



Housing and Growth Committee

16th November 2022

<p style="text-align: right;">Title</p>	<p>Full Business Cases for GLA ‘Building Council Homes for Londoners’ funded housing schemes:</p> <ul style="list-style-type: none"> ● Broadfields, HA8 ● Coppetts Rd, N10 ● The Grange, N2
<p style="text-align: right;">Report of</p>	<p>Chair of Housing & Growth Committee</p>
<p style="text-align: right;">Wards</p>	<p>Edgware (Broadfields Estate) Coppetts (Coppetts Road) East Finchley (The Grange)</p>
<p style="text-align: right;">Status</p>	<p>Public with accompanying exempt report :</p> <p>(i) Exempt from publication in accordance with paragraph 3 of Schedule 12A of the Local Government Act 1972 on account that it contains information relating to the financial or business affairs of any particular person including the authority holding the information</p> <p>(ii) Exempt from publication in accordance with paragraph 5 of Schedule 12A of the Local Government Act 1972 - information in respect of which professional legal privilege could be maintained in legal proceedings.</p>
<p style="text-align: right;">Urgent</p>	<p>No</p>
<p style="text-align: right;">Key</p>	<p>Key</p>
<p style="text-align: right;">Enclosures</p>	<ul style="list-style-type: none"> ● Broadfields FBC (1.1) ● Broadfields existing red line site plan (1.2) ● Broadfields red line proposed site plan (1.3) ● Broadfields Equalities Impact Assessment (1.4) ● Coppetts Rd FBC (2.1) ● Coppetts Rd existing red line site plan (2.2) ● Coppetts Rd red line proposed site plan (2.3) ● Coppetts Rd Equalities Impact Assessment (2.4)

	<ul style="list-style-type: none"> • The Grange FBC (3.1) • The Grange existing red line site plan (3.2) • The Grange red line proposed site plan (3.3) • The Grange Equalities Impact Assessment (3.4)
Officer Contact Details	<p>Derek Rust, Director of Growth and Development, Barnet Homes, derek.rust@barnethomes.org</p> <p>Susan Curran, Head of Housing and Regeneration, London Borough of Barnet, susan.curran@barnet.gov.uk</p>

Summary

In 2019 Barnet Homes, acting as development agent for Barnet Council, secured Outline Business Case (OBC) approval for two build programmes that would deliver 337 homes for the council. The new homes were spread across a number of sites and were to stay in the council's ownership, with rental income to the council's Housing Revenue Account (HRA). The two programmes were to be funded by a combination of grant from the 'Building Council Homes for Londoners' programme managed by the Greater London Authority (GLA) and internal funding from the council's HRA:

1. GLA 87 – Little Strand, Broadfields, Coppetts Rd sites
2. HRA 250 – The Grange (identified) and other prospective sites

Since 2019, the sites progressed at different speeds. Little Strand is the most advanced; securing planning approval in 2021, Full Business Case (FBC) approval in February 2022 and entering into build contract in July 2022. Planning permissions for Coppetts Rd, Broadfields and The Grange were approved over summer 2022. All three schemes are currently going through a procurement process, with the intention of appointing build contractors in December 2022, following Full Business Case approval and subsequent budget approval at Policy & Resources Committee in December 2022.

The final prospective schemes on the HRA 250 programme are still within the pre-planning stages and will not be ready for an FBC for 1-2 years. As such, this paper requests to seek approval of the three GLA funded schemes that are now at FBC stage: Broadfields, Coppetts Rd (funded from GLA 87 Capital programme) and The Grange (funded under the HRA 250 Capital programme).

Broadfields, Coppetts Rd and The Grange deliver homes set at the GLA's London Affordable Rent levels, are on complex infill sites within existing estates and provide a mix of flats, houses and wheelchair accessible accommodation. They present an opportunity to improve the street scene of their locations; with enhanced passive surveillance, better organised car parking etc. They will also renew public highways and create new amenity space for existing and new residents to enjoy. The new homes would be owned by the London Borough of Barnet and managed by Barnet Homes.

