

Stanhope and Holmsdale House Strategic Outline Case -Public

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1. Introduction

Extensive structural investigations of blocks constructed using the Large Panel System (LPS) technique revealed that major remedial works and therefore capital investment was required on two blocks of flats, these blocks are Stanhope House and Holmsdale House on the Coppies Grove estate.

This report is the strategic outline case for Stanhope and Holmsdale House.

Structural investigations determined that the blocks did not meet current required standards of structural integrity and significant remediation works were recommended in the medium term. To address the issues in the immediate to short term, recommendations were completed at Stanhope House and Holmsdale House. The short-term works included replacing heating systems to enable a disconnection of piped gas to the blocks, enhanced fire safety measures and perimeter protection.

It was necessary for tenants to permanently move out of the maisonettes on the top floors of both blocks due to fire safety issues. These properties have been left void and are not suitable for reletting.

The study concludes that both blocks require significant further capital investment to undertake structural strengthening work. Expert recommendations are for this work to be started by Summer 2026 for both Stanhope and Holmsdale House. Estimated costs for the remedial works, consequential expenses and other likely works are circa. £8m.

An options appraisal was brought to Housing and Growth Committee in November 2022. It was approved that engagement would take place with the tenants and leaseholders to explain the reasons works are necessary and the options being considered.

The carefully designed engagement process has ensured that residents' views were heard, and they have been included in the decision-making process leading to a choice on the solution that Barnet Homes and the council ultimately proceed with.

In order to progress with the next steps, resident engagement will continue with a greater focus on creating offers and finding alternative accommodation for residents for the duration of the works.

A design team will also now be procured and appointed in order to bring forward the preferred option of redevelopment.

2. Business Drivers

Following the Grenfell Tower fire, Barnet Homes undertook an analysis of its large panel system (LPS) blocks. This study identified several blocks that were in need of structural remedial works. Two of these are located on the Coppies Grove Estate. These two blocks are

Stanhope House and Holmsdale House. Whilst these blocks were considered a lower risk generally than some LPS blocks identified elsewhere in the borough, due to the fact that they are only four storeys high, investigations determined that the blocks did not meet current required standards of structural integrity and significant remediation works were recommended in the medium term. To address the issues in the immediate to short term, recommendations were also made for mitigation measures and these works were completed earlier in 2023.

It was ascertained that it would not be necessary for the entirety of the blocks to be decanted immediately for the safety of residents and that some residents could remain in the blocks for the immediate future provided short term mitigation works were completed. However, all residents would have to be temporarily rehoused for approximately 18-months whilst works are completed.

There are properties which cannot be occupied in both block due to the lack of an adequate means of escape for the properties on the upper floors. These properties are void and cannot be relet without significant works that will significantly decrease the living area of the flats. Due to this and other building condition issues, there are eight empty properties in the two blocks. There are 26 council owned social rented properties within the two blocks but only 18 of these can be let at present. The blocks are not delivering their primary purpose of providing good quality affordable housing.

The high cost of works led to the decision that it would be prudent to explore the alternative options available as alternatives to remediation. The November 2022 Housing and Growth approval authorised that the two most viable options of remediation or redevelopment should be presented to residents so that they could be involved with all of the steps and decision-making process that leads to the eventual outcome for the LPS blocks.

This Strategic Outline Case sets out how the preferred option of redevelopment can be taken forward in order to ensure that the LPS block issues are resolved, and the Summer 2026 deadline is not missed.

3. Intelligence and Insight

LPS methods of construction using concrete panels that were manufactured off-site were promoted in the 1960s as modern methods of construction that were less expensive and less labour intensive, thereby delivering multi-storey blocks in shorter timescales.

The lessons that local authorities and landlords continue to learn following the tragedy at Grenfell Tower have served to spotlight the potential shortcomings of this type of construction and there can be no debate over whether action should be taken, it is simply a matter of which course of action.

The resident engagement exercise undertaken has clearly identified that a clear majority of residents would favour the redevelopment of the blocks rather than a course of remediation. This opinion was held by both residents and leaseholders.

