitigation	Mitigated?
To sign the development agreement	Reserve Development Partner	To be advised in the Annual Regeneration Report October 2013
Not achieving Planning Permission	A senior planning officer has been fully involved in the Competitive Dialogue process and residents will be consulted prior to planning submission	



2.7 Update on Mill Hill East Regeneration Scheme

KEY FACTS					
Executive Summary	Under the terms of the Landowners Co-operation Agreement the Council and the other two principle landowners have pooled their land ownerships, secured a planning consent, undertaken Masterplanning works and will dispose of serviced sites to end developers. The net proceeds of sale will be distributed between the landowners on an agreed basis.				
	Delivery Partners		Inglis Consortium Limited Liability Partnership		
Number of existing homes		150			
Number of homes to be retained		0			
Number of homes to be demolished		150			
Number of new homes to be built		Number of new homes completed to Oct 2012		Number of new homes estimated to be completed by Oct 2013	
Private Sale	1850	Private Sale	0	Private Sale	0
Affordable Rent	324	Affordable Rent	0	Affordable Rent	0
Shared Ownership		Shared Ownership		Shared Ownership	
Total	2174	Total	0	Total	0
Infrastructure to be delivered					Delivered?
Scheme to provide fully enabled infrastructure to all 11 plots of land					
Average Local Labour on site (October 2011-September 2012)					
Investment	Total Scheme Investment		£33.1m		
	Investment to date		£5.1m		
	Percentage of Total		15%		
Scheme Duration		10 Years			



Scope of the Mill Hill development

MILESTONES			
Milestone	Target Date	Achieved?	Comment
Signing the Co-operation Agreement	4 April 2011	✓	
Grant of planning permission	November 2011	✓	
Signing of the Section 106 Agreement	November 2011	✓	
Signing the Joint Venture Co-operation land swap agreement	7 December 2011	✓	
First two plot sales 40% net increase on sales forecast	June 2012	✓	
Delivery of the Primary Link Road	June 2013		On target for delivery end of May
Plot 3 put on open market	January 2013		
Council to confirm if Depot land is to be carved out of the Agreement	April 2013		Letter from the Council
Deferred payment of sales receipt due to Inglis Consortium £6.4m	June 2013		Subject to deliver of the Primary Link Road as above

KEY RISKS AND ISSUES		
Risks and Issues	Mitigation	Mitigated?
Delivery of roads	Robust management of Construction Programme	To be advised in the Annual Regeneration Report October 2013
Impact & timing of Land Sales	Board decision, and consultation with the Inglis Consortium's appointed Sales & Marketing agents	
Cost overruns	Management of budgets & accounts on a monthly basis	

3 Update on Barnet Town Centre Projects

3.1 Outer London Fund Project

KEY FACTS		
Executive Summary	<p>The Outer London Fund is a £50m fund identified by the Mayor of London for rejuvenating town centres in those Outer London boroughs which are not benefiting directly from projects such as Crossrail and the 2012 Games. Barnet Council was successful in its bids to deliver improvements in Chipping Barnet, Cricklewood and North Finchley.</p> <p>The Cricklewood project is supported by Barnet, Brent and Camden Councils; Barnet and Brent Councils provided match funding to the project. Barnet Council also provided match-funding to support the North Finchley project.</p>	
Delivery Partners		
Chipping Barnet	Cricklewood	North Finchley
<ul style="list-style-type: none"> - Barnet Council - Greater London Authority - High Barnet Town Team 	<ul style="list-style-type: none"> - Barnet Council - Brent Council - Camden Council - Greater London Authority - Cricklewood Improvement Programme 	<ul style="list-style-type: none"> - Barnet Council - Greater London Authority - artsdepot - North Finchley Town Team
Funding Award		
Chipping Barnet	Cricklewood	North Finchley
£416,000 (Round 1 funding)	£1,676m (Round 2 funding)	£1,075m (Round 2 funding)
Aim of Project		
Chipping Barnet	Cricklewood	North Finchley
<ul style="list-style-type: none"> - The funding supported a number of initiatives from September 2011 to June 2012 to improve Chipping Barnet town centre's public realm and trading environment, with a focus on re-landscaping of the green space at John the Baptist Church. 	<ul style="list-style-type: none"> - The funding will support a number of initiatives from April 2012 to March 2014 to help bring a cohesive look and feel to the Town Centre. - Initiatives will be delivered in conjunction with the Cricklewood Improvement Programme, a local group made up of local businesses and residents. 	<ul style="list-style-type: none"> - The funding will support a number of initiatives from April 2012 to March 2014 aimed at making North Finchley a destination in its own right, focusing on a new Cultural Quarter around artsdepot and the Grand Arcade. - Aims to improve the town centre through a package of initiatives enhanced by the possible location of a landmark library at artsdepot.



