



# ANNUAL REGENERATION REPORT 2019/20



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# Foreword

## WELCOME TO THE 8TH INSTALMENT OF THE ANNUAL REGENERATION REPORT.

### The purpose of the report is to:

**Set out** progress made between April 2019 and March 2020 delivering regeneration, development, business, employment and skills initiatives across the borough.

**Outline** the steps taken by the council and its delivery partners to achieve its objectives in:

- Local Plan making
- Development Management
- Housing Estate Regeneration
- Social Housing Provision
- Town Centre Management and Development
- Businesses, employment, skills and training

**Set out** how our coordinated work underpins and frames growth, regeneration and development delivery.

**Present** a snapshot of progress and highlights in images and graphics so we have a record all in one place:

**Reference** key strategies for growth and regeneration

**Highlight** the financial strategies needed to achieve successful delivery





## GROWTH STRATEGY

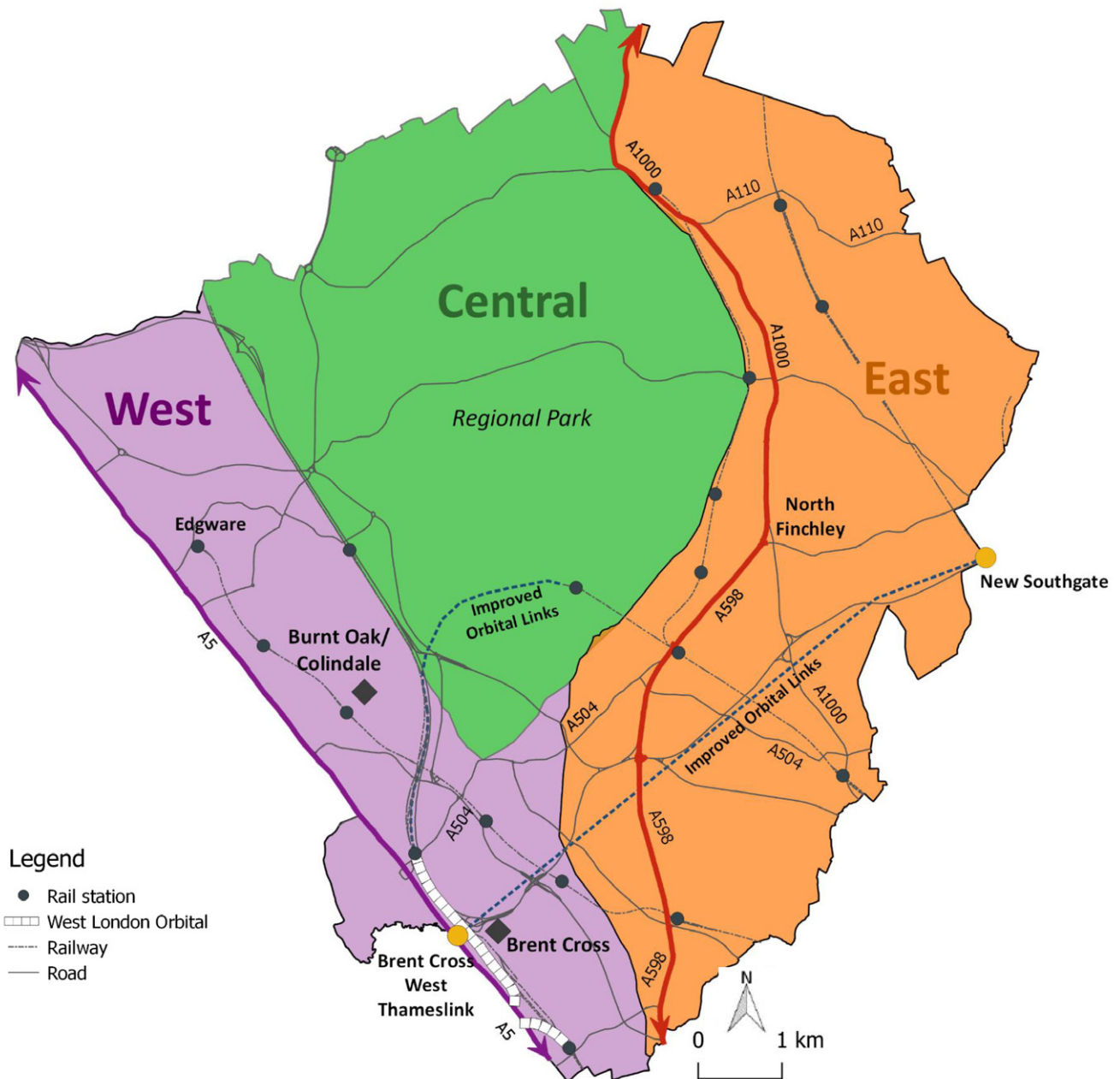
Whilst the Annual Regeneration Report looks back over the year at progress, achievements and milestones, the Growth Strategy looks forward with ambition and aligns to growth programmes in the pipeline. In future years, the Annual Regeneration Report will feature progress on this new direction of travel.

