



Housing & Growth Committee 16 November 2022

Title	Outline Business Case for the Regeneration of Grahame Park North East
Report of	Chair of the Housing & Growth Committee
Wards	Colindale North
Status	Public with accompanying exempt report - Exempt from publication in accordance with paragraphs 3 and 5 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, and information in respect of which professional legal privilege could be maintained in legal proceedings.
Urgent	No
Key	Key
Enclosures	Appendix 1: Grahame Park NE OBC Appendix 2: Grahame Park NE existing site plan Appendix 3: Grahame Park NE proposed site plan Appendix 4: Grahame Park NE Equalities Impact Assessment
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Summary

In 2003, residents of the Grahame Park Estate in Colindale, NW9 voted in favour for a regeneration masterplan that would see the majority of the estate redeveloped by a partner Registered Provider; Choices for Grahame Park Limited, who are now owned by Notting Hill Genesis (NHG). The existing masterplan was approved in 2004, securing outline planning consent. Barnet Homes, working as development agent on behalf of Barnet Council, has established a regeneration proposal for part of the Estate.

The proposed regeneration in this Outline Business Case for the north eastern part of the Grahame Park Estate would be split into two stages. The intention is to progress the first stage to Full Business Case and submit a detailed planning application, with the Outline Business Case and detailed planning application for a second stage of the project at a later date.

For the council to implement the regeneration proposal, Choices for Grahame Park Limited will need to agree to exclude it from the Principal Development Agreement dated 30 January 2007. The Barnet Group has met with senior staff from Notting Hill Genesis to discuss their proposals, approaches to partnership and collaboration. They have been positive and supportive of the proposal, subject to the outcome of the detailed work required in the next phase.

Bringing forward the regeneration of this part of the estate would result in initial capital cost avoidance of approximately £650,000 to the Housing Revenue Account as some of the planned health, safety and compliance works would no longer be required. It would considerably improve the lives of existing residents who have been waiting some years for regeneration to take place.

Barnet Homes have completed a RIBA stage 2a design report and identified the key design and construction constraints. They propose that 505 new homes could be constructed by redeveloping the existing 157 homes. The new homes would have a policy compliant tenure split of 50:50 affordable housing and would provide a mix of tenures including social rent, London living rent, shared ownership and build to rent. Two new commercial spaces are also proposed.

Grant from the Greater London Authority's Affordable Housing Programme 2021-26 has been formally approved, with £22.4m grant confirmed.

The proposal has been regularly financially appraised with scenario and stress testing. The next stage of work, in preparation for the full business case and Planning submission, will include identifying the best development delivery route that reduces the financial burden on the council's Housing Revenue Account, whilst meeting the council's aims and objectives for more affordable housing.

Community engagement has started, with an early focus on the most affected residents, and feedback has been incorporated into the design. The future engagement strategy for the next stage of work includes opportunities for co-design where possible.

Officers Recommendations

- 1. That the Housing and Growth Committee notes and approves the Outline Business Case, including the progression of the design to planning submission stage for the land identified on the plan in appendix 3.**
- 2. Note that the budget is subject to approval by Policy and Resources Committee in December 2022.**
- 3. Note that the request for approval of the procurement and development delivery strategy will be presented to Housing and Growth Committee at a later date.**

4. Note that the Full Business Case will be presented to Housing and Growth Committee ahead of planning submission at a later date.
5. That the Housing and Growth Committee delegate approval to the Director of Growth for the decant strategy including the offer to the leaseholders.
6. That the Housing and Growth Committee delegate approval to the Director of Growth for the variation of the Principal Development Agreement with Choices for Grahame Park, to remove the area of land in appendix 3.
7. That the Housing and Growth Committee delegate to the Director of Growth the approval of the appropriation of the site, if required, from the Housing Revenue Account to Planning purposes.

