



Housing and Growth Committee

13 June 2022

Title	Housing and Growth Priorities update
Report of	Councillor Ross Houston, Chair of Housing and Growth Committee
Wards	All
Status	Public
Urgent	No
Key	No
Enclosures	None
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Summary

This report provides an update on delivery of the priorities of Housing and Growth Committee following the election of the new administration. This includes:

- Climate Change and Biodiversity - elements relating to housing and the council's estate

- Quality Homes
- Town Centres and the Local Economy

Officers Recommendations

- 1. That the Committee notes the report and instructs officers to progress work to deliver the commitments set out in paragraphs 1.7, 1.8, 1.10, 1.17.4, 1.23.2**

1. Why this report is needed

Background and context

- 1.1 The council has a number of priorities that Housing and Growth Committee are responsible for either in whole or in part.
- Climate Change and Biodiversity: Future proofing our borough, putting sustainability at the heart of everything the Council does. This includes
 - achieving net zero carbon in Barnet by 2042 or earlier (currently 2050 or earlier), and for the council by 2030 or earlier.
 - ensuring that the council's long term transport strategy improves road safety and encourages walking and cycling.
 - Quality Homes: Ensuring housing in the borough meets the needs of residents, is sustainable and that new developments are brought forward in partnership with residents. This includes:
 - Delivering more genuinely affordable homes, whilst respecting the outer-London suburban character of the Borough
 - Working to ensure new development is zero carbon.
 - Delivering healthy homes by working to eliminate fuel poverty and improve energy efficiency and water efficiency.
 - Supporting private tenants through licensing and a private tenants' rights charter.
 - Ensuring regeneration benefits existing residents first and foremost
 - Town Centres and Local Economy: supporting Barnet's town centres and the local economy. This includes:
 - Ensuring town centre regeneration is supported by residents and businesses
 - Promote a shop local/buy local culture
 - Work with local businesses and education providers to develop the skills needed in the green economy and build a local network of suppliers

- Encourage creative and digital industries
 - Help people get back into work
 - Promote digital connectivity and inclusion
 - A better Barnet: Support communities to be even happier, healthier and to make sure everyone is able to get the most out of life.
- 1.2 This report provides an update on delivery of key workstreams that are a priority for the Committee.
- 1.3 A new corporate plan is in development, and future updates to the Committee will reflect emerging themes and priorities of the plan.

Climate Change and Biodiversity

- 1.4 An update on progress against Barnet's Commitment on Sustainability to date, as well as an overview of work required to implement the commitments within the Barnet Labour Manifesto, including the formation of a Citizens Assembly on Climate Change and Biodiversity, was presented to Environment and Climate Change Committee on 9 June 2022. The report can be accessed at <https://barnet.moderngov.co.uk/documents/s72839/Sustainability%20Strategy%20Update%20-%20Environment%20Climate%20Change%20Committee%20v2.pdf>.
- 1.5 Housing and buildings**
- 1.5.1 Barnet's carbon baseline identifies that the majority of emissions come from stationary energy sources, largely buildings, with almost two-thirds of these relating to residential buildings.
- 1.5.2 Dealing with this challenge requires retrofitting existing buildings to improve their efficiency, remove / reduce fossil fuel usage and meet future standards. The council has been delivering an initial retrofit programme to its social housing, supported by Government grants, with the Local Authority Delivery Scheme Phase 2 expected to deliver fabric-first installation works to 75 properties over the next few months.
- 1.5.3 The council has a further role to help address and target incidences of fuel poverty, with almost one in ten households in Barnet living in fuel poverty, largely in the private sector. This is being exacerbated by the increased cost of living and rising energy bills. Targeted work is therefore ongoing to engage with the sector to support tenants in fuel poverty, and a task and finish group has been set-up to develop how the council can best support residents to secure grants to retrofit private homes.
- 1.5.4 Organisationally, the largest source of emissions comes from council owned buildings through its use of utilities such as heating, electricity, water and fugitive emissions. Much has been done already to ensure that our corporate assets are more energy efficient, particularly through the RE:FIT Programme and Public Sector Decarbonisation Scheme. Further retrofitting activities will deliver improved energy efficiency across 18 schools, by installing options such as heat pumps, photovoltaic panels and LED lights across various sites.
- 1.5.5 Work is also continuing with development partners to ensure they are working towards

the highest building standards, to ensure both new build housing and supporting infrastructure meet the Council's net zero targets.