Since 2019, extra funding streams have been secured, in addition to £0.1m per unit from the GLA:

1. Alternative grant of £1.599m has been approved for Broadfields and The Grange.

2. Internal S106 contributions of £2.645m in total has been secured from the council for Broadfields and Coppetts Rd.

Both the GLA and alternative grant require a physical start on site by March 2023 to satisfy their funding conditions. In order for contractors to achieve this, they must be appointed no later than December 2022, to allow them time to discharge pre-commencement planning conditions. As such, it should be noted that whilst the budgets being presented in the FBC's are informed by tender returns, they will only be finalised when presented to Policy & Resources Committee in December 2022. All tenders have been returned, but the clarification process is ongoing; and should conclude by mid November 2022.

It is currently foreseen that the GLA 87 programme budget will need to be extended by approximately £11.3m to cover the increased costs associated with Broadfields and Coppetts Rd from the original estimates in the 2019 OBC. Some of this additional cost is expected be covered by grant funding. The costs for The Grange can currently be contained within the programme budget for the HRA 250 programme.

Subject to the approval of the respective Full Business Cases, followed by subsequent approval of the budgets at Policy and Resources Committee on 13th December, Barnet Homes will be able to progress awarding the building contracts by December 2022 and thus enable start on site by March 2023, with the aim of completions in winter 2024 / spring 2025.

Officers Recommendations

1. **That the Housing and Growth Committee notes and approves the Full Business Case for the Broadfields HA8 (GLA87), project.**
2. **That the Housing and Growth Committee delegates authority to the Director of Growth to agree the appointment of the preferred contractor at Broadfields once they are identified. This is dependent on the final contract value sitting within the approved budget and satisfactory financial due diligence checks being undertaken.**
3. **That the Housing and Growth Committee notes and approves the Full Business Case for the Coppetts Rd, N10 (GLA 87)project.**
4. **That the Housing and Growth Committee delegates authority to the Director of Growth to agree the appointment of the preferred contractor at Coppetts Rd once they are identified. This is dependent on the final contract value sitting within the approved budget and satisfactory financial due diligence checks being undertaken.**
5. **That the Housing and Growth Committee notes and approves the Full Business Case for The Grange, N2 (HRA 250) project.**
6. **That the Housing and Growth Committee delegates authority to the Director of Growth to agree the appointment of the preferred contractor at The Grange once they are identified. This is dependent on the final contract value sitting within the approved budget and satisfactory financial due diligence checks being undertaken.**

1. WHY THIS REPORT IS NEEDED

- 1.1 Barnet Homes has been commissioned to act as development agent on behalf of Barnet Council to develop a pipeline of affordable housing as part of the two programmes known as the “GLA 87” and “HRA 250”. The Outline Business Cases for the Broadfields and Coppett’s Rd sites were approved in April 2020 by the Urgency Committee and for The Grange by the Housing & Growth Committee in February 2022. These approvals enabled Barnet Homes to secure planning permission and undertake the contractor procurement exercise for each scheme.
- 1.2 The projects will deliver 559 new homes for London Affordable Rent with parking provision, as well as make improvements to the public realm. See summary below (full details can be found in the respective FBC’s).

	Broadfields	Coppetts Rd	The Grange
Flats	28	6	16
Houses		9	
Wheelchair units	3	2	3

- 1.3 The approval of the Full Business Cases is required in order to proceed with the projects and enable entering into a build contract to deliver the schemes.
- 1.4 The current OBC budgets for the GLA 87 and HRA 250 schemes were approved at Policy & Resources Committee in June 2019 and February 2020 respectively. An updated budget approval that reflects the FBC position of each scheme and respective programme updates will take place at Policy & Resources Committee on 13th December 2022, which will be the final governance milestone prior to letting the respective build contracts.

2. REASONS FOR RECOMMENDATIONS

- 2.1 The three infill sites will involve demolition of garages and pramstores plus the use of informal parking areas to provide 59 new homes, 8 of which are fully accessible wheelchair homes and 6 of which are larger 4 bed family homes. These are some of the most in-demand property types within the Borough.
- 2.2 No ongoing concerns have been raised with regards to land title. A small amount of stopping up of Highways land prior to scheme completion will be required at Coppetts Rd and The Grange, but the likelihood of this being refused is viewed as low risk and in any event could be designed out in conjunction with liaison from the Local Planning Authority.
- 2.3 The estimated combined total revenue benefit inclusive of savings to Barnet Council is **£354,023** per annum. See table below for summary (further details can be found in the respective FBC’s).