As mentioned, the remediation costs for the works would be significant. Leaseholders would likely be responsible for a proportion of these costs. Many leaseholders spoken to were concerned about the impact such costs would have on them. The issues identified with the blocks make them potentially very difficult to sell, leaving leaseholders with very few options. A redevelopment of the site will provide them with a fair and justified offer for the sale of their properties. Whilst it is still recognised that this will still be a difficult time for leaseholders, it is felt that redevelopment meets the majority of leaseholder interests better than the other options and this is reflected in their comments from the engagement process.

Tenants are also being negatively impacted by the problems with the blocks and do not have the option of changing properties. Whilst a remediation of the blocks would address some of the issues, it would not bring the blocks up to a modern build standard. Residents would still be disrupted by the move from the properties and would then return to their original flats and potentially be faced with more works upon their return. The development option will give tenants the chance to return to the site of Stanhope and Holmsdale House and move into a new build property that they were involved in the design process to create. This is the preferable option identified by tenants.

3.1 Stanhope House and Holmsdale House – Coppies Grove Estate, N11

Existing estate

There are two blocks in need of structural remedial works on the Coppies Grove estate, Stanhope House and Holmsdale House. These are two four storey blocks with an additional floor of undercroft parking at lower ground floor level.

The Coppies Grove Estate is located in N11 in Brunswick Park ward. The nearest tube station is Arnos Grove on the Piccadilly line. The nearest mainline station is New Southgate.

The existing estate comprises of 112 existing residential properties, in a number of low-rise blocks and houses, across approximately 2.3 hectares. The residential accommodation is fully occupied aside for short-term voids in between tenancies, with the exception of eight flats in Stanhope and Holmsdale House.

The proposals of this Strategic Outline Case are in reference to Stanhope and Holmsdale House. There are no current plans for a full estate regeneration of the other residential properties on the estate at this time.

Stanhope House and Holmsdale House are at the South end of the estate on the boundary near to St Paul's Church of England Primary School, and the LBB Oakleigh Depot.

There are 32 flats in the existing blocks. 16 in Stanhope house and 16 in Holmsdale House. Eight of the flats are already vacant and they will remain vacant unless significant works are undertaken, or they are demolished. There are 24 occupied properties, 18 of these are occupied by tenants. There are six leasehold properties, of which three are resident and three are non-resident leaseholders.

Existing Tenure Mix:

| | Stanhope House | Holmsdale House | Total |
|---|----------------|-----------------|-------|
| Properties | 16 | 16 | 32 |
| Leaseholders | 4 | 2 | 6 |
| Secure tenancy | 10 | 8 | 18 |
| Vacant due to safety and condition concerns | 2 | 6 | 8 |
| Total Occupied Properties | 14 | 10 | 24 |

In addition to the above residents, there are three known private residents living in the non-resident leaseholder properties. They were also spoken to as part of the engagement process and were able to express their opinions and be kept up to date with the proposals for the estate.

Required remedial works

A Stage 1 report of the LPS constructed blocks was issued in June 2020. This study analysed the structure of the existing buildings of Stanhope and Holmsdale. It also provided a visual condition survey and recommendations for further investigation and assessment. As a result of this a further, more detailed assessment was undertaken in January 2021. This report concluded that there was a risk that a proportion of the building would be at risk of disproportionate collapse if subjected to an abnormal load of 34kN/m². It recommended that this could be remedied through strengthening works, and these could include either:

- 1) The fixing of steel straps or carbon fibre plates to underside of floor slabs and both sides of RC walls to enhance the flexural strength of these elements.
- 2) The installation of steel frames to provide additional support to RC floor slabs and walls.

In addition to the structural problems, other issues have been identified with the blocks that will also require repairs. Most notably a fire safety assessment noted an insufficient means of escape from the upper floor maisonettes. As a result of this and to ensure the safety of residents, the five tenanted upper storey maisonettes were all offered voluntary rehousing and have all moved permanently to an alternative council home. Three leasehold properties on the upper floors, two owner occupiers and one sub-let, have been fully informed of the fire safety assessment including the recommendation to install additional means of escape measures within the flats. All properties currently remain occupied with leaseholders holding the responsibility for any works.

In addition to the means of escape requirements, there are also the aforementioned structural issues with both blocks. The blocks have been identified as at risk of disproportionate collapse and short-term mitigation works were recommended and have been delivered to ensure that the risk does not warrant a decant of the blocks, however, structural repairs will be required in the medium term. Residents will need to be rehoused for a period of approximately 18-months to enable works to take place. The flats also require significant repair and maintenance works and carbon reduction works in addition to the structural works and such work would sensibly be combined with the structural works whilst the blocks were vacant. The cost of all works is estimated to be in excess of £8 million.