1.6 Renewable energy

- 1.6.1 There is an immediate requirement for the council to use and generate sustainable energy, mitigate climate change and to help deliver the nascent Sustainability Strategy.
- 1.6.2 In addition, geopolitical concerns about energy security, particular in the form of Gulf State and Russian fossil fuels, have contributed to making renewable energy a more attractive option. Local authorities and government bodies are therefore being actively encouraged to provide leadership in this regard.
- 1.6.3 No longer are renewables seen as a risky bet; they are now a reliable long-term investment, attracting interest from a broader range of investors than seen during the early stages of their development.
- 1.6.4 Rising energy prices can clearly be mitigated by direct investment in renewables but in addition to covering energy costs, renewables investment, if done properly, could provide an additional source of revenue for the council and a payback over a relatively short / medium term (25-30 years). From initial discussions with experts in this field, direct investment in out of borough solar installations appears to offer the shortest payback in this regard.
- 1.6.5 There are both public and private options available to finance investment, which will all be assessed as part of comprehensive options analysis, over the coming weeks and months.
- 1.6.6 The council's energy is currently sourced through a framework contract, which supplies the Barnet corporate estate, as well as several other public sector buildings within Barnet, such as schools, libraries and community centres, with a 'grid mix' of electricity and gas – meaning the fuel sources are currently not 100% Renewable Energy Guarantees of Origin (REGO) renewable. Officers are currently reviewing options around switching towards a Green Energy supplier to further reduce the council's carbon footprint, whilst delivering a return on investment.

Quality Homes

- 1.7 One of the key priorities is to increase the supply of housing, and in particular genuinely affordable housing, whilst respecting the outer-London suburban character of the Borough. As set out in paragraph 1.5, the council will work to ensure new development is zero carbon, and also work towards healthy homes by supporting the elimination of fuel poverty and improving energy efficiency and water efficiency.
- 1.8 The committee is asked to endorse the aim to deliver at least 1000 homes at London Affordable Rent/Social Rent over the next 4 years. Work is underway to take this forward.
- 1.9 Housing and Growth Committee has also received a report on the timescales for delivering a new Housing Strategy and Homelessness and Rough Sleeping Strategy (see elsewhere on the agenda). Alongside preparation of the strategies, work will commence to prepare a new Housing Allocations Scheme and Tenancy Strategy.

- 1.10 Sections 1.11 – 1.15 below provide updates on some of the borough's existing regeneration, housing delivery and development projects that will contribute to these agendas. The committee is also asked to endorse the preparation of a Barnet best practice policy for regeneration.

1.11 Regeneration programme

- 1.11.1 Delivery of the Brent Cross Cricklewood programme is fundamental to achieving Barnet's Growth Strategy. Given the size of the development, Housing and Growth Committee receives a separate update report on the programme, which can be found on the Agenda for 13 June 2022.
- 1.11.2 *Dollis Valley (with Countryside and L&Q)*: In February the Strategic Planning Committee approved the reserved matters application (RMA) for Phases 4 and 5. These phases will deliver 232 homes (89 affordable and 143 private).
- 1.11.3 *Grahame Park (with Notting Hill Genesis)*: Plot A piling has commenced and is ongoing. Plot A will deliver 209 homes (60 social rent/London Affordable Rent and 149 shared ownership) and is due to complete in January 2024.

1.12 Barnet Homes development programme

- 1.12.1 The development programmes delivered through Barnet Homes continued to progress well with a start on site being made at Fosters estate in Hendon with the commencement of demolition of the former sheltered housing scheme at Cheshir House. The project will see the delivery of 217 new affordable homes including a 75 home extra care facility. The scheme is supported by both GLA grant and funding through the Development Agreement with Sage Housing. The scheme includes 62 general needs homes to be let at London Affordable Rent with the balance being for low cost home ownership. A further extra care scheme delivering 51 homes at Stag House in Burnt Oak is expected to complete in January 2023.
- 1.12.2 A start on site is expected at Little Strand on Grahame Park in July 2022 where 35 new council homes will be built as part of the GLA funded "building new council homes for Londoners" programme. The homes which include a number of larger and wheelchair accessible homes will be let at London Affordable Rent. A further 50 homes are due to be delivered in this programme at Coppetts Road and on the Broadfields estate subject to planning approval being obtained. Barnet Homes, working as development agent on behalf of Barnet Council, is also developing a proposal to bring forward the regeneration of the north-eastern part of Grahame Park estate. Work on the technical due diligence of the site, design progression to RIBA stage 1-2, legal and land assembly due diligence, business plan modelling and extensive community and stakeholder has commenced. The outcome of these activities will be included in the Outline Business Case which will be presented to the Housing & Growth Committee later in 2022.