1. Why this report is needed

- 1.1 This report sets out the Outline Business Case for the council-led regeneration of the north eastern part of the Grahame Park Estate as shown on the site plan in Appendix 2.
- 1.2 The site is included in the regeneration masterplan that would see the majority of the estate redeveloped by a partner Registered Provider; Choices for Grahame Park Ltd, who are now owned by Notting Hill Genesis (NHG). In 2003, residents of the Grahame Park Estate in Colindale, NW9 voted in favour of a regeneration masterplan but progress in regenerating the estate has been relatively slow as a result in the main of variable economic and market conditions, as well as the sheer scale of the regeneration challenge. The approach taken to date is largely a linear one working from south to north.
- 1.3 As a result of this, Barnet Homes working as development agent on behalf of Barnet Council, has established a regeneration proposal for the site that builds on their increasing development experience and their experience of developing alternative funding solutions. This seeks to accelerate the regeneration of the estate, by working north to south.
- 1.4 For the council to implement the regeneration proposal, Choices for Grahame Park Limited will need to agree to exclude it from the Principal Development Agreement dated 30 January 2007. The Barnet Group has met with senior staff from Notting Hill Genesis to discuss their proposals, approaches to partnership and collaboration. They have been positive and supportive of the proposal, subject to the outcome of further detailed work in the next phase. This was confirmed in a letter of comfort received from Notting Hill Genesis in January 2022.
- 1.5 RIBA stage 2a design has been completed, confirming the possibility of constructing 505 new homes on the site in place of the 157 existing homes.
- 1.6 Community engagement has started, with an initial focus on the directly affected residents within the site. Feedback shows support for regenerating the site with enthusiasm to know what is happening, when it is happening and where and how existing residents will be rehomed.

- 1.7 Subject to approval of the Outline Business Case, the intention is to progress to submit a detailed planning application for the first stage of development in Q4 2023/24.
- 1.8 The proposed next phase of work will include further design progression and technical due diligence of the site, design progression to RIBA stage 3, legal and land assembly due diligence, development delivery modelling, extensive community and stakeholder consultation, possible procurement of a delivery partner and the start of rehoming residents. The outcome of these activities will be included in the Full Business Case which will be presented to the Housing & Growth Committee in late 2023/2024.
- 1.9 The future community engagement strategy will give rise to a co-design ethos themed on placemaking, sustainability and landscaping.
- 1.10 The current base case development model includes the council releasing a part of the site to a Build to Rent investor under a forward-funding agreement to cross-subsidise and enable the development of 207 homes for a mix of affordable tenures. The proposal is predicated on the Housing Revenue Account forward-funding the development costs as working capital but receiving phased receipt of income to reduce the peak debt.
- 1.11 The Greater London Authority have approved a grant allocation of £22.4m from their Affordable Housing Programme 2021-26. This amounts to £160k per social rent home and £60k for London living rent and shared ownership. The grant requires a start on site by March 2026.
- 1.12 Prevailing market conditions make financial viability ever more challenging and there are now a number of delivery options being considered. Potential options will be further tested during the next phase of work, supported by soft-market testing and continued financial appraisal modelling with scenario and stress testing.
- 1.13 The proposal in this Outline Business Case will put the council and residents at the heart of delivering the scheme retaining the new development where possible in the ownership of the wider council family.

2. Reasons for recommendations

- 2.1 Further delaying the planned regeneration means that some residents will be living in unsatisfactory housing for potentially up to two further decades with the resulting impact on their life chances. This will also require the continued management, maintenance and investment of homes over that period even though they have no long-term future, using resources that could be better used for improving services or developing further new homes.
- 2.2 There are on-going homelessness pressures that could be relieved earlier through increased provision of new homes in this area.
- 2.3 Grant from the Greater London Authority's Affordable Housing Programme 2021-26 has been formally approved, with £22.4m grant confirmed.

- 2.4 Across Greater London, it is widely considered that there is a chronic undersupply of affordable housing. Over the last three years, the average London borough has delivered 21% of units as Affordable Housing. Barnet is below this average at circa 18%. The Mayor of London has set a strategic target of 50% of all new homes to be affordable homes, with individual sites expected to contribute 35% affordable housing as a minimum.
- 2.5 In June 2022, Knight Frank reported that London's outer boroughs continue to see stronger price growth than central London zones, with buyers still gravitating towards more spacious properties. Overall, outer London boroughs have seen price increases of around 10% on average since the start of the pandemic in March 2020 versus 5% for inner London.
- 2.6 All the new homes provided through this development will meet the former Lifetime Homes standard through a standardised approach centred around building regulations. At least 10% will be fully wheelchair adapted, meeting the objective in the council's Housing Strategy of providing housing to support vulnerable people. The council already provides a range of housing options for vulnerable adults with a focus on helping people live as independently as possible.
- 2.7 The project budget to proceed to Full Business Case stage is £2.5m. This budget will enable thorough due diligence to be undertaken for the proposed phase, as well as design progression. The due diligence will help to fully define the proposed scheme and de-risk future stages of delivery.
- 2.8 The progression of regenerating this part of the estate would result in initial capital cost avoidance of approximately £650,000 to the Housing Revenue Account as some of the planned health, safety and compliancy works would no longer be required.