Chipping
Barnet Church
Gardens

Key Wins, Achievements and Successes in 2012

Chipping Barnet	Cricklewood	North Finchley
<ul style="list-style-type: none"> - Re-landscaped green space at John the Baptist Church - Street clutter removal, new street furniture, tree planting and floral displays on the High Street - Shopfront improvements to Café Pacino, Chuddy's, Cover, Barnet Opticians, Flairline and The Papershop - Marketing initiatives including successful Christmas events and newsletters - Visual merchandising training to 20 local retailers - Business start up support for 20 budding entrepreneurs. 	<ul style="list-style-type: none"> - Floral hanging baskets installed along Cricklewood Broadway/Lane - First Cricklewood Silk Road Festival organised, 5000 in attendance - First Business Association meeting organised, over 20 in attendance. 	<ul style="list-style-type: none"> - High levels of business engagement during the Olympic Torch celebrations - Olympic Torch Spectacular Celebration and Youth Festival events in Victoria Park - Small scale, yet high impact de-cluttering interventions in the town centre - Establishment of North Finchley Traders Forum - Parking Review carried out and proposals put forward.

Activities planned for 2013

Chipping Barnet	Cricklewood	North Finchley
<ul style="list-style-type: none"> - The project completed in June 2012 	<ul style="list-style-type: none"> - £1m of Public Realm improvements - Shop front and building improvements identified and implemented - Activation of vacant shops/sites and creative window displays - Newsletter, Website, Branding and marketing materials produced - New festive lights manufactured and 2013 Christmas event organised 	<ul style="list-style-type: none"> - Creation of a Cultural Quarter along Nether Street, including public realm improvements, new lighting and public art installations - Street clutter removal, new street furniture, tree planting and floral displays on the High Street - Signage review and implementation (including way-finding) - Implementation of Parking Review recommendations - Business capacity building and training events - Town Centre events and marketing - Vacant unit activation within Grand Arcade and façade improvements.



Chipping Barnet Church Gardens



Cricklewood Silk Road Festival



Cricklewood Silk Road Festival

KEY RISKS AND ISSUES					
Cricklewood			North Finchley		
Risks and Issues	Mitigation	Mitigated?	Risks and Issues	Mitigation	Mitigated?
Joined-up approach between Barnet, Camden and Brent	<ul style="list-style-type: none"> - Agreed cross borough Design Charter - Monthly project team meetings - Quarterly stakeholder event - Clarity on processes and procedures 	To be advised in the Annual Regeneration Report October 2013	Parking - Maintain levels of engagement and trust with traders	<ul style="list-style-type: none"> - Opportunity to respond to parking review - Trader involvement in aspects of the project - Implementation of parking review recommendations 	To be advised in the Annual Regeneration Report October 2013
Brent Cross Cricklewood Regeneration scheme	Evaluation of impact, communication with key partners and identification of issues and opportunities		Uncertainty over the proposed Landmark Library at artsdepot	Consideration given and alternative strategies developed	
Over/under spend of budgets	<ul style="list-style-type: none"> - Robust project support/ financial monitoring - Good contract management - Work closely with Greater London Authority project lead 		Over/under spend of budgets	<ul style="list-style-type: none"> - Robust project support/ financial monitoring - Good contract management - Work closely with Greater London Authority project lead 	
Measuring outcomes	<ul style="list-style-type: none"> - Setting achievable targets - Early establishment of baseline figures - Mid-term/end-term reviews and analysis 		Measuring outcomes	<ul style="list-style-type: none"> - Setting achievable targets - Early establishment of baseline figures - Mid-term/end-term reviews and analysis 	