1.13 Opendoor Homes development programme

- 1.13.1 The Opendoor Homes programme of 341 homes for affordable rent continues to progress with 270 homes now completed. The remainder are expected to be completed by April 2023. The mixed tenure scheme at Hermitage Lane is due to complete in September 2022 delivering 40% affordable homes including 15 for rent at London

Affordable Rent.

1.14 Acquisitions programme

- 1.14.1 Alongside the development programme Barnet Homes also undertakes a significant acquisitions programme to meet housing need within the borough. The Housing Revenue Account (HRA) Phase 2 programme is now complete, with the full budget of £31m committed and a total of 89 properties acquired. In November 2021 the council/Barnet Homes secured an additional £3.9m of GLA grant to deliver the buy back of council homes sold under the Right to Buy legislation. This funding will aim to purchase 60 homes by March 2023 with a further 60 home programme funded by Right to Buy receipts also approved. In April six properties were acquired as part of this programme. The council has also been successful in securing £200,000 of Right to Buy Back revenue funding from the GLA. This will support the staffing of the acquisitions programme with the aim of maximising the supply of new affordable units into the HRA.
- 1.14.2 Alongside this the Opendoor Homes programme has seen 157 homes purchased from the 500 home programme. The next formal 200 home review of this programme is likely to come back to committee later this year.

1.15 Council's Development Portfolio programme

- 1.15.1 The current programme seeks to deliver circa 1000 homes of which 50% will be affordable. This includes 22 modular homes supported through GLA grant funding and circa 600 Built to Rent units. These purpose-built rental homes will be professionally managed not only increasing the overall supply & mix of new homes for the council, but a way of generating longer term income.
- 1.15.2 The affordable homes delivered through the programme will be a mix of affordable tenures, to be determined through the submission of planning applications. Delivery of these new homes are forecast between 2024-2026.
- 1.15.3 The development strategy ensures new homes are designed to create a sense of place that responds to its local context and local distinctiveness. Construction techniques will contribute towards improving efficiency, productivity and the quality of new homes and buildings will incorporate the Home Quality Mark.
- 1.15.4 Alongside this the Joint Venture Millbrook Park scheme has seen the delivery of circa 1200 homes to date.

1.16 Rough Sleepers

- 1.16.1 At the last count/estimate in March 2022, the number of rough sleepers on the streets was 11. Homeless Action Barnet continues to support rough sleepers in a 43-unit block in the borough and there are 66 people still residing in temporary accommodation. Barnet has been successful in securing continued funding of £580,000 over the next two years for a substance misuse service targeting rough sleepers. This is provided via Change Grow Live. Funding for the next three years under the Government's Rough Sleeping Initiative has been delayed and an announcement is expected shortly. Barnet Homes will hopefully continue to receive funding for the current initiatives, including the Rough Sleeper Team and Somewhere Safe to Stay Hub.

1.17 Tenants in Private Rented Accommodation

- 1.17.1 Barnet has yet to see any significant increase in demand from private sector tenants. Data on court possession claims issued by private sector landlords in Barnet¹ show that 100 claims were issued in Quarter 4, 2021 compared to 60 claims in Quarter 3, highlighting a return to pre-pandemic levels. Barnet Homes is closely monitoring demand and currently applications are high but stable with most temporary accommodation admissions coming from single person households.
- 1.17.2 Barnet Homes has developed contingency plans to increase homelessness prevention activities as and when required and a budget is being held by the council for this purpose. The additional resources will support staff to manage the homeless application process focusing on the prevention and relief duties and personalised housing plans. The budget will also include an increased homeless prevention fund to help resolve arrears and help families remain in their tenancies or support them into new accommodation that avoids temporary accommodation placements. The BOOST Project also continues to work to reduce homeless demand.
- 1.17.3 The council will aim to extend the private sector licensing scheme wherever possible across the borough. Housing and Growth Committee has received a separate report on the licensing scheme, which can be found on the Agenda for 13 June 2022.
- 1.17.4 Officers will also commence work on the development of a private tenants' rights charter to raise awareness of tenants' rights.