3. Alternative options considered and not recommended

3.1 Do nothing

An alternative option is to do nothing. This option retains the status quo. This would result in the loss of the Greater London Authority's Affordable Housing Programme 2021-26 grant

4. Post decision implementation

- 4.1 The budget for delivery of the next phase of work is £2.5m. This will be considered by Policy and Resources Committee on 13 December 2022. This has been included in the HRA Business Plan also being presented to Housing and Growth Committee on 16 November 2022.
- 4.2 The decant strategy for the existing tenants will be informed by the emerging allocations policy.
- 4.3 Subject to Policy and Resources Committee approval of the project budget, the design will be progressed to RIBA stage 3 i.e. Planning submission. Further technical due diligence will be completed as part of this.

- 4.4 Community engagement will continue through stakeholder meetings, public exhibitions, estate outreach, interactive workshops, community newsletters and existing community events. Specific emphasis will be given to the residents whose homes are likely to be decanted and demolished in this project. The future community engagement strategy will give rise to a co-design ethos themed on placemaking, sustainability and landscaping.
- 4.5 The development model will be progressed, using financial viability and appraisal modelling, so that a robust strategy can be prepared. This will be supported by soft-market testing and stress and scenario testing. Legal and financial advice will be received to support this.
- 4.6 The procurement and development delivery strategy will be subject to further approval.
- 4.7 For the council to implement the regeneration proposal, Choices for Grahame Park Limited will need to agree to exclude it from the Principal Development Agreement dated 30 January 2007. The Barnet Group and the council will continue to engage with Notting Hill Genesis in this respect, including any commercial considerations for example s106 responsibilities.
- 4.8 The Full Business Case will be presented to the Housing & Growth Committee in late 2023/24.

5. Implications of decision

Corporate Priorities and Performance

- 5.1 Delivering more affordable homes in the borough is a priority of the council, as set out in the Housing Strategy 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.
- 5.2 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.
- 5.3 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.
- 5.4 **Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)**
 - 5.4.1 **Finance**

- 5.4.2 The current base case includes the council releasing a part of the site to a Build to Rent investor under a forward-funding agreement in order to cross-subsidise and enable the development of 207 homes for a mix of affordable tenures. The proposal is predicated on the Housing Revenue Account forward-funding the development costs as working capital but receiving phased receipt of income to reduce the peak debt.
- 5.4.3 Prevailing market conditions make financial viability ever more challenging and there are now a number of delivery options being considered. Potential options will be further tested during the next phase of work, supported by soft-market testing and continued financial appraisal modelling with scenario and stress testing. The preferred development model will be presented as part of the procurement and development delivery strategy for approval.
- 5.4.4 The project budget to proceed to Full Business Case stage is £2.55m from the Housing Revenue Account. This is subject to approval by the Policy & Resources Committee in December 2022.
- 5.4.5 **Value for Money and Procurement**
- 5.4.6 Soft market testing for delivery partners is underway and will be subject to a competitive process.
- 5.4.7 Independent valuations will be commissioned as necessary to verify and confirm that any disposals are at best consideration to fulfil the council's overriding obligations to secure the same.
- 5.4.8 A chartered surveyor from a Royal Institution of Chartered Surveyors registered construction consultancy will manage the future tender process. This will be in accordance with Barnet Homes' contract procedure rules and applicable laws, acting as development agent for the council.
- 5.4.9 **Social Value**
- 5.4.10 Increasing the utility of existing assets through mixed use redevelopment will enable the council's portfolio of assets to go further towards supporting local needs by helping to provide new opportunities for housing, (in particular, affordable housing) and new, improved community facilities.
- 5.4.11 The main contractor will be required to provide opportunities for employment, training and apprenticeships for local people and use local suppliers where appropriate.

5.5 **Legal and Constitutional References**

- 5.5.1 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, and economic development including employment strategy, business support and engagement.
- 5.5.2 The Council Constitution, Article 10 Table A states that the Housing and Growth Committee is responsible for authorising all acquisitions and disposals over £500K.
- 5.5.3 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.