These figures are an early estimate and subject to change following further investigation. This will include additional survey work and tender returns from any proposed contractors. These costs do not include the decant costs to remove the residents currently living in the blocks. Legal costs have not been included; these could be required if any residents are reluctant to leave to allow works to be undertaken.

The vast majority of the total costs are currently unbudgeted within the council's planned long-term maintenance budgets and asset management plans.

November 2022 Housing and Growth Committee decisions and implementation

In November 2022 the Housing and Growth Committee approved that the residents of Stanhope and Holmsdale House be engaged with so that they could be involved and understand what was being proposed for the estate.

Barnet Homes appointed an independent consultant to assist with the engagement process. All residents were invited to discuss the proposals and the options that were being considered. They were invited to give feedback, and this was recorded. The results of this feedback are included in the report that Instinctif produced which is attached at Appendix C.

All of the residents of the estate were contacted by letter and invited to make an appointment to speak with the Barnet Homes and Instinctif teams. Attempts were also made to reach residents by other means, including by telephone, email, door knocking and follow up letters. Meetings were held at a variety of times including evenings and weekends to ensure that as many people as possible could be reached.

It was explained to residents that the two options proposed for Stanhope and Holmsdale House:

- Remediation
- Redevelopment

It was explained to residents that both options would require that they leave their existing properties whilst work was undertaken. All secure council tenants were told that in the case of either option progressing, they will have the right to return to the estate. Either, to their

previous home if the remediation works are done or to a new home of with the same number of bedrooms as their existing homes.

The majority of residents spoken to stated that their preferred option was that the blocks should be redeveloped. This option was preferred by 85% of residents. This option is now being taken forward as the preferred option.

In order for this option to be progressed, authorisation is being sought from Cabinet to procure and appoint the design team, to begin finding alternative homes for tenants and to acquire the leasehold properties through a leasehold offer and private treaty.

Decant strategy

Prior to the works period tenants will have private meetings and detailed discussions with Barnet Homes officers. This will inform the alternative housing that they will receive. An overview of the likely next steps was discussed with residents during the resident engagement meetings. A more detailed case by case analysis is proposed for the next stage of the process.

Details of each household's requirements will be collected, and subsequent offers made. The decant period is significant and residents were warned that it could be several years from the initial tenant appointments until they are able to return. It is envisaged that some residents may not wish to move back again at the conclusion of this period. However, all secure tenants will retain the right to return to the area of Stanhope and Holmsdale House once works are complete.

It is hoped that suitable homes can be found for all residents and that they agree to move out of Stanhope and Holmsdale House, however, due to the need for residents to move out for their own safety, it may be necessary to serve legal notice to residents to ensure that they leave the properties so that action can be taken before Summer 2026. Legal advice will be sought on this should notices be required.

The redevelopment of the estate will require the purchase of the six leasehold flats. An estimate for the purchase of the properties has been included in the proposed budget for redevelopment.

The initial response from the majority of leaseholders has been positive towards the redevelopment of the estate, this was consistent between both resident and non-resident leaseholders. Several indicated that it would be hard for a prospective buyer to obtain any finance against purchasing a flat on the estate due to the structural issues. This impact on their inability to sell their property should they want to, combined with the prospect of high leasehold charges meant that redevelopment was the preferred option for many.

It is hoped that suitable agreements can be reached for all leaseholders and that they agree to sell their properties. However, due to the need for residents to move out for their own safety, it may be necessary to serve a compulsory purchase order should they indicate that they not be willing to accept an offer or move from the property. This will be subject to a future Cabinet approval, should it become necessary.

4. Options Considered

4.1 Options ruled out

Do nothing

This option retains the LPS blocks as they are without pursuing either remediation works, or redevelopment works. This option is not considered to be viable due to the statutory health and safety obligations of the council as landlord and the associated health and safety risks.

4.2 Options for consideration

This Strategic Outline Case (SOC) seeks to identify the options available for how to progress with resolving the technical issues faced at these LPS blocks. Two options for the course of action remain the same as they were at the previous approval stage presented to Housing and Growth committee in 2022. The difference now being that the opinions of residents have been collected and taken into account when making a recommendation of what to do next.