Approved in January 2020, the Growth Strategy considers future challenges and the principles, objectives and programmes in relation to growth and development that will address them.

The Growth Strategy aims to make Barnet a great place to live, work, do business and visit; seeking to deliver this through 20 objectives across five themes that will shape how the council will engage in the delivery of growth and ensuring the maximum benefit to the residents of Barnet. The adopted delivery plan sets out a range of projects and programmes from 2020-21 onwards and will be monitored and reviewed annually.

» Construction in the Mill Hill East Growth Area

## BARNET'S SPATIAL APPROACH MAP



### Based on a spatial approach, the Growth Strategy focuses its attention on:

**Growth in the West of the borough** along the A5 corridor that links growth areas in Edgware, Colindale, West Hendon, Brent Cross and Cricklewood where most housing delivery is planned.

**Growth in the Centre of the borough** providing a low proportion of housing growth with the majority in the Mill Hill growth area.

**Growth in the East of the borough** which will focus on the A1000/A598 and town centres and deliver over 1/3 of new homes.

## EMERGING LOCAL PLAN

The Draft Local Plan (Reg 18) Preferred Approach was approved in January 2020, consulted on in spring and is covered more fully in section 3 of this report. Setting out the Borough's planning policy context, the Local Plan identifies the range of social, economic and environmental plan-making challenges. This includes changing habits and demands in employment, housing and transport such as the need for more people to work flexibly, including from home, close to town centres with easier access to shops, transport, employment and leisure. It supports a shift from estate-based regeneration to area-wide regeneration across town centres, major road corridors such as the A5 and around transport hubs.

## DRAFT LONG-TERM TRANSPORT STRATEGY

The Draft Long-Term Transport Strategy, approved by the council in January 2020, is part of Barnet Council's wider strategy to create a prosperous, inclusive and healthy future for the borough; it sets out a vision for transport in Barnet and a roadmap for achieving this vision. This strategy looks forward to 2041 and aligns with the Mayor of London's Transport Strategy. The plan considers major infrastructure change and forecasting for social, economic, technological changes whilst providing sufficient flexibility to respond to uncertainties. Adoption will follow the period of public consultation and review that took place in the final quarter of 2019-20.

## INCOME AND INVESTMENT

Each year the Annual Regeneration Report revisits the financial strategies in place to support key policies and assist the rollout of scheme delivery. The report highlights the funding secured by the council and how it re-invests in growth, regeneration, infrastructure and service delivery to maximise the benefits to the borough's residents and businesses. The amount of funding available is an ongoing challenge and continues to identify new ways of working and funding. This includes collaborating with partners in the public, private and voluntary sector and investment to sustain a growing borough by:

- Insulating from economic shocks by building resilience and long-term changes
- Properly funding priority services and investing where necessary
- Ensuring sufficient funding is available for on-going transformation



## SOURCES OF COUNCIL INCOME INCLUDE

- **Council Tax** – By calculating how many homes have been and will be built, we can estimate how much income will be raised for service delivery and investment in growth. For example, on the now complete Stonegrove scheme, in the range of £1.15m is raised annually
- **Business Rates** – Yearly estimates are generated by calculating the amount of commercial floorspace that will be built and when
- **Section 106 monies** – Developers provide funding in cash or non-cash for infrastructure and services, which may be on or off the development site
- **New Homes Bonus** – The government will match fund the council tax raised on each new home built, for four years. The council will receive £918,000 from the government in 2019/20 and £907,000 in 2020/21
- **Borough Community Infrastructure Levy** (BCIL) is a planning charge to assist the council to deliver infrastructure projects
- **The Principal Development Agreement** model enables developers to provide funding and the council to provide the land via joint ventures, or a Development Agreement
- **Overage and capital receipts** are generated from developers from land sales
- **Government and other agency** grants and funding