Scheme	Number of units	Wheelchair home provision cost avoidance p/a	Temporary Accommodation cost avoidance p/a	Assumed Council Tax income p/a	Total LBB revenue benefit p/a
Broadfields	28	£49,482	£68,020	£34,067.85	£151,570
Coppetts Road	15	£32,988	£38,847	£22,902	£94,737
The Grange	16	£49,482	£38,234	£20,000	£107,716

- 2.4 Approximately £3.1m will be spent on the public realm, including new pocket parks, children’s play parks, extensive highways and footways renewal, new street lighting etc.
- 2.5 The delivering more quality affordable homes in the borough is a key priority for the council and is recognised in the Housing Strategy 2019-2024, the Growth Strategy and is a key theme of the emerging Corporate Plan. Barnet has the second largest population of any London Borough with 389,300 residents. The figure is expected to grow to 452,000 by 2036. With a third of the borough designated green belt, Barnet Council has to be innovative in how new homes can be built in the borough. To deliver an increase in housing completions to meet housing need the council and wider public sector needs to increase its own pipeline of housing delivery. To that end the council is reviewing its assets to consider all suitable sites for redevelopment potential.
- 2.6 The Draft Local Plan (2021-2036) sets out the vision for growth and development in the borough and the delivery of 32,200 new homes and 20,000 new jobs by 2030. The Regeneration Strategy builds on this, articulating the council’s approach to delivering growth and focusing on the places that need intervention.
- 2.7 These schemes would count towards the 1000 homes at London Affordable Rent that the Administration pledged as part of their Manifesto in May 2022.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

3.1 Option 1 – Do not proceed with some / all of these developments

An alternative option is to **do nothing**, but it would limit the council’s ability to deliver much-needed affordable housing. There would be reputational damage with the GLA and the return of up to £5.9m of grant. The same would apply with the £1.599m of alternative grant. Abortive costs of up to c£1.9m across all three schemes would also be incurred.

3.2 Option 2 – Develop some / all three projects through on-lending to Opendoor Homes

The schemes could be completed at nil cost to Barnet Council, with financial benefits including the homeless dividend. The schemes would not be viable unless a number of market sales units were introduced into the schemes, with a higher level of rent being charged on the remaining properties, likely at 65% of market rent. GLA grant per property may reduce or be unavailable. In this option, the homes would not sit in the HRA.

4. POST DECISION IMPLEMENTATION

- 4.1 Subject to approval of the Full Business Cases by Housing and Growth Committee, and the budget by Policy and Resources Committee, Barnet Homes will continue to work with our Employers Agent – Potter Raper Partnership – to identify and appoint the proposed contractor.
- 4.2 The remaining projects that form the HRA 250 programme will be subject to separate approval of their respective Business Cases.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

5.1.1 Delivering more affordable homes in the borough is a priority of the council, as set out in the Housing Strategy 2019-2024 and the Growth Strategy. Since May 2022 this has become a council priority and work is underway to convert current delivery plans to ensure they contribute to starting on site with 1,000 affordable social rent homes over the next 4 years. These schemes will deliver 59 homes to wards this target.

5.1.2 The Health and Wellbeing Strategy 2021 to 2025 recognises that the condition of and access to local housing has an important role in the quality of life and health of both individuals and communities.

5.1.3 Emerging Corporate Plan

A new Corporate Plan is in development, with an approach being built around a council that cares for people, our places, and the planet, as discussed at the Policy and Resources Committee meeting on 29 September 2022. Under the People priority, it aims to be family friendly, tackle inequality, and support health and independence. Under the Place priority, it aims to ensure safe, attractive neighbourhoods, quality homes, sustainable growth, and thriving town centres and make Barnet a fun place to visit. Under the Planet priority, it aims to focus on the council's journey to net zero, local environment, and green spaces.

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

Broadfields, Coppetts Rd (GLA 87)

5.2.1 The approval of FBC's for Broadfields and Coppetts Rd will conclude all the FBC's for the GLA 87 programme. A sum of £27.625m was originally allocated to the council's Housing Revenue Account budget for the GLA 87 capital programme, funded partially by £8.7m GLA grant funding. This was approved by Policy & Resources Committee in June 2019. There has been spend to date against the programme with £26.140m remaining at 1 April 2022. The estimated budget to complete Little Strand, Broadfields and Coppetts Rd from 22/23 is £37.369m, which includes construction and project on costs. The total expected programme cost (historic and future) is £38.853m.