- **Option 1** – Remedial works
- **Option 2** – Redevelopment

Option 1 – Remedial works

This option would retain the existing homes as they are but undertake the repairs and remediation works to bring them up to the minimum required standard. This option was presented to residents as one of the options which is under consideration.

| Advantages | Disadvantages |
|--|---|
| <ul style="list-style-type: none"> • Would enable residents to return home. • Would buy an estimated extra 30 years lifespan to the stock. | <ul style="list-style-type: none"> • Funding of in excess of £8m required to rectify the issues with the existing buildings, currently not accounted for within the HRA. • Residents will need to be decanted and provided with alternative accommodation to allow for repair works to be undertaken. • Potential high-cost burden to leaseholders • Residents indicated that they were not in favour of this option. |

Option 2 – Redevelopment

This option would redevelop the areas where the blocks are currently located. This would require all existing residents to be rehoused so that the blocks could be demolished, and a new development built. This option was presented to residents as one of the options which is under consideration.

| Advantages | Disadvantages |
|---|---|
| <ul style="list-style-type: none"> • Additional affordable housing units created and owned by Barnet Council delivering future rental income into the HRA. • Help to meet the Labour manifesto commitment of 1,000 new affordable homes. • Would mitigate technical health and safety issues and avoid cost of remedial works. • Opportunity to make estate improvements. • Homes would be replaced with high-quality, sustainable accommodation to modern construction standards. • Secure tenants will have the option to return to a like for like property upon completion of the build. • Residents indicated that this was their preferred option. | <ul style="list-style-type: none"> • Pressure on the HRA to fund the scheme. • Permanent decant and acquisition of the leaseholds in the existing blocks, may cause local opposition. • Market conditions will make viability a challenge. |

4.3 Consultation on Options

Instinctif partners put together a comprehensive engagement plan to inform residents about the two available options for their homes. This engagement process followed best practise guidelines. The council published a statement of community involvement, most recently updated in 2018. This process would normally occur in the period directly leading up to a planning submission. However, it was decided that residents would benefit from early engagement in this case.

The engagement with residents supports the LBB policy that any new developments should be designed “in partnership” with residents.

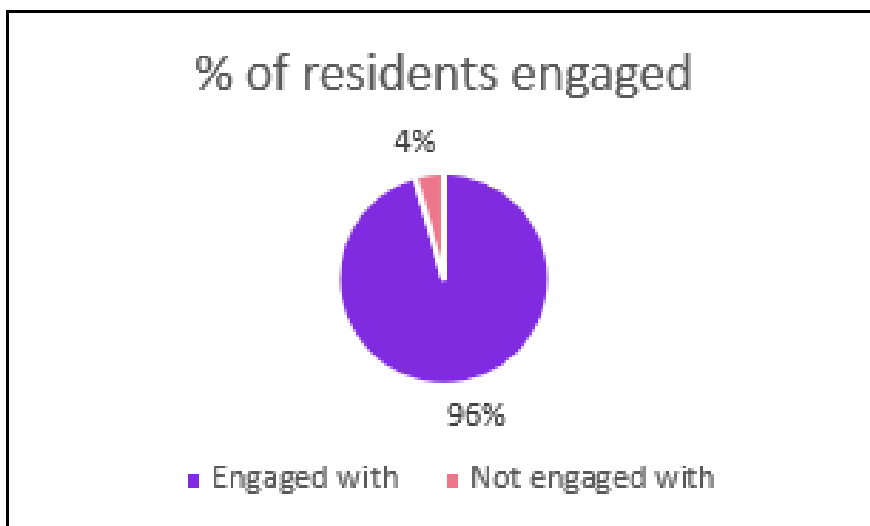
The engagement process was also informed by the Mayor of London’s Good Practice Guide to Estate Regeneration 2018, following the four key principles of ensuring that the

engagement programme is: transparent, extensive, responsive, and meaningful. Further details of how this can be done are included in section 3.6 of Appendix C.

The central themes of both the policies of Barnet council and the Mayor of London were central to the engagement process to ensure that the needs of residents were promoted as the highest priority in the process.