1.18 **Barnet Households in Temporary Accommodation**

- 1.18.1 Households in temporary accommodation (TA) continue to reduce, bucking the London and national trends, with the number of households in TA at the end of April standing at 2108, the lowest for over a decade. Barnet Council & Barnet Homes has been shortlisted as finalists for the 2022 Local Government Chronicle awards in the Housing category. The award submission focusses on how a 28% reduction in the number of TA households has been achieved over the last 5 years, through successful early intervention and prevention services, market leading private rented sector procurement and innovative approaches to adding new affordable social housing supply. This multi-faceted approach has seen TA numbers at their lowest level in over a decade, during a period in which TA numbers have increased across London by circa 70%. The winners will be announced on 20 July.

1.19 **Barnet Homes/Council Tenants**

- 1.19.1 Barnet Homes understands eviction should always be a last resort and, as such, always seeks to engage as early as possible with tenants experiencing financial hardship to ensure they are properly supported to address any arrears which may be accruing. There are a variety of support arrangements in place aimed at benefit maximisation, agreeing sustainable payment plans, employment, training, and education options, as well as referrals to other agencies for appropriate support.
- 1.19.2 Even prior to the pandemic Barnet Homes only evicts a very small number of tenants each year for non-payment of rent and exhaustive action is always taken to engage with and support residents to sustain their tenancies wherever possible.

¹ [Mortgage and Landlord Possession Statistics: data visualisation tool \(mojanalytics.xyz\)](https://mojanalytics.xyz)

Town Centres and Local Economy

1.20 Helping residents – especially young people – into work

- 1.20.1 The national unemployment rate fell to 3.7% between January and March 2022, whilst job openings rose to a new high of 1.3 million. This has created a situation where there are more job vacancies than unemployed people for the first time. However, wages are not keeping pace with rising prices, making it difficult for many people to move into work rather than stay on benefits. The skills gap between young people and the opportunities available continues to be an issue in Barnet and nationally. The latest Nomis stats report 13,200 Barnet residents (6.4% of the working age population) claiming Job Seekers' Allowance.
- 1.20.2 Between April 2021 and March 2022, the council supported over 1,000 residents into work. The council-commissioned programmes, BOOST and Barnet Education and Learning Service (BELS) achieved 497 of those with SHAW Trust's delivery of the Work and Health Programme and JETS providing the rest. This does not include other programmes such as Restart and those delivered by the DWP. In addition, developers working across the borough provided 85 apprenticeships.
- 1.20.3 Health and Social Care is a growing employment sector and Barnet's care providers struggle to recruit. In February we hosted the Barnet Care Sector Recruitment Event which featured 20 providers with live vacancies and close to 80 residents attending. Many of the providers were able to fill vacancies on the day. Since January, BOOST have hosted weekly employer days for care providers to interview local people for jobs with their services. Our first Sector Based Work Academy with Signature Care Homes saw six candidates offered roles. Our relationship with the Royal Free Hospital has seen the first candidate start as an audiology administrator and plans for a rolling pipeline of nursing assistant vacancies.
- 1.20.4 There are more than 3,000 jobs in the rail industry in the pipeline for London. The Cherry Tree Foundation programme funded by Countryside Properties and Barnet Council supported 15 residents of Dollis Valley Estate through training to gain employment in the industry, of which seven have so far started work. A second programme for residents of Grahame Park launched in March, funded by DWP and Notting Hill Genesis.
- 1.20.5 Recognising the commitment to develop the skills needed in the green economy and build a local network of suppliers, officers have been working with Middlesex University and Barnet and Southgate College since January on gathering intelligence and planning initiatives for the green economy and other growth sectors. Following the establishment of a joint working group with West London Business for the creative industries (TV and Film), the council is keen to realise plans for green skills. With regards to the retrofit agenda, a first proposal has been secured for a training programme leading to jobs in this sector. Discussions continue with DWP and the college to plan future Sector Based Work Academies. The council is also represented on the steering group for the 'Greening the Construction Industry' European Social Fund (ESF) funded project led by The Skills Centre, with the aim of generating more jobs for residents, and is an active partner with the Mayors Academy Hub for green skills in west London led by West London College.
- 1.20.6 The council has secured £250,000 GLA/ESF funds through the West London Alliance to enable BOOST to engage and support those furthest from the labour market. The

programme launched in January 2022 and will run until September 2023. BOOST will work with an additional 575 Barnet residents, with at least 198 securing jobs. Barnet was the first of the six participating boroughs to register candidates and secure jobs for the project.