## GROWTH INCOME HIGHLIGHTS

- Since 2002 planning approvals to date in growth areas and estate regeneration schemes will secure £103m in s106 funding. This figure will increase as more phases are approved and payment triggers are fulfilled.
- We have raised £30m in Borough CIL income in 2019/20 from the regeneration schemes
- The Growth areas of Colindale and Mill Hill and estate regeneration schemes of Dollis Valley, West Hendon and Grahame Park are already contributing significant amounts of council tax and will continue to do so as later phases complete
- By entering into joint ventures with development partners on land owned by the council, we secure long term income in Council Tax and business rates and short-term capital receipts from land values.



The investment approach relies on forging strong and successful growth-generating partnerships at all levels including Central and London government departments, development partners and Housing Associations.



## KEY CHALLENGES FACED BY SCHEMES IN 2019/20

### COVID-19

Since March 2020, COVID-19 has become the biggest health and economic shock in over a hundred years causing far reaching implications for people, business, communities and service delivery.

Business as usual has been interrupted and there may be long-term change in the way operations continue in the future, as all organisations navigate the transition from emergency response to rebooted, renewed and resilient delivery.

Regeneration activities over April, May and June 2020 have been affected, despite efforts to maintain business continuity. There will be programme and service delivery delays and implications for council and external agency budgets, expenditure and income in the short, medium and long-term.

The wider implications of COVID-19 are being assessed for the impacts on our core activities including construction on our development sites, estate regeneration and policy and strategy development. These activities are fundamental to the coordinated work being undertaken by the teams delivering activities identified in this report. The regeneration programme in 2020-21 will be reviewed and revised to ensure it delivers a response to COVID-19 that will best support the residents and businesses of the borough to the maximum extent that resources can achieve.

### COVID-19 AND CONSTRUCTION

COVID-19 construction risk registers have been established by all services engaged in development delivery to monitor, assess, measure and mitigate risks and issues. Construction was interrupted on most development sites, but not all, for a period of two to six weeks. All development sites have now re-opened and have put in place a range of health and safety measures that provide for social distancing, suitable Personal Protection Equipment (PPE) use, adequate infection control and robust monitoring of measures and compliance.

### BREXIT PREPAREDNESS

Whilst uncertainties over Brexit for most of 2019/20 have been created in both the construction sector and housing market, the transitional arrangements in place have enabled these sectors to continue delivering new homes. The council's refreshed medium and long term financial strategy assumes neither a positive or negative impact on the council's spending as a result of Brexit. All London council's received £0.315m over the 2018-19 and 2019-20 financial years to support with Brexit preparedness and the council has not relied on EU grants and therefore has not had to develop an exit strategy for EU funding streams. The council's approach has therefore been to monitor all developments and guidance on Brexit and keep updated on impacts to provide targeted responses if and where issues were identified. The UK left the European Union on 31 January 2020.



# Place-making in progress

## 2.1. GROWTH AREAS

### 2.1.1. BRENT CROSS CRICKLEWOOD

**Wards: Childs Hill, Golders Green, West Hendon**

#### OVERVIEW

At 151 hectares, Brent Cross Cricklewood is one of the largest regeneration schemes in Europe. With an investment of £4.5 billion, comprehensive redevelopment and phased improvements are planned to take place over the next 10 years. Proposals include a new town centre, a residential quarter and expansion of the Brent Cross shopping centre.

This growth will be underpinned by a new Brent Cross West railway station linking the new neighbourhood to central London in less than 15 minutes.

The area will also be served by improved transport links including a new bus station.

Uniting the areas north and south of the North Circular, the redevelopment of Brent Cross Cricklewood will provide a vibrant place to live and work and contribute to the long-term prosperity of the borough.

The development of Brent Cross Cricklewood will deliver at least 7,500 new homes and employment space for up to 27,000 new jobs. At least 15% of new homes provided will be affordable in addition to the replacement homes for Whitefield Estate.

Given the scale of this development, the council has enacted Compulsory Purchase Order powers to enable assembly of land and property for development.