3.2 Portas Town Team Partners

KEY FACTS	
Background	<ul style="list-style-type: none"> - In October 2012, Edgware Town Centre was awarded £10,000 as part of the government's Mary Portas Review, helping inject new life into high streets across the country. - Edgware's existing Business Forum will revamp itself to become one of more than 300 'Town Team Partners' nationwide which will benefit from funding and a package of support from the Association of Town Centre Management. - The Edgware Town Team is made up of local businesses and community stakeholders who have come together to address the key issues faced by businesses and to revive Edgware Station Road's prosperity and the wellbeing of its diverse communities. The Council will support the Town Team in developing its plans for the £10,000.
Delivery Partners	<ul style="list-style-type: none"> - Barnet Council - Edgware Town Team - Broadwalk Centre - Association for Town Centre Management
Funding Award	£10,000
Aim of Project	To address the key issues faced by businesses and to revive Edgware Station Road's prosperity and the wellbeing of its diverse communities.
Key Wins, Achievements and Successes in 2012	N/A
Activities Planned for 2013	<ul style="list-style-type: none"> - Engage landlords in the activities of the Town Team - Training, advice and support for Town Team members - Development of a realistic plan of action - A launch event of the Town Team - Community Events organised by the Town Team

KEY RISKS AND ISSUES		
Risks and Issues	Mitigation	Mitigated?
Joined-up approach between Edgware businesses	<ul style="list-style-type: none"> - Formalise Town Team as a constitutional body - Ensure key players are on board - Regular Town Team meetings - Use of part of funding to capacity build Town Team - Clarity on processes and procedures 	To be advised in the Annual Regeneration Report October 2013
Maximum impact with limited budget	<ul style="list-style-type: none"> - Agree a realistic plan of action - Explore sponsorship opportunities and in-kind contributions - Maximise support offered by Association for Town Centre Management 	
Over/under spend of £10,000 budget	<ul style="list-style-type: none"> - Robust project management and financial monitoring - Realistic plan of action 	
Measuring outcomes	<ul style="list-style-type: none"> - Setting achievable targets - Early establishment of baseline figures - Mid-term/end-term reviews and analysis 	