1.20.7 At Brent Cross Town, the Pre-Apprenticeship Programme commenced during National Apprenticeship Week in February. Funded by Galldris, the programme provided employability training alongside practical skills training in ground works for seven Barnet residents towards apprenticeships. All completers were offered a job or an apprenticeship. Argent have agreed to target 6% of the site workforce as sustained apprentices.

1.21 Digital Inclusion and Connectivity

1.21.1 The council is committed to enabling state-of-the-art digital infrastructure investment to deliver social and economic outcomes for residents and businesses across the borough. This programme is being delivered through several strands of work that are united by the principle of working in partnership with public and private sector partners.

1.21.2 During January-April 2022 the gigabit broadband programme continued with:

- Community Fibre delivering fibre broadband to 2,283 Barnet Homes properties (17% of the housing stock) in addition to delivery throughout the previous year; plus spin-off connectivity benefits to a further 2,695 households in the borough (1.7%).
- Hyperoptic planning for a 2022-23 investment programme across Barnet Homes stock, alongside emerging interest in partnerships having been shown by several other companies.
- Localised deployments by 'Open Infra' and 'Hampstead Fibre' for the communities in Mill Hill and Hampstead Garden Suburb respectively; with each network operator having commenced or completed their initial pilot and actively preparing plans for further investment.

1.21.3 The council values collaboration with neighbouring boroughs, and through the West London Alliance 'Digital Investment and Inclusion' programme will see delivery of several key projects and programmes in 2022-23:

- Fibre West: a grant funded investment programme to deliver fibre broadband to council assets such as CCTV columns, libraries and other council properties that will unlock smarter ways of working and especially future service innovation. The delivery partner (BT) has been appointed and preparations for deployment have commenced.
- Small Cells (4G/5G): preparation has continued for a new 'open access' approach to the placement of 5G and 4G small cells on street lighting. In March 2022, the WLA was awarded a grant of £0.495m to work with industry and boroughs to develop data and tools for unlocking small cells investment, extending the existing work programme that aims to have an 'expression of interest' process soft market tested with the industry from June 2022.

1.21.4 Work to extend social value commitments into a broader programme of work supporting digital inclusion has continued through the following key activities:

- Digital triage project to institute systems and tools for identifying residents facing digital exclusion at the point of contact with frontline council staff, and ensure they are signposted to support services.
- Social Value Action Plan to ensure that partners are delivering agreed outcomes. A renewed focus has seen delivery of two further free fibre connections to community centres, with more in the 2022-23 pipeline. Alongside this has been the successful delivery of the pilot 'digital drop-in' sessions at North Finchley Library that will now inform a wider rollout.

1.22 Business support

1.22.1 Over the past couple of months, the council has launched a business support programme of approximately £1.5m to help more than 600 high street and micro-businesses across the borough. Funded mostly through the Government's Additional Restrictions Grants, these schemes are aimed at companies that have been negatively affected by Covid-19 and will provide business owners and their employees with vital new skills, knowledge and confidence to help them bounce back. They include:

- Free one-year memberships to the Federation of Small Businesses, providing legal advice, insurance services, debt recovery, access to a broad network of like-minded businesses, and more.
- Short courses from Barnet and Southgate College to help employers improve compliance and operational standards around health and safety, food hygiene and English in the workplace.
- Business masterclasses from Middlesex University to help owners and senior managers scale their company and plan for future growth, including sales, marketing, finance and legal.
- Targeted business support for Burnt Oak, Finchley Central, North Finchley and West Hendon town centres, including business health checks, one-to-one support, skills training and networking opportunities.
- A network of local construction supply chain companies supported with training, advice and opportunities to meet buyers/developers looking to procure locally and retain more of their investment in the borough.