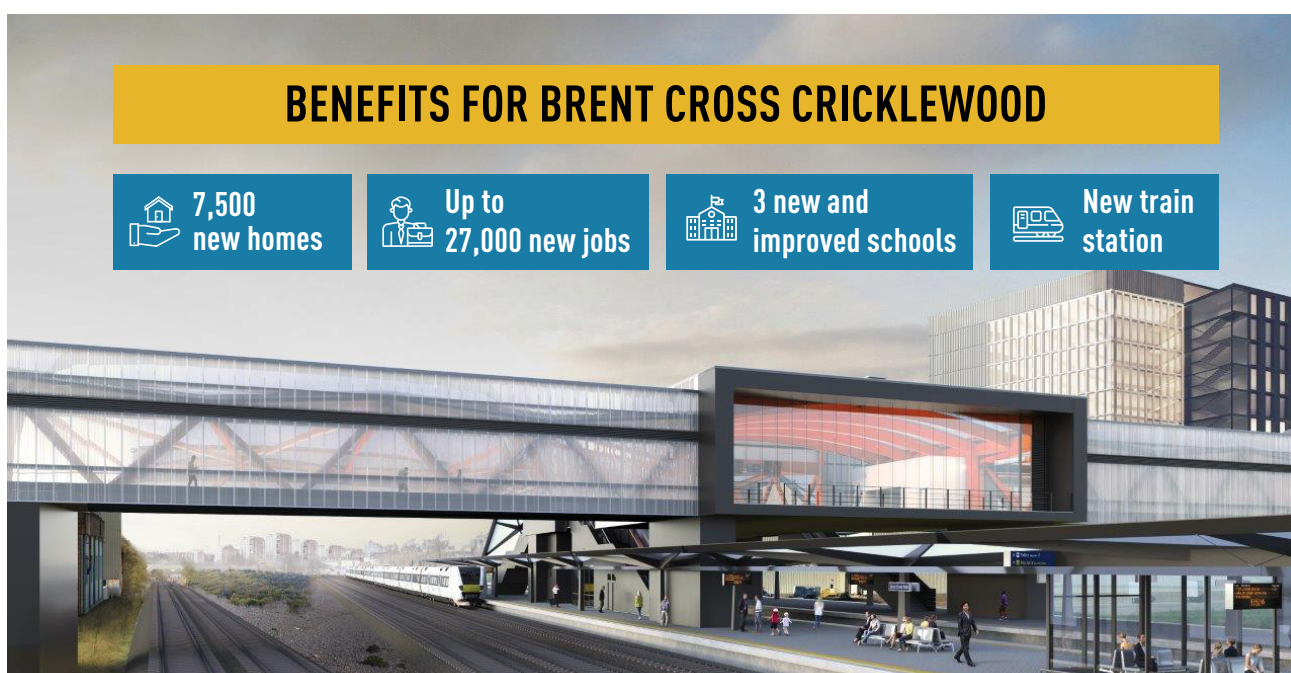
## BENEFITS FOR BRENT CROSS CRICKLEWOOD

 **7,500**  
new homes

 **Up to**  
**27,000** new jobs

 **3 new and**  
improved schools

 **New train**  
station



» Brent Cross West view from the tracks

## BRENT CROSS WEST

Located between Cricklewood and Hendon, a new railway station, 'Brent Cross West', will provide on-the-door access to the new Brent Cross South neighbourhood, providing a much needed east-west link across the railway lines.

The delivery of the new station is vital to unlock the rest of the Brent Cross Cricklewood development and will increase the attractiveness the area as a place to live, shop and work.



Wider works are planned alongside the station development, including a replacement Waste Transfer Station and Rail Freight Facility. Relocation of these facilities from the east to the west side of the railway will release railway land for development.

### How long will the scheme take?

Rail related works began in 2018. The new Brent Cross West station is due to open in 2022.

### What's been delivered so far?

VolkerFitzpatrick was awarded the contract to deliver the new rail station and the reserved matters planning application has now been approved.

In December 2019, the new Train Operators' Compound was opened. It can accommodate up to 80 drivers, crew and presentation staff. In June, the south sidings were also completed. This is a key milestone in the delivery of the new wider station programme.

### What's happening next?

As planning permission for the station was approved in May 2020, work will then begin on demolition of the large disused train storage shed before main construction on the station begins in the summer.