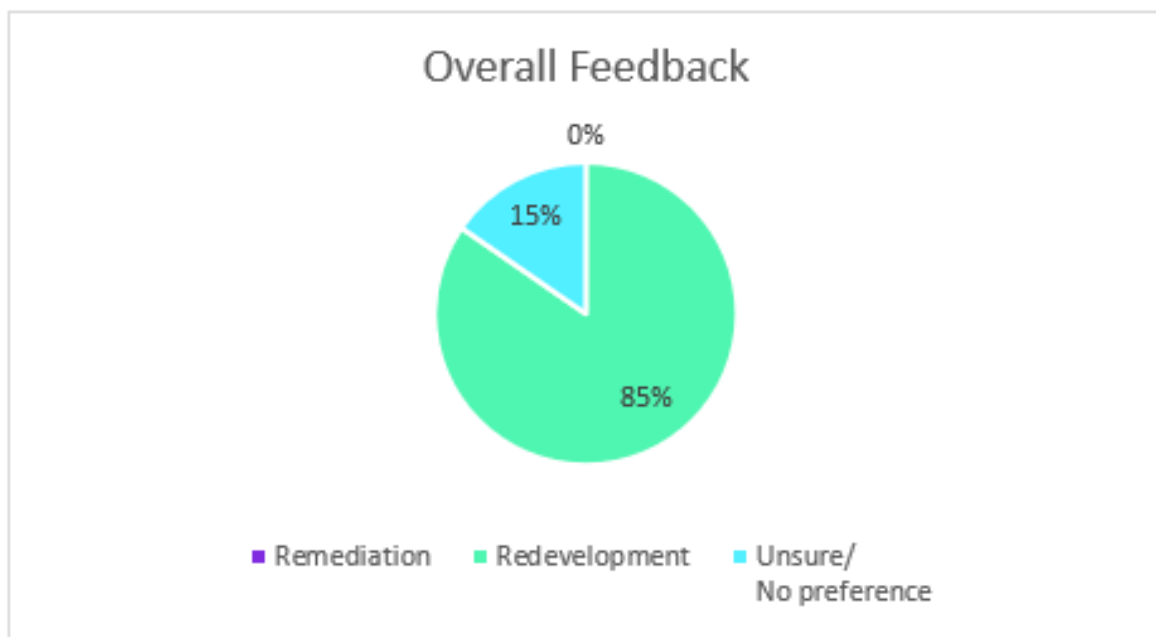
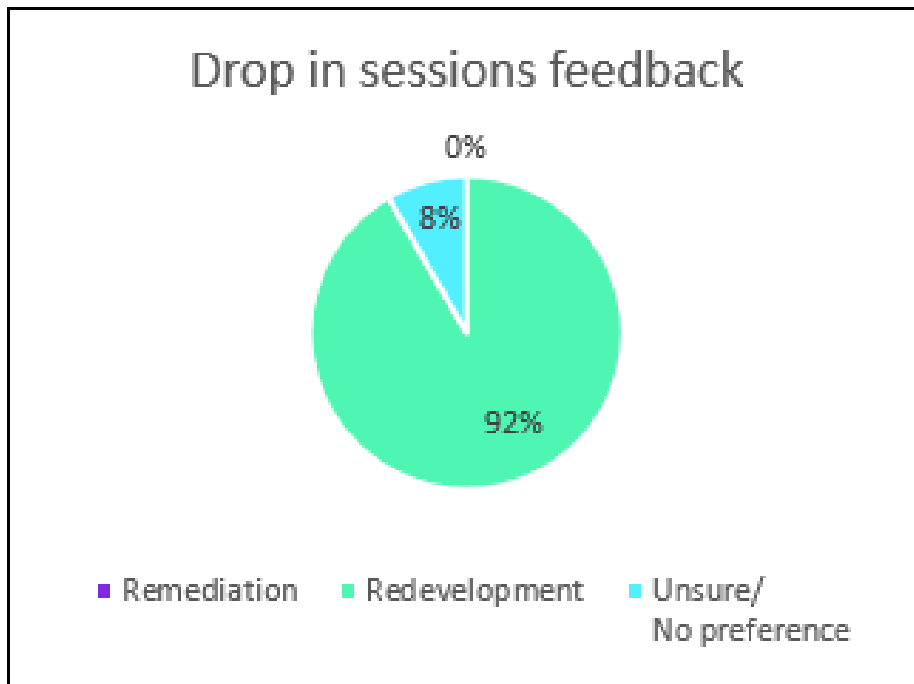
The resident first approach was launched with an initial letter to all residents in June 2023. This initial letter aimed to be transparent from the outset and provided a summary of the two options for the estate. Residents were offered a choice of dates to attend an appointment-based event with Barnet Homes staff and members of the Instinctif team. The letters were hand delivered to ensure safe delivery. This was followed up with a door knocking exercise three weeks later and a follow up letter. The door knocking ensured that the majority of households were spoken to in person to ensure they were aware of the event.