1.22.2 Additionally, the council has started a new internal programme to link different business-facing teams. The aim is to streamline services so that local companies can interact with the council through a simplified entry point. Business-facing teams will benefit from sharing data to generate a single view of Barnet's businesses and their needs.

1.23 Town Centres

1.23.1 Barnet's Administration is strongly committed to supporting town centres and high streets, recognising that they have been impacted heavily during the pandemic. The Economic Development team is working closely with colleagues across a range of services to progress environmentally and economically sustainable town centre recovery plans, as well as engaging directly with businesses and Town Teams to ensure that local communities and other stakeholders are empowered to lead change. In line with the

Growth Strategy, the team is primarily focused on the borough's seven main town centres, as well as West Hendon Broadway.

1.23.2 The new administration will be reviewing the council's approach to town centres and developing a new strategy with sustainability at its heart, working in partnership with town centre teams and engaging with local businesses, residents and community groups.

1.23.3 Key updates include:

- Edgware: The Partnership Board formed with Ballymore, Transport for London, the Libraries Service and local businesses has continued to develop plans for the town centre, including high street activations, new murals and artwork and other creative approaches to place-making. Officers are also working collaboratively to progress interventions to support a cleaner, and safer, town centre, including through de-cluttering. As this work progresses, the council and its partners will continue to ensure that there are diverse opportunities for local people to engage in and lead the process.
- Burnt Oak: The tender for the public realm improvements approved at September Housing and Growth Committee was successfully commissioned in early May 2022. Erect Architects has been awarded the contract and will be working in partnership with officers to deliver a programme of scoping, design and robust community engagement through the established community steering group. A programme of one-to-one business support has been underway since March and has been positively received by local businesses. Work is also underway through our creative place-making scheme to deliver several initiatives: new lamp post banners were installed in March and branding/identity guidelines for the town centre have been developed; new murals and festive lighting will be delivered from Autumn 2022.
- West Hendon Broadway: Officers continue to work with Barratt London to enhance the Highways upgrades due to commence on the Broadway. In advance of this programme, the area will be further uplifted through creative place-making interventions, including new planters and artwork on the Broadway. A business support programme is being delivered along the Broadway, with 80% of businesses having participated in a free health check. Following this, action plans are being developed to provide a targeted approach to help businesses thrive.
- Cricklewood: Work is underway to develop a feasibility study for the site at 164-168 Cricklewood Broadway. This was subject to a Compulsory Purchase Order and was demolished as part of the Brent Cross Cricklewood 'Southern Junctions' works. Officers have appointed a design team to progress the study and will be engaging with local ward members, the Town Team, Business Association and others to develop and test proposals for a landscaped area with seating, greenery and workspace units. Should the proposals prove viable, officers will bring a recommendation to a future Housing and Growth Committee meeting. In the meantime, rendering of the third-party wall has been completed, improving the look of the building and providing additional protection for the previously exposed wall. The propping system will remain in place as a mitigation and will continue to be actively monitored while still required. The team is investigating options for the

installation of artwork during the summer to further improve the aesthetic of the propping in the short-term.

- Golders Green: The council has launched a tender exercise to appoint a multi-disciplinary design team to engage with the community and develop designs for public realm improvements in line with the adopted Golders Green Town Centre Strategy. Following consultant appointment, the project will commence with community engagement sessions to inform the proposals. A key aim will be to establish a new Town Team to ensure that businesses and residents are meaningfully engaged and to help animate future public realm improvements.
- Finchley Central: the council has continued to progress the Finchley Square project, which is due to start on site in Autumn 2022. As reported in February, this is later than previously forecast due to challenges arising as a result of site investigations and coordination with external landowners. Several community and cultural events have been held over the Spring, including the launch of the second Art Trail and an Eco Show and Tell. Later in June there will also be a Spring Market. To date, these events have received positive feedback from residents and businesses and they will continue to take place in the run-up to construction. The council is continuing to support the Town Team following its successful bid for funding to trial a new Busking Programme.
- North Finchley: The council has appointed consultant teams to develop Cultural Placemaking Interventions and a Public Realm Design Framework. The former project has commenced and, following a series of successful engagement events with businesses and community groups, a summary report was produced identifying gaps, needs and opportunities. Over the coming months there will be a further series of workshops enabling the community to help define the vision and design principles that will underpin the Public Realm Design Framework. The North Finchley Partnership Board held its second meeting in February 2022. The group comprises 17 members in total, including ten drawn from the community, businesses and other local stakeholders. Board Members provided feedback and recommendations on the proposed engagement programmes for the council and Regal London. The Partnership Board is an important vehicle for local voices to be heard as development progresses, although officers will also be leading other activities to ensure that a wide cross-section of people can provide feedback. The Board's Terms of Reference will be updated to reflect the new Administration.
- Chipping Barnet: Officers have continued to develop feasibility studies to develop Business Cases for the five priority projects identified in the Community Plan. Officers have been supporting the Chipping Barnet Town Team to deliver a Meanwhile Activation Project, identified in the Community Plan, supporting them to submit a second-round application to the GLA's High Streets For All funding. Alongside this, other work has focused on opportunities to bring forward flexible employment and workspace. And the council is continuing to engage with public sector partners through the One Public Estate programme to influence future development.