Broadwalk Shopping Centre, Edgware

4 Update on Skills, Employment & Enterprise Projects

KEY FACTS		
Background	<p>In June 2012, Cabinet approved the Barnet Skills, Employment and Enterprise Action Plan 2012-2015. The Plan sets out the actions the council will take, in partnership with the local public sector and community groups, to help tackle unemployment in the borough and create the right conditions to encourage growth and enterprise.</p> <p>The early priority of the Skills, Employment and Enterprise Plan was the Council's £1m targeted package of support to help young people through this difficult economic climate with employment and training activities. However, concurrently projects have been developed to support Barnet's unemployed residents and to support business growth.</p>	
Delivery Partners		
NEET Platforms	Workfinder	Enterprise
<ul style="list-style-type: none"> - Barnet Council Regeneration Service, Children's Service and Human Resources - Middlesex University - Barnet and Southgate College - CommUNITY Barnet - Third party providers 	<ul style="list-style-type: none"> - Barnet Council - London Councils - Renaisi, Genesis, Barnet Homes 	<ul style="list-style-type: none"> - Barnet Council - Middlesex University - Barnet and Southgate College
Funding Awards		
NEET Platforms	Workfinder	Enterprise
£1m from 'Service Priorities Fund' agreed as part of the council's budget for 2012-13	£410,000 from European Social Fund and Section 106 funds	N/A
Aims of Projects		
NEET Platforms	Workfinder	Enterprise
<ul style="list-style-type: none"> - Platforms is a £1million project designed to support 16-24 year olds who are Not in Employment, Education or Training (NEET) into employment and further training. - The programme is due to be completed in March 2013 with the aim to build in sustainability beyond the life of the project. 	<ul style="list-style-type: none"> - The Workfinder Project is being delivered in the regeneration areas of Colindale and Stonegrove and Spur Road Estates supporting up to 200 unemployed residents back into employment. 	<ul style="list-style-type: none"> - To engage with businesses in the borough and spearhead the development of a business-friendly, pro-growth borough through supporting existing businesses within Barnet, fostering entrepreneurship and encouraging employment opportunities and inward investment.
Key Wins, Achievements and Successes in 2012		
NEET Platforms	Workfinder	Enterprise
<ul style="list-style-type: none"> - Ten initiatives established under this programme, including apprenticeship opportunities, internship opportunities, work experience opportunities in the voluntary sector, support for job-seeking graduates, employability workshops for young people who are not graduates and support for young people looking to start up a business. - The programme aims to provide a total of 325 workplace and training opportunities for young people. 	<ul style="list-style-type: none"> - In February 2012, the Council was successful in its bid for £205,000 of European Social Funds, with matched funding of £25,000 from Council funds and £180,000 of section 106 employment and training monies from our regeneration areas of Colindale and Stonegrove and Spur Road. 	<ul style="list-style-type: none"> - Joint appointment between the Council and Middlesex University of a Business Connections Officer. - A business breakfast to raise awareness of Apprenticeships on 26 April with approximately 30 businesses in attendance. - A business breakfast on 29th November will inform businesses on procurement and accessing council and main

- To date we have engaged with 75 young people and 160 employers.	- To date 100 unemployed residents have been engaged with and 40 of those are enrolled on the programme.	supplier opportunities.
Activities planned for 2013		
NEET Platforms	Workfinder	Enterprise
- Continuation of the NEET Platforms Programme for completion in March 2013. - Evaluation of its success and exploration of sustainability beyond the funding.	The Workfinder project is funded to continue throughout 2013.	- Developing our understanding of the enterprise dynamics in the Barnet economy through research and business engagement. - Developing our approach to inward investment and growth in the borough - enterprise, development and business investment.

KEY RISKS AND ISSUES					
NEET Platforms		Workfinder		Enterprise	
Risks and Issues	Mitigation	Risks and Issues	Mitigation	Risks and Issues	Mitigation
Encouraging local businesses to take on placements	Business Engagement Officer in place to engage with businesses and generate opportunities	Response to change in profile of unemployed due to changes in benefits	Monitor support needs of changing cohort and tailor contract to respond to these	Understanding the borough's economic dynamics in order to have an informed approach	Using local expertise of Middlesex University's Centre for Enterprise and Economic Development Research
Encouraging young people to take up these opportunities	Youth Engagement Officer in place to support young people into these opportunities	Limited geographical area for project means smaller client pool and lack of support elsewhere in borough	Explore funding opportunities for expanding beyond current geographical area	Building up trust and engagement with local businesses	Joint appointment of Business Connections Officer
Measuring outcomes and impact	Early implementation of monitoring and evaluation framework	Support not leading to employment outcomes	Funding is structured on payment by results	Businesses unwilling to engage with the Council	Establish incentives for them to do so and link in with existing networks
Coordination of Platforms projects and cross service working	Project management undertaken by Regeneration Service with monthly project meetings to ensure coordination	Impact of changes to benefits	Monitor situation and ensure contract is flexible and can respond		