Representatives from all households bar one attended the events in person, this is a 96% engagement rate of the occupied properties and is considered to be an exceptionally high rate of physical attendance, though it should be noted that this includes the private tenants occupying the non-resident leaseholder properties. The non-resident leaseholders did not attend the events in person, however they and the household who was unable to attend were contacted by email, phone or spoken to in their own homes. This means the 96% of leaseholders and council tenants engaged with the process as well as three private tenants.



Feedback was first captured in person at the events and then subsequently across all the feedback types received.

This approach was taken to ensure that all residents had a chance to express their options given that some demographics may have a preference for different methods of communication. The results of the engagement clear preference for the option of redevelopment.



The most frequent comments and questions raised by residents are captured in Appendix C. These queries were answered where the answers can be known at this time. Where the questions require the project to progress in order for answers to be given, these questions will help to form the basis for the next phase of consultation.

Understandably one key area of questioning and concern was in regard to what all of this will mean for the residents and their households. They want to know what will happen to them, where will they be living and when will the next steps take place. This supports the proposals that the next steps are moved forward with, and a preferred option progressed so that more details are known.

The engagement process has identified redevelopment as the resident's preferred option and therefore it is the recommendation of this strategic outline case that design proposals are progressed and the conversations with residents are continued in order that resident questions and concerns are addressed,

5. Analysis - Five Theme Model

As this is a Strategic Outline Case, the preferred option has not yet been fully developed. More detail of the proposals will be included in the Outline Business Case and an analysis of how it meets with the five-case model will be provided at that stage.

The OBC will be prepared using the agreed standards and format for business cases, as set out in the HM Treasury Green Book business case methodology.

The agreed format is the Five Case Model, which comprises the following key components:

- the **strategic case** section – this sets out the strategic context and the case for continuing with the preferred option.
- the **economic case** section – this demonstrates that the Council has identified potential ways forward for delivering the project with the intention to optimise value for money (VFM) based on the optimum delivery solution.
- the **commercial case** section - this defines what the potential solution will look like.
- the **financial case** section – this highlights the proposed funding and solution for delivering the project.
- the **management case** section – this demonstrates that the scheme is achievable and can be delivered successfully in accordance with accepted best practice.

Strategic Context

Our Plan for Barnet 2023-26 is centred around being a council that cares for people, our places, and the planet:

- Under the Places priority the project will help to achieve the ambitions to deliver quality, affordable homes and to work in partnership with local people to ensure that changes make better places, that integrate well with surrounding areas.
- Under the Planet priority it will support our journey to net zero.

The project will also support the following themes of the council's new Housing Strategy:

- Prevent homelessness and support rough sleepers off the streets.
- Deliver the right homes in the right places.
- Ensure safe, sustainable council housing.
- Support living well by promoting healthy homes and wellbeing.

The redevelopment of Stanhope and Holmsdale House will replace existing housing stock with units meeting modern building and sustainability standards and is projected to provide an

increased number of affordable homes. This project will support all three of the objectives of caring for our people, places and planet and in particular the ambition to deliver 1,000 homes at 50% of local market rents or

The council is also currently reviewing and implementing the Housing Strategy, The Homelessness and Rough Sleeping Strategy, The Housing Allocations Scheme and the Tenancy Strategy. The strategy for Stanhope and Holmsdale House will take these existing and emerging policies and strategies into account.

6. Summary of Key Risks

A risk assessment has been undertaken and involved the following distinct elements:

- Identifying all the possible business and service risks associated with each option.
- Assessing the impact and probability for each option.
- Calculating a risk score.