- 5.5.4 Additionally, the council has the power to acquire and dispose of land in accordance with Sections 120 to 123(2A) of the Local Government Act 1972, and subject to obtaining all appropriate consents and approvals.
- 5.5.5 On any disposal of property, the council is required to observe the requirements of s123(2) of the Local Government Act 1972 to ensure that any disposal is not for a consideration less than the best that can reasonably be obtained, except with the consent of the Secretary of State. Any land held for the purposes of part II of the Housing Act 1985 (which this site is likely to be) can be disposed of under sections 32 to 34 of that Act either in reliance on a general or express consent of the consent of the Secretary of State. To cleanse a site of third party interests, where it is in the public interest to do so and on satisfaction of conditions, land can be appropriated from its current purpose to planning purposes under section 122 of the LGA 1972. Where the land in question is held for housing purposes (as this site is likely to be), the consent of the Secretary of State may be needed for such appropriation. Any disposal of land appropriated for such purposes is effected in reliance on Section 233 Town and Country Planning Act 1990, which requires that it is for the best consideration reasonably obtainable.
- 5.5.6 The council will need to make the required adjustments between the Housing Revenue Account and the General Fund to account for the value of any housing land appropriated to planning. This will be subject to further specialist advice obtained in the next stage of work and ahead of the Outline Business Case.
- 5.5.7 The council will need to consider, comply with and obtain any statutory and legal requirements /consents to give effect to the preferred option.
- 5.5.8 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 OJEU 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.
- 5.5.9 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.
- 5.5.10 Any conditions applicable to the grant mentioned at para 2.3 will need to be observed. This includes a start on site before the end of March 2026, compliancy with the London Housing Design Guide or any other prevailing grant design standards and a tenure and unit mix as approved by the GLA before start on site.
- 5.5.11 In the event the delivery option for the proposed development is with the assistance of a loan/grant by the council to a developer then the council must comply with the rules

related to subsidy control, as required by the UK-EU Trade and Co operation Agreement and other relevant agreements, to the extent they are applicable.

5.5.12 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.

5.6 Insight

5.6.1 The council's Housing Strategy and emerging 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. Barnet has 393,000 residents and this figure is expected to grow by 76,000 over the next 25 years; an increase of 19%.

5.6.2 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.

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

5.6.4 Lack of affordable housing is highlighted in Barnet's Joint Strategic Needs Assessment (JSNA) as one of the top three concerns identified by local residents in the Residents' Perception Survey.

5.7 Risk Management

	Risk item	Mitigation	Risk
1	There is a risk that the prevailing economic market conditions impact on the development delivery model	<p>Financial appraisal and viability testing is ongoing, including scenario testing and sensitivity analysis.</p> <p>This includes using current valuations and cost data.</p> <p>Market conditions will be closely monitored, as well as market engagement.</p> <p>Mitigations include considering other delivery routes, funding options and subsidy.</p>	16
2	There is a risk that construction costs will increase and changes in the market will impact the development model	<p>Technical studies and surveys were completed to understand the site constraints and corresponding cost implications.</p> <p>This continues to inform the detailed design, planning and financial analysis.</p>	12

		Soft-marketing testing is ongoing and will inform the final proposed delivery model. Monitoring of inflation challenges and tender prices ongoing.	
3	There is a risk that other development costs will increase	The budget includes a detailed assessment and projection of other development costs, as well as corresponding risks and risk allowances.	12
4	There is a risk that planning consent is not granted	Pre-planning application meetings have been held with the Local Planning Authority, Highways and the GLA and will be ongoing as the design proceeds. Community engagement has started and is ongoing.	4
5	There is a risk that the lack of capacity in the HRA makes the scheme financially unviable	The base case originally suggested that the HRA has capacity. The HRA is under increasing pressure due to external factors and alternative delivery models are being explored and tested. Modelling is undertaken on an on-going basis to take account of changes e.g. market values, development and construction costs, scale of the scheme, as well as other factors such as PWLB interest rates and other internal projects/pressures within the HRA. Sensitivity analysis will be undertaken further. Mitigations include considering other delivery routes, funding options and subsidy.	12
6	There is a risk that grant funding is not realised	The bid for grant from the Affordable Housing Programme 2021-26 has been formally approved, with £22m grant confirmed. Further grant options will be explored as well.	4
7	There is a risk that the legal structures, tax and vires could become project issues	Further analysis to be undertaken re legal structures, tax implications and/or risks, as well as with potential third-party partner (investment, development and construction).	4
8	There is a risk that long-term estate and property management does not meet the required standards	The design considers all aspects of quality and sustainability. From the internal and external design to public realm, efficiency and cost of long-term estate management including management, maintenance, sustainability, life-cycle costs. In addition, socio-economic benefits, housing need and mix. The long-term management and maintenance of this part of the estate will remain with Barnet Homes. Stakeholders have been invited to initial design workshops and will continue to be engaged.	4
9	There is a risk that the community might not support the project, which would impact successful delivery	A community engagement expert (Instinctif) have been appointed to draft a community engagement strategy. To date, this has included: <ul style="list-style-type: none"> • Engagement with the most directly affected residents first • Themes stakeholder workshops around placemaking, public realm and sustainability • Outreach at the Urban Gamez event • A drop-in exhibition for the wider community 	6