1.23.4 In addition to the above, officers have continued to support the Temporary Street Space Fund in a number of town centres, including some non-main/district centres. Following a period of outreach and engagement, officers approved an additional 10 applications from businesses who requested the support to access additional street trading space this

summer. The council will also be upgrading facilities for nine businesses, located in Mill Hill and Golders Green. Improvements to the parklets include better planting and enhanced disabled access. Officers will continue to support all businesses participating in the programme and will continue to evaluate the impact of the Temporary Street Space Fund on individual businesses and the wider town centre.

2. Reasons for recommendations

- 2.1 All measures and interventions set out above directly support council priorities.
- 2.2 Additionally, all measures outlined in this report align with council strategy, for example, as set out in the Growth Strategy 2020-30, the Long-Term Transport Strategy, the Housing Strategy 2019-24 and the Homelessness and Rough Sleeping Strategy 2019-24.

3. Alternative options considered and not recommended

- 3.1 None in the context of this report

4. Post decision implementation

- 4.1 Following Committee, officers will continue to maintain regular communication with relevant stakeholder groups – notably businesses, Members and residents – in accordance with the various programmes of work.

5. Implications of decision

Corporate Priorities and Performance

- 5.1 All measures and interventions set out above directly support the priorities of the council and the new administration.
- 5.2 Additionally, all measures outlined in this report align with council strategy and priorities, for example, as set out in the Growth Strategy 2020-30, the Long-Term Transport Strategy, the Housing Strategy 2019-24 and the Homelessness and Rough Sleeping Strategy 2019-24.

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

- 5.3 Where there are financial implications or decisions associated with projects outlined in the Growth Strategy annual report and Work, Skills and Productivity Action Plan, these will be addressed on a case-by-case basis.
- 5.4 Any procurement activity will 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 any 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 Post Brexit, the State Aid rules have been replaced by the Subsidy Control. Act 2022, which received Royal Assent on 28 April 2022. However, regulations giving effect to the relevant provisions of the Act are not expected to come into force until Autumn 2022 and, therefore, the Procurement of public works and services contracts over the relevant financial thresholds will still apply until the Regulations take effect. The council must, therefore still observe the requirements of the Public Contracts Regulations 2015, and Subsidy Control Rules 2021 where applicable. There is a new process for advertising the tender in the Contracts Finder. The Public Services (Social Value) Act 2012 requires the Council to consider how it can achieve an improvement to the economic, social and environmental wellbeing of an area as part of the procurement of these services. If so, the social value objectives identified must be written into the procurement process. All of this must be achieved with regard to value for money and in a way that is compliant with existing public procurement law. "Social value" objectives can include the creation of employment, apprenticeship and training opportunities for local people, trading opportunities for local businesses and the third sector through contract delivery.

Legal and Constitutional References

- 5.6 The council's Constitution, Article 7.5 Committees, Forums, Working Groups and Partnerships, sets out the functions of the Housing and Growth Committee and includes:
- 5.6.1 Responsibility for housing matters including strategy, homelessness, social housing and housing grants, commissioning of environmental health functions for private sector housing, regeneration strategy and oversee major regeneration schemes, asset management, employment strategy, business support and engagement and.
- 5.6.2 To receive reports on relevant performance information and risk on the services, under the remit of the Committee.