The main works contract to build the waste transfer station will be awarded in Q3 2020, with work due to start by the end of 2020. Enabling works have already completed on site.

Work on connecting the new sidings up to the Midland Mainline, bringing them partially into use in June 2020, and fully operational from both ends in January 2021.

- » Top left: Brent Cross West Station
- » Bottom left: Sunrise over BXT South Sidings



» Brent Cross  
West view

### Barnet's Partners

The new station and the works to support it are being completed by Barnet Council, and funded by the Ministry of Communities, Housing and Local Government. It is one of the first rail projects in England to be delivered entirely by a local authority who are directing construction and working in partnership with Network Rail and the Department for Transport.

We have received funding from HM Government and the Greater London Authority to deliver the associated rail works and we are working with Network Rail to deliver the rail systems and sidings package. VolkerFitzpatrick has been appointed the contract to deliver new station, platforms and overbridge. DBCargo has completed the new rail freight facility.

North London Waste Authority and London Energy Limited will be operating the new Waste Transfer Station once it is in operation.

Grahams have been appointed to deliver the Train Operators' Compound.

## BRENT CROSS SOUTH

Early works have begun on the £4.5Bn new town centre development for London, Brent Cross South, set around 50 acres of parks and playing fields.

Brent Cross South will be a major new office destination with 3 million sq ft of office space, 6,700 new homes, student accommodation, restaurants and sports and leisure facilities. It is directly connected to central London in under 15 minutes via its own new Thameslink station which is already under construction and will be open in 2022.

The extensive playing fields also provide a genuinely unique opportunity – to make Brent Cross the place in London to participate in sport and play, an unrivalled multi-sport destination that will embed values of community, inclusion and active, healthy lifestyles for residents, office workers and visitors.

The project was recently bolstered by the £148m Homes England loan which will fund the necessary infrastructure to help bring forward new homes to the area.

### How long will the scheme take?

Development will be delivered between 2019 and 2032. The first development phase will provide new and replacement housing, new retail and open spaces due to be completed in 2025.

- » Left: Brent Cross South residential development
- » Right: Brent Cross South neighbourhood square

### What's been delivered so far?

Demolition works have been completed including demolishing the Rosa Freedman Centre and much of Claremont Industrial Estate in Claremont Way.

Work to deliver phase one of the Brent Cross South project began including the temporary open space, visitor centre and improvements to Claremont Way.

Two vacant premises on Claremont Way have been fixed up to provide a space for residents to view the plans for the area and discuss them with the developer.

### What's happening next?

Consultation is underway on the design proposals for Brent Cross South Phase 2 including designs for new buildings, streets and open spaces. Exploratory Park has opened providing a great outdoor space for residents and visitors to use in the summer. The council will receive an additional £18.4m in s106 income. Developers will provide match funding contributions.

### Barnet's Partners

Master developer Brent Cross South Limited Partnership, a Joint Venture between Argent Related and Barnet Council, to develop the new town centre. London and Quadrant (L&Q) as the Registered Provider to manage the new replacement homes for the Whitefield Estate.



## BRENT CROSS NORTH

Also known as Brent Cross, London, the scheme is a joint venture between Hammerson and Aberdeen Standard Investments (HASI) to expand the existing shopping centre and associated infrastructure.

An iconic part of the local community for 40 years, the launch of Brent Cross in 1976 revolutionised the face of London retail, which had previously been dominated by the West End. The first American style shopping mall in the UK, Brent Cross quickly became the blueprint for shopping centres across Europe.

The development plans for Brent Cross, London would renew and revitalise the centre providing additional retail and leisure space, new restaurants, a cinema and hotel.

The owners of the shopping centre, HASI are currently reviewing plans for the

future scheme at Brent Cross to ensure it addresses both changing customer and retailer requirements and delivers an exceptional destination for many years to come.

### How long will the scheme take?

The scheme is currently on hold awaiting revised plans from HASI.

### What's been delivered so far?

Planning permission was granted to rephrase key infrastructure work from the Brent Cross North developers to Barnet Council and Brent Cross South to ensure the comprehensive redevelopment of the Brent Cross Cricklewood area remains on target.

### What's happening next?

Infrastructure works as part of the re-phased planning application will be completed by Barnet Council including replacement homes for Whitefield Estate residents and highways improvements.