5.2.3 Across the GLA 87 programme, this is an £11.228m budget increase since June 2019, albeit an additional £3.507m of grant was secured in the same period. The increase in budget requested to be approved is £11.228m, however this will only require an increase in borrowing of £8.120m as the other costs will be covered by additional S106 funding and other contributions secured for this programme.

5.2.4 This additional budget has been modelled through the HRA business plan and is still viable.

5.2.5 Rising costs are a combination of finalising the scheme designs from the early indicative layouts that were contained within the OBC and also changing market conditions within the construction sector and national economy as a whole. The construction sector has experienced significant cost inflation in the last 12 months, a result of the exit from the European Union, the Covid19 pandemic and the invasion of the Ukraine by Russia. This includes:

- Consumer Price Inflation (CPI) rose by 10.1% in the 12 months to July 2022
- Building Cost Information Service (BCIS) Materials Cost Index rose by 22% in the 12 months to Q2 2022
- There has been the highest rate of materials inflation since 1980
- The BCIS General Building Cost Index rose by 14% in the 12 months to Q2 2022

5.2.5 Change in GLA 87 programme budget and funding summary;

	Current budget remaining (Sept 22 P&R)	New budget requested
	26,140,908	37,368,589
Grant	8,770,000	7,800,000
Alternative grant		1,231,715
s106		2,845,276
Borrowing	17,370,908	25,491,598
	26,140,908	37,368,589

5.2.6 In the course of gaining planning approval, unit numbers across the programme have fallen from 87 originally envisaged at OBC stage to 78 under the current planning approvals. GLA grant was awarded at £0.1m per unit, therefore the programme wide grant for the GLA 87 has fallen from £8.7m to £7.8m. However, in the same period, a further £1.232m has been secured from the alternative grant source, plus £2.645m of S106 commuted sums.

5.2.7 The scheme by scheme breakdown is below:

GLA 87 - total costs	35	15	28	78
	Little Strand	Coppetts Rd	Broadfields	Total
Construction costs estimate	12,000,000	8,164,896	11,615,000	31,779,896
Development Fee (TBG) - 3.5%	420,000	218,686	1,765,121	2,403,807
Professional fees/ Legal	1,402,662	567,804	406,525	2,376,991
Contingency	900,000	447,569	871,125	2,218,694
Site decant	73,500	0	0	73,500
	14,796,162	9,398,955	14,657,771	38,852,888

Total programme Funding				
s106	200,000	645,276	2,000,000	2,845,276
Alternative grant fund	270,000		961,715	1,231,715
GLA grant	3,500,000	1,500,000	2,800,000	7,800,000
Borrowing				26,975,897
				38,852,888

The Grange (HRA 250)

5.2.8 A sum of £81.034m was allocated to the Council's Housing Revenue Account budget for the HRA 250 programme, funded partially by £1.6m GLA grant funding across the programme. This was approved by Policy & Resources Committee in February 2020. There has been spend to date against the programme; with £79m remaining at 1 April 2022.

5.2.9 The estimated budget to complete The Grange from 22/23 equals £9.877m, which includes construction and project on costs. GLA grant of £1.6m has been awarded plus a further £0.637m has from the alternative grant source. The Grange scheme budget will be updated to Policy & Resources committee in December 2022 but ultimately falls within the existing approved programme wide budget. The programme budget will then be reviewed at the point that the remaining projects within the programme (Coppies Rd and Silk House & Shoelands) reach FBC stage.

5.2.10 The estimated total revenue benefit inclusive of savings to Barnet Council across Broadfields, Coppets Rd and The Grange is **£354,023** per annum. This is made up of a combination of wheelchair home cost avoidance, temporary social accommodation cost avoidance and council tax receipts. See table in section 2.3 for more details. A separate cashable benefit to the HRA is the rental income for each scheme (see FBC's for individual breakdowns).

5.2.11 However, within the build costs, there is also an estimated £3.1m of public realm enhancement works, including new children's play space, pocket parks, landscaping and re-wilding, new footways, roadways and street lighting.

5.2.12 Barnet Homes has an established Development Team with the required experience to deliver this project. Barnet Homes manages the existing estate on behalf of London Borough of Barnet. They have successfully delivered works projects within occupied social housing settings and engaged with residents and leaseholders before, during and after the works are completed.

5.2.13 Barnet Homes will manage the project in accordance with the LBB Project Management toolkit, which has been adopted for the delivery of this scheme. It incorporates monitoring and controls to ensure the project is delivered effectively and that budgets and programme are maintained and reported through the appropriate channels.