Insight

- 5.7 In recent months, the council has significantly improved the way in which it uses data, insight and analysis to drive decision making and service delivery. A new cross-cutting data insight team has been established which is now working closely with Growth colleagues as well as others across the organisation. This report draws on various analyses undertaken by the Insight Team.

Social Value

- 5.8 The council must take into account the requirements of the Public Services (Social Value) Act 2012 to consider how what is to be procured might improve the social, economic and environmental well-being of the relevant area and how, in conducting the process of procurement, it might act to secure such improvement. Social value is a core part of the Recovery Framework and will be maximised throughout.

Risk Management

- 5.9 The council has an established approach to risk management, which is set out in the Risk Management Framework. Managing risk is an essential part of programme management and will be used to inform key decisions relating to economic recovery and the delivery of the Corporate Plan.

Equalities and Diversity

- 5.10 The Equality Act, 2010 outlines the provisions of the Public Sector Equality Duty which requires Public Bodies to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and other conduct prohibited by the Equality Act, 2010;
 - Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 5.11 Relevant protected characteristics are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation.
- 5.12 The Barnet Plan, the council's Recovery Framework and the Growth Strategy are intended to benefit all communities and groups who live, work and visit the borough, including those with protected characteristics.
- 5.13 An Equalities Impact Assessment and Health Impact Assessment was undertaken on the Growth Strategy, and the outcomes of these were summarised in the report to Housing and Growth Committee on 27 January 2020 seeking approval of the Strategy.
- 5.14 Where individual decisions are required in relation to the recovery programme or Growth Strategy Delivery Plan, these will be considered on a case-by-case basis to ensure no group is disadvantaged or left behind. As required, officers will undertake Equalities Impact Assessments (EQIA) on a case-by-case basis to fully appraise the impacts associated with any proposed course of action in line with the legislation and to take into account the same so far as lawfully required.

Corporate Parenting

- 5.15 In line with the Children and Social Work Act 2017, the council has a duty to consider Corporate Parenting Principles in all relevant decision-making. Promoting independence is priority of the council. Barnet Homes work closely with relevant council departments to ensure that care leavers make a successful transition to independent living

Consultation and Engagement

- 5.16 A strong commitment to community engagement and empowerment is fundamental to the council's approach. Local stakeholder engagement remains a key part of project development and engagement plans will be prepared for all new town centre, housing, regeneration and development projects. Any new schemes brought forward will be subject to consultation where the council considers it appropriate, in addition to where it is legally required.

Environmental Impact

- 5.17 As set out in sections 1.4, 1.5 and 1.6, the report focuses on the implementation of recommendations within the manifesto of the new administration that relate to carbon emissions from buildings.

6. Background papers

- 6.1 Housing and Growth Committee, 27 January 2020, item 16: Growth Strategy
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=9931&Ver=4>
- 6.2 Housing and Growth Committee, 14 September 2020, item 12: COVID-19: Recovery Plan – Thriving,
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=10226&Ver=4>
- 6.3 Housing and Growth Committee, 25 November 2020, item 17: COVID-19: Recovery Plan – Thriving
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=10227&Ver=4>
- 6.4 Housing and Growth Committee, 25 January 2021, item 9: COVID-19 Recovery Plan,
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=10228&Ver=4>
- 6.5 Housing and Growth Committee, 14 June 2021, item 7, COVID-19: Recovery Plan – Thriving, <https://barnet.moderngov.co.uk/documents/s65201/COVID-19%20Recovery%20Plan%20Thriving.pdf>
- 6.6 Housing and Growth Committee, 13 September 2021, Covid-19: Recovery Plan – Thriving, Item 8,
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=10846&Ver=4>
- 6.7 Housing and Growth Committee, 16 November 2021: Thriving Update, Item 7
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=696&MId=10847&Ver=4>
- 6.8 Decision - Approval of sites for connection to Fibre Breadboard using grant funding, 28 January 2022:
<https://barnet.moderngov.co.uk/ieDecisionDetails.aspx?ID=8741>
- 6.9 Housing and Growth Committee, 13 February 2022: Thriving Update, Item 11, [Agenda for Housing and Growth Committee on Thursday 17th February, 2022, 7.00 pm | Barnet Council \(moderngov.co.uk\)](#)