- » Left: Brent Cross Shopping Centre (present day)
- » Right: Brent Cross Shopping Centre visitors (present day)

## Barnet's Partners

Hammerson and Aberdeen Standard Investments (HASI), owner and developer of the Brent Cross.

Conway Aecom has been appointed to carry out highways improvements works.

London and Quadrant (L&Q) has been appointed as the registered provider to deliver and manage the replacement homes for the Whitefield Estate residents.



## ENGAGEMENT/ CONSULTATIONS

### In 2019/20

- Phase 2 consultation on Brent Cross South began
- Statutory consultation on station planning submission
- Regular meetings with Consultative Access Forum around designs for development

### Focus in 2020/21

- Consultation on future phases of Brent Cross South will continue to take place throughout 2020
- Engagement with Whitefield Estate residents on replacement accommodation
- Ongoing local engagement with residents and businesses through regular exhibitions and printed communications
- Regular meetings with Consultative Access Forum around designs for development



- » Left: Brent Cross South - view from Claremont Park
- » Right: Brent Cross South View North over internal courtyard garden

## AT A GLANCE

CATEGORY	OUTCOME
HOUSING	<ul style="list-style-type: none"> <li>7, 500 new homes including replacement homes for the whitefield estate (192 units), student accommodation and the provision of affordable housing options</li> </ul>
EDUCATION	<ul style="list-style-type: none"> <li>New Claremont Primary School and replacement Whitefield Secondary and Mapledown Special Schools</li> </ul>
HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> <li>New mainline station – ‘Brent Cross West’, linking to central London in under 15 minutes</li> <li>Up to 8 trains an hour in both directions during peak hours, services will be from / to St Albans and Luton (current proposals)</li> <li>The station entrance will provide a gateway from Brent Cross West to the new town centre, which will provide direct access to new bus routes, cycle parking and a proposed taxi rank</li> <li>Junction improvements on the M1, A5, A406 (the North Circular), A407 and A41 (currently deferred as part of the Brent Cross North scheme)</li> <li>Replacement Waste Transfer Station and Network Rail Freight Facility</li> <li>Relocated rail sidings</li> <li>Active travel will be promoted, with streets being designed to be healthier and safer</li> <li>West London Orbital connection to HS2 and Crossrail at Old Oak Common</li> </ul>
COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> <li>Three million square feet of offices, new commercial space, an expanded retail offer and construction work will create around 25,000 new jobs</li> <li>First office buildings will open in 2022 – coinciding with the arrival of the new Brent Cross West station</li> <li>Expanded Brent Cross Shopping Centre</li> </ul>
COMMUNITY	<ul style="list-style-type: none"> <li>Re-provision of Hendon Leisure Centre and additional sports, leisure and recreation service provision</li> <li>New cultural facilities including a new cinema</li> <li>2 new community centres</li> <li>3 new children’s centre and childcare facilities</li> <li>Library</li> <li>Health centre</li> </ul>
SUSTAINABILITY	<ul style="list-style-type: none"> <li>Replacement Waste Transfer Facility will be more efficient and environmentally friendly, increasing movement of freight by rail</li> <li>New Energy Centre</li> <li>100% of new homes will be sustainably built to BREEAM standards</li> </ul>
PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> <li>7 new and improved parks plus 8 public squares will offer inspiring places to play, enjoy and socialise; including improvements to Clitterhouse Playing Fields and Claremont Park and a new neighbourhood square which will be central to the high street</li> </ul>
INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<ul style="list-style-type: none"> <li>s106 - £21.2m</li> </ul>



# Place-making in progress

## 2.1. GROWTH AREAS

### 2.1.2. COLINDALE

Ward: Colindale

#### OVERVIEW

Colindale is set to make the single largest contribution to housing (including affordable) to the borough over the next 10-15 years and one of the biggest in North London. Already major mixed-use residential schemes have been completed, totalling 4,928 homes built to date.

Redevelopment is focused on three key routes: Colindale Avenue, Aerodrome Road and Grahame Park Way.

Housing growth will be served by improved public transport services, increased walking and cycling facilities and high quality open spaces. Reconfiguration of the Colindale tube station will provide enhanced capacity and step-free access to meet growing demand. Colindale Avenue will benefit from enhanced public spaces and mixed-use properties.