This is in line with the LBB corporate Risk Management Strategy, which uses the following matrix score risks:

| I M P A C T | Score: | | PROBABILITY | | | | |
|----------------------------|--------------|---|-------------|----------|----------|--------|----------------|
| | | | 1 | 2 | 3 | 4 | 5 |
| | | | Rare | Unlikely | Possible | Likely | Almost certain |
| 5 | Catastrophic | 5 | 10 | 15 | 20 | 25 | |
| 4 | Major | 4 | 8 | 12 | 16 | 20 | |
| 3 | Moderate | 3 | 6 | 9 | 12 | 15 | |
| 2 | Minor | 2 | 4 | 6 | 8 | 10 | |
| 1 | Negligible | 1 | 2 | 3 | 4 | 5 | |

| Risk | Controls and mitigations in place | Impact | Likelihood | Risk Score |
|--------------|-----------------------------------|--------|------------|------------|
| Consultation | | | | |

| | | | | |
|--|--|---|---|----|
| There is a risk that residents will not want to move | <ul style="list-style-type: none"> • Appointment of an experienced communications consultant • Early engagement with residents • Provision of clear and accessible information | 3 | 4 | 12 |
| There is a risk that existing residents, local councillors and other stakeholders not supporting the scheme. | <ul style="list-style-type: none"> • Early engagement with residents has taken place and will continue. • Instinctif have been appointed as communication consultants. • In addition, consider the appointment of an Independent Tenant and Leaseholder Advisor (ITLA) • Clear concise information should be circulated to residents and stakeholders | 4 | 2 | 8 |
| There is a risk that if redevelopment progresses, then a ballot may be required | <ul style="list-style-type: none"> • The proposed development does not meet the criteria for a ballot. • Engagement with residents to explain the available options. • A clear consensus has been obtained demonstrating that development is the preferred option and that a ballot would have a negative impact on residents by delaying a clear course of action being communicated to them | 3 | 3 | 9 |
| Financial | | | | |
| There is a risk that the budget for the remediation works cannot be obtained | <ul style="list-style-type: none"> • The progression of the redevelopment option alleviates this risk as a remediation budget will not be required | 2 | 4 | 8 |
| There is a risk that if redevelopment is progressed and the costs exceed the expected budget | <ul style="list-style-type: none"> • Modelling will be undertaken on an on-going basis to take account of changes such as market values, development and construction costs. • Alternative funding options are also being explored. | 4 | 3 | 12 |
| Delivery | | | | |
| There is a risk of delay to project delivery. | <ul style="list-style-type: none"> • Timely instructions from Barnet Council • Regular monitoring of the market conditions • Compare programme to BCIS benchmarks of similar projects. • Ensure regular programme reporting is requested and monitored. | 4 | 3 | 12 |
| There is a risk that action is not taken before the deadline of Summer 2026 | <ul style="list-style-type: none"> • Early engagement with the market and soft-market testing • Use of frameworks • Careful monitoring of the programme | 3 | 2 | 6 |
| Legal | | | | |
| There is a risk of title issues with the site at the Council | <ul style="list-style-type: none"> • High level title and site constraints reports have been prepared by HBPL. Barnet Homes/Capita Estates conclude there are no concerns with the | 4 | 2 | 8 |

| | | | | |
|---|---|---|---|----|
| does not have clean legal title. | <p>legal title that would deem the site undevelopable,</p> <ul style="list-style-type: none"> • HBPL have been instructed to undertake an update of the site constraints reports. | | | |
| There is a risk that a Compulsory Purchase Order is required to obtain vacant possession. | <ul style="list-style-type: none"> • Specialist legal advice will be obtained. • Included in budget allowance. • Early engagement with leaseholders and the adoption of CPO compensation rules to encourage agreement without resorting to a CPO. • An authorisation from Cabinet will be requested to ensure that all due diligence is undertaken prior to any CPO implementation. | 4 | 3 | 12 |

7. Project Finance

The funding for this project forms part of the larger HRA 250 Capital budget which was previously agreed at as part of the wider HRA business plan.

A revised budget allocation within the approved budget was agreed by CSB on 31 October 2023 as part of a review of the different project allocations within the wider budget. The allocated budget is sufficient to cover the steps required to achieve planning permission and complete the acquisition of the leasehold properties.

A budget has been allocated to this scheme to cover the project stages up to achieving a planning permission and the leasehold acquisitions and home loss payments. It does not cover the stages of work beyond planning.

The estimates for the next stage of works will sit within this budget.