5.3 Social Value

5.3.1 Expected social value from this project will be:

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

5.3.2 Additionally, the main contractors will be required to provide opportunities for employment, training and apprenticeships for local people and use local suppliers where appropriate. Where the contract value exceeds £0.25m, Barnet Homes ensures that, via their Employer's Requirements, the Contractor includes within their price for employment and training of local labour which represents 20% of the total number of person-weeks required on site. It also requires as part of the 20% target that: 25% shall be from black and ethnic minorities, 25% will be employed trainees or placements from a local training provider and 10% shall be female. Such employees shall be engaged on an hourly wage, no less than the London Living Wage.

5.3.3 The Contractor will also include for the selection and employment of apprentices from suitable London based training establishments and manage the process from securing apprenticeship training to enrolments. These targets are all reported and monitored at monthly progress meetings.

5.4 Legal and Constitutional References

5.4.1 Council Constitution Article 7.5 states that the remit of the Housing and Growth Committee includes responsibility for regeneration strategy and oversight of major regeneration schemes, asset management, employment strategy business support and engagement.

- 5.4.2 The Council Constitution, Article 10 Table A states that the Housing and Growth Committee is responsible for authorising all acquisitions and disposals over £0.5m.
- 5.4.3 The Council has a range of powers including the general power of competence under Section 1 of Chapter 1 of the Localism Act 2011 to do anything that individuals can do subject to any specific restrictions contained in legislation and Section 111 of the Local Government Act 1972 which provides that a local authority has power to do anything which is calculated to facilitate, or is conducive or is incidental to, the discharge of its functions, subject to any specific restrictions contained in legislation.
- 5.4.4 Procurement of public works and services contracts over the relevant value thresholds must observe the requirements of the Public Contracts Regulations 2015, to include the placing of notices where such contracts are not drawn down from a compliant framework. Any procurement activity undertaken must also be in accordance with the Council's Contract Procedure Rules.
- 5.4.5 Where the Council accesses an existing Framework Agreement, the Framework Agreement terms and conditions of contract must be used, amended as appropriate as permitted by the Framework Agreement. Before entering into 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.
- 5.4.6 In the event the delivery option for the proposed development is with the assistance of a loan/grant then the Council must note that under Subsidy Control rules (formerly State Aid rules), in order to avoid the distortion of competition and trade within the European Union, no advantage should result from funding that is granted by public authorities on a selective basis to any organisations. It is essential that all legislation concerning Subsidy Control (formerly State Aid) is met, in particular such loans should be at normal commercial rates.
- 5.4.7 The Public Services (Social Value) Act 2012 requires If a relevant authority proposes to procure or make arrangements for procuring the provision of services, it must consider—
- (a) how what is proposed to be procured might improve the economic, social and environmental well-being of the relevant area, and
 - (b) how, in conducting the process of procurement, it might act with a view to securing that improvement;
- and it must consider whether to undertake any consultation in relation to such matters.

5.5 Risk Management

- 5.5.1 The main business and service risks associated with the potential scope for this project are noted below.

Financial

- 5.5.2 The construction sector is currently suffering from shortages of both labour and materials, which in turn is causing price fluctuations for contractors and making accurate cost estimation difficult. It is likely that all tender returns will include fluctuation clauses that

readjust the contract price at the end of the project to account for inflation fluctuation. In addition, cost pressure on the contractors will increase the likelihood of them submitting loss & expense claims for unforeseen delay that are caused by third parties. We will monitor closely and have included a larger than normal contingency on each project to cover such eventualities.

Delivery

5.5.3 A number of tasks are required that involve the consent of third parties (stopping up of Highways land, addition of an electrical substation, diversion of drainage etc). Whilst early dialog has been positive, an element of risk remains. Specialist transport and utility consultants will be employed by the contractor and progress against programme will be monitored closely.

5.6 Equalities and Diversity

5.6.1 Under the Equality Act 2010, the council must have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- b) advance equality of opportunity between those with a protected characteristic and those without.
- c) promote good relations between those with a protected characteristic and those without.

The 'protected characteristics' referred to are age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation. It also covers marriage and civil partnership with regards to eliminating discrimination.

5.6.2 The council is committed to improving the quality of life for all, and wider participation in the economic, educational, cultural, social, and community life in the Borough.