There are also plans to deliver highway and bridge improvements on Colindale Avenue immediately adjacent to the tube station.

#### PARKS AND OPEN SPACES

- Transformation of Colindale parks and open spaces is already well underway to meet the future demand on greenspace in this part of the borough
- Works at Montrose Playing Fields and Silkstream Park completed in March 2020
- Planned improvements for Rushgrove and Colindale parks

FUNDING SOURCE	FUNDING CONTRIBUTION
London Borough of Barnet	£5,000,000
Greater London Authority	£320,000
Environment Agency	£80,000
London Marathon Trust	£113,000
<b>Total</b>	<b>£5,513,000</b>



» Left: Montrose and Silkstream Park Aerial  
 » Right: Silkstream Park Aerial



» Colindale Station - Example of the view from platform level

### SPOTLIGHT ON – COLINDALE TUBE STATION

- Continued development taking place in Colindale with at least 12,500 new homes identified between 2011 and 2031
- By 2041, annual passenger demand is projected to more than double because of growth and development in the area
- Working with Transport for London (TfL), major re-development of the station planned to get underway by autumn 2021 to improve access and capacity
- The enhanced station will be operational by spring 2023
- Overall investment into the station re-development project of over £26 million

FUNDING SOURCE	FUNDING CONTRIBUTION
London Borough of Barnet	£2,950,000
Redrow s106	£11,284,000
Transport for London	£12,280,000
<b>Total</b>	<b>£26,514,000</b>

### How long will the scheme take?

The Colindale Area Action Plan shapes the developments within the area. In line with this, the council will continue to commission infrastructure works and improvements to public space to support the housing development over the next 15 years.

### What's been delivered so far?

Works at Montrose Playing Fields and Silkstream Park completed in March 2020.

In July 2019, achieved planning consent for the re-development of the Colindale tube station and a residential-led mixed use development over the station, including 313 residential units and up to 860 sqm of flexible commercial and retail space.

Making of a Compulsory Purchase Order (CPO) for adjacent station development.

Review of the planned junction improvements to Bunns Lane, Montrose / A5 and Colindale Avenue/A5, with a view to deliver a revised programme focused on improvements to pedestrian and cycle facilities.

Approval of the draft design masterplan for Colindale and Rushgrove Parks in the late summer 2019 with a two-month statutory consultation ending in January 2020.

### What's next?

Agree detailed design of the Colindale station re-development to enable start on-site planned for autumn 2021 with completion in spring 2023.

Detailed planning application for the over station development to be submitted pending plans for the station re-development.

Exploration to integrate wider place-making and public realm opportunities.



» Colindale borough wide event



## Barnet's Partners

Transport for London (TfL) and development partner (to be confirmed) to deliver the Colindale station works. Majority of housing in Colindale (excluding Grahame Park) is being delivered by private developers. Key sites and partners for housing delivery are:

» Colindale Station and new homes illustration

Former Colindale Hospital site – (scheme marketing name 'Pulse' development)	Fairview	714 new homes completed (Feb 2017)
Former British Newspaper Library – (scheme marketing name 'The Edition')	Fairview	395 new homes completed (Oct 2018)
Beaufort Park	St George PLC	2,800 new homes under construction by 2024, of which 2,229 completed to date
Peel Centre Site (25.5 ha) – (scheme marketing name 'Colindale Gardens')	Redrow	2,800 new homes under construction by 2026/27, in excess of 882 completed to date
Former Barnet & Southgate College Site – (scheme marketing name 'Trinity Square')	Barratt Homes	396 new homes under construction of which 295 completed to date
Zenith House	Genesis	309 new homes completed (Mar 2014)
Former Brent Works – (now Mornington Close, NW9)	Fairview	104 new homes completed (Oct 2012)
126 Colindale Av, NW9	Not yet known	35 new homes under construction 2020/21
Colindale Station	Not yet known	303 new homes 2024/25
Colindale Telephone Exchange	Not yet known	505 new homes by 2023/24
Imperial House	Not yet known	102 new homes by 2022/23
Sainsbury's, The Hyde	Not yet known	1,309 new homes by 2025/26
Sheaveshill Court	Barratt Homes	34 new homes under construction by 2020/21



## ENGAGEMENT/ CONSULTATIONS