		<p>The next stage of work will include further community engagement including:</p> <ul style="list-style-type: none"> • Specialist support for residents living in blocks due to be demolished • Early engagement • Stakeholder meetings • At least two community engagement in person exhibitions, the second of which will focus on how the scheme has evolved due to feedback • Outreach and door to door engagement • Resident and stakeholder interactive workshops on key themes such as design, place and community • Community newsletters and letters • Website with feedback mechanism • Promoting engagement via posters in blocks and local social media • Further youth engagement via the local schools • Engagement with faith groups • Joining existing community events • Advertising of dedicated enquiry line and email for feedback <p>The engagement plan will follow co-design principles where possible.</p>	
10	There is a risk of saturation of the market, some private tenures may be higher risk than others	<p>Close monitoring of the market is ongoing, including of local developers and registered providers like Notting Hill Genesis and Home Group at Douglas Bader Estate.</p> <p>Localised market analysis will be obtained.</p> <p>Different delivery options are being explored.</p>	12

5.8 Equalities and Diversity

- 5.8.1 Barnet Homes is committed to taking a proportionate approach to equalities and considering which groups with protected characteristics are likely to be affected, whether this is a large or small group and the level of impact; nil, minimal or significant.
- 5.8.2 An Equalities Impact Assessment (EqIA) has been completed and included at Appendix 4. The EqIA concludes that there are minor or no impacts on groups with protected characteristics and there is no negative cumulative impact on all groups.
- 5.8.3 There are, however, a number of actions that will help mitigate any impacts.
- 5.8.4 Once all residents have been assessed by the Housing Management team in respect of decanting, we will ensure that people of all ages have the correct support in place, particularly the very young or very old.
- 5.8.5 Previous workshops highlighted the need for play spaces and equipment to cater for children with disabilities and this will be addressed in the next design stage following

further community engagement.

- 5.8.6 In previous workshops, nursery provision and community facilities especially for young children were raised. This will also be addressed in the next design and further community engagement stages.
- 5.8.7 Barnet Homes will provide translation services where necessary to ensure that all residents receive a fair service and encourage community engagement.
- 5.8.8 As part of the community engagement strategy, we will ensure that all residents are encouraged to join a resident steering group. By having a resident steering group, we can actively encourage residents to get involved and provide suggestions as to the use of the proposed commercial / community spaces.
- 5.8.9 We have previously invited faith groups to our community engagement events and these groups remain as key stakeholders.
- 5.8.10 Throughout our community engagement activities, we will canvass opinion amongst women and men who may feel unsafe about parts of the estate during decanting and pre demolition, when there are a higher number of void properties.
- 5.8.11 As part of the planning application process, the project will be classed as a Major Application for both the Local Planning Authority and the Greater London Authority (GLA). A comprehensive EqIA will be produced in respect of the application.
- 5.8.12 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 2010 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.

5.9 Corporate Parenting

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

5.10 Consultation and Engagement

- 5.10.1 Following approval of the Strategic Outline Case in June 2021, Barnet Homes worked with Instinctif Partners to prepare a holistic community engagement strategy.
- 5.10.2 Residents living in the blocks earmarked for demolition were notified of the project proposals in February 2022. A direct telephone number and email were provided, and residents from these blocks were invited to a drop in event for them only in March 2022.
- 5.10.3 In April 2022, three themed stakeholder workshops were held on separate dates on the following themes – Place, Landscape and Sustainability. Community groups serving

Grahame Park and local community representatives were invited to these. Attendees included Friends of Heybourne Park, Colindale Communities Trust and councillors. The aim of the workshops was to understand aspirations for the project, what is key to maintain, improve or change in the future and discuss how the regeneration might be able to aid the wider estate.