5.6.3 Broadfields, Coppetts Rd and The Grange will make a contribution to the provision of additional high quality affordable rented housing in the Borough, as well as the promotion of construction jobs in the borough.

For each project, Barnet Homes have completed an Equalities Impact Assessment (EIA), reviewing the impact of the project delivery on the existing residents.

5.6.4 The EIA assessment identified that a few groups are impacted negatively by the delivery of the project, primarily due to disruption during the construction period. However, it is assessed that these are short term impacts only and that they are outweighed by the longer-term benefits of the project.

5.6.5 There are clear mitigations for the short-term negative impacts, including a communications plan and appointment of a Resident Liaison Officer, which in the medium-term will help to establish good relationships and build trust with the community. Regular engagement will continue with the local community for the duration of the project and the contractor will be subject to audits from appointed third parties to ensure they are undertaking all works appropriately.

5.6.6 At this stage, the proposal does not raise any issues under the Council's Equalities Policy and does not have a bearing on the Council's ability to demonstrate that it has paid due regard to equalities as required by the legislation.

5.7 Corporate Parenting

5.7.1 Barnet Council have a small number of care leavers in temporary accommodation. Increasing the supply of affordable housing is therefore a corporate parenting issue.

5.8 Consultation and Engagement

5.8.1 Consultation has taken place each scheme as part of the design and planning process. Concerns were largely similar, focusing on the loss of estate greenspace, informal parking and the disruption caused during the construction process. Following consultation, key changes were made to Broadfields and The Grange, in terms of the removal of more contentious blocks to lower the loss of estate greenspace. This was most notable at The Grange, where unit numbers fell from 43 to 16. The Grange is an example of the more intensive community consultation that will be employed on future schemes going forwards. Early engagement included the appointment of a resident engagement advisor, a Resident Interest Group established, ongoing liaison with ward members and three consultation events which were attended by up to 82 attendees on occasion.

5.8.2 Once the successful tenderer is awarded the build contract, the Contractor will communicate with residents on their proposed site logistics, which will relate to parking, refuse collection and ingress and egress of cars and pedestrians. Engagement will continue through the life of each scheme with a dedicated resident communications strategy that will typically include: Resident Liaison Officers, monthly newsletters, third party schemes such as 'considerate contractors' to monitor site and allow independent feedback from residents etc.

5.9 Insight

5.9.1 The Council's Housing Strategy and Local Plan respond to evidence such as the Strategic Housing Market Assessment and other needs assessments that have identified a need for increased housing delivery.

5.9.2 The delivery of new affordable rented homes will help to meet the objective in the council's Housing Strategy to prevent and tackle homelessness, by reducing the use of temporary accommodation. There are currently more than 2,700 households living in temporary accommodation which presents significant budgetary pressures for the council.

5.9.3 Barnet's Health and Wellbeing Strategy recognises the importance of access to good quality housing in maintaining Well-Being in the Community.

5.10 Environmental Impact

5.10.1 Over the three schemes, Barnet Homes is aiming to meet the zero-carbon targets as set out by council's emerging sustainability strategy, whilst maintaining affordability and being practical to operate and maintain. The strategy adopted is based upon the application of an energy hierarchy. This method deals first with passively reducing the requirement for energy, then actively using efficient energy systems, and finally, the integration of low or zero carbon technologies. This approach inherently offers best value for money against carbon savings.

- Electric vehicle charging points will be installed on each site
- Air source heat pumps for hot water and panel heating to the flats.
- Photovoltaics on the roofs of the flats and houses
- Water management through the construction of water attenuation tanks where possible
- Triple Glazing if required
- Site wide measures also include increasing the biodiversity of the estate and borough through new green spaces and new trees as well as wild meadow planting.

6 BACKGROUND PAPERS

Urgency Committee, 27 April 2020, Approval of Emergency Decisions and Delegations to Chief Officers, Appendix E: Housing and Growth Committee:

<https://barnet.moderngov.co.uk/documents/s58621/Appendix%20E%20-%20Housing%20Growth%20Committee.pdf>

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

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

Policy and Resources Committee, 19 February 2020, Business Planning - Medium Term, Financial Strategy 2020-25, Budget Management 2019/20 and Budget for 2020/21:

[\(Public Pack\)Agenda Document for Policy and Resources Committee, 19/02/2020 19:00 \(moderngov.co.uk\)](#)