There will be a further budget requirement needed in order to deliver the proposed redevelopment. The HRA 250 Capital budget will fund this project up to planning approval, but the further funding of this project will not be covered by this budget as the remainder of the budget has been allocate to other projects. The options for delivery and funding will be presented at Outline Business Case stage. This will be informed by the planning application once it is known what volume of development is likely to be delivered on the site.

The cost of redevelopment cannot be known without undertaking further design work. Further analysis will be made if this could be funded through the HRA or delivered by Opendoor Homes or borrowing. Alternatively, it may be that this scheme is paired with another Barnet Homes scheme to make them a more attractive prospect to a development partnership. Cabinet will be asked to review and approve the progression of a delivery option at the next approval stage.

8. Procurement

Barnet Homes appointed Instinctif Partners to undertake an initial engagement plan. They are also appointed to assist with the engagement with residents. They were appointed in accordance with Barnet Homes procurement rules.

A design team will now be appointed to produce a design up to planning submission. This will then be submitted to planning following the approval of an Outline Business Case, this approval proceeding the submission will ensure that a viable delivery model has been identified and approved by Cabinet.

The design team will be appointed by Barnet Homes in accordance with their procurement rules. It is proposed that a framework is used for the higher value appointments such as the architect to minimise the time required for the procurement process and ensure delivery of the project in order to meet the Summer 2026 deadline.

9. Programme

It is anticipated that the design development will take approximately one year. During this time engagement will continue with residents and offers of alternative accommodation will be made to tenants. Offers for the purchase of their properties will be discussed and ideally agreed with leaseholders. There is a risk that the programme will be extended should it become apparent that a compulsory order is required. This concern is being addressed by early consultation.

Should it become apparent that a compulsory purchase order is required then it will be served as early as possible to allow the process to conclude in good time.

Stanhope and Holmsdale House

| Completed November 2022 | Current November 2023 | Projected October 2024 | Projected January 2025 |
|--|---|--|--|
| <ul style="list-style-type: none"> • SOC for LPS block consultation presented to HAG committee. • Development of community engagement plan | <ul style="list-style-type: none"> • Cabinet approval of the SOC for the redevelopment of Stanhope and Holmsdale • Commencement of the Procurement of a design team | <ul style="list-style-type: none"> • OBC approval sought to submit the planning application. • Approval sought for the preferred delivery option | <ul style="list-style-type: none"> • Planning achieved. • FBC approval requested to deliver the scheme |

10. Customer engagement

The engagement of residents will again form a crucial part of the next steps for this project. It is helpful to consider the next stages of engagement in two strands.

The first will be concerning how residents are directly affected by the necessary decant of the blocks. This will mean individual engagement with all households. Secure tenants will be met with on an individual basis and given a chance to express everything they require and everything they want from the home that they are offered. These discussions are likely to be of a personal nature and so are best suited to private appointments so that individual circumstances can be discussed and taken into account.

All secure tenants will receive a one-off home loss payment to ensure that they have the means to acquire necessary items for the homes they move to. They will also receive access to moving facilities which will be paid for them.

A leasehold offer will be developed and following approval of this via delegated authority, it will be presented to leaseholders. They will meet with Barnet Homes officers to discuss the options available to them and to enter into discussions of what the offer will be for the purchase of their homes.

There are a number of households renting privately from the non-resident leaseholders. The council does not have a specific duty to provide services for these properties, however, it is acknowledged that they are also directly affected by the proposals. Barnet Homes will provide information and advice to any private tenants living on the estate to assist them to find alternative accommodation.

The second strand of the engagement will happen simultaneously to the first. This will be to involve residents and other stakeholders in the design process. Secure tenants will have the option to return to the estate once a new development has been completed. This means that they are important stakeholders for what is built as a replacement for the existing Stanhope and Holmsdale Houses.

The appointed design team will host a series of events, workshops and communications to gather feedback from residents as to what they want the new development to look like. This will not only allow residents to have their opinions incorporated into the proposals, but it will also keep them aware and engaged with how the scheme is progressing onto the next approval stages of scheme design, the development of the Outline Business Case and planning approval.

Document Control

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| Storage (File Path or Teams) | |
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| Status | |

Document History

| Date | Version | Reason for change | Changes made by |
|-------------|----------------|--------------------------|------------------------|
| | | | |
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Distribution List:

| Name | Job Title | Date |
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