5.10.4 A range of useful feedback was received which helped our architects and project team evolve the initial early-stage plans. This included introducing safe and accessible streets, support for more pedestrian routes, suggestions for more affordable community spaces, play space for children of all abilities and outdoor gyms for older people.

5.10.5 During the Urban Gamez event in August 2022, Barnet Homes undertook an informal survey on key themes linked to the workshops held earlier in the year. Key feedback was a desire for the regeneration to be tailored to help tackle loneliness and enable improved facilities for those with children.

5.10.6 In October 2022 a community engagement event for all residents living in Grahame Park was held at unit 15 The Concourse. This served the format of a drop in with some exhibition boards and break out mini workshops. The event was attended by around 35-40 people, a mix of tenants, leaseholders and freeholders from the affected phase and across the estate. Feedback included:

- Happy regeneration is coming forward and wish it was happening sooner
- Residents have been living in a regeneration estate for too long
- Tenants and leaseholders both querying what happens next for them and when, generally wanting to stay in the area
- Sense of pride in the history of the estate and wanting to retain the name “Grahame Park”
- Questioning what improvements are being done to the retained stock
- Concerns about the height of the proposed buildings
- Concerns about the ongoing quality of maintenance of communal gardens
- Issues of safety and security

5.10.7 Future engagement will be more extensive and detailed than what took place relating to the outline businesses case and key themes.

5.10.8 It is important to co design the planning application with the community and stakeholders (within certain parameters, for example within viability constraints and taking into account the need to be policy compliant). The following engagement strategy will also adapt and evolve to reflect the council position and guidance on community engagement which is currently being developed. The proposed approach will include:

- A commitment to pre planning engagement
- Specific emphasis on the residents whose homes are likely to be decanted and demolished in this project

- Stakeholder meetings and one to ones when needed
- At least two community engagement in person exhibitions, the second of which will focus on how the scheme has evolved due to feedback
- Outreach in person
- Resident and stakeholder interactive workshops on key themes such as design, place and community
- Community newsletters and letters
- Website with feedback mechanism
- Promoting engagement via posters in blocks and local social media
- Further youth engagement via the local schools
- Engagement with faith groups

5.10.9 Materials will be considered for translation when necessary.

5.10.10 Following approval of the Outline Business Case, the pre-planning engagement strategy will start again in January 2023 until the planning submission is made (approximately 12-18 months).

5.11 Environmental Impact

5.11.1 The design team been encouraged to follow the recommendations of the RIBA 2030 Challenge to achieve a 'exemplary' sustainable design.

5.11.2 The aspiration of Barnet's Sustainability Strategy is to build new social housing to a minimum EPC of 'B' adopting sustainable methods. All new build commissions are planned for net zero carbon emissions by 2025, with this achieved by 2030.

5.11.3 The Sustainability Strategy identifies that 58% of emission within Barnet come from stationary energy sources, namely buildings, two-thirds of which relate to residential buildings. With an average EPC rating of 'D', the retrofitting of the existing housing stock will be the key challenge in the borough.

5.11.4 Sustainable development for new housing in Barnet is guided by the National Planning Policy Framework (NPPF) and the new London Plan 2021, alongside the Councils existing Local Plan and emerging draft Local Plan.

5.11.5 These principles and policies are further supported by building regulations that collectively set the ground rules for energy efficiency.

5.11.6 Barnet Homes closely monitors the evolving building regulations, in particular, the recently introduced Future Homes Standard, ensuring its Employer's Requirements are kept up-to-date to address developments including, Part L (conservation of fuel and power) and F (ventilation), Part O (overheating) and Part S (electric car charging points). These changes are set to reduce carbon emissions of 75-80% compared to the current regulations.

5.11.7 In addition to the overarching target or following the RIBA 2030 Challenge, car parking will be set at a ratio of 0.4 in line with Barnet policy, the scheme will provide sustainable drainage systems (SUDs) and use swales / raingardens to collect rainwater. Large areas of biodiverse wildlife corridors and habitats will be introduced with a target of 0.4 for Urban Greening.

6. Background papers

Strategic Outline Case for the Regeneration of Part of Grahame Park Estate by Barnet Council, Housing and Growth Committee, 14 June 2021

<https://barnet.moderngov.co.uk/documents/s65214/Strategic%20Outline%20Case%20for%20the%20Regeneration%20of%20Part%20of%20Grahame%20Park%20Estate%20by%20Barnet%20Council.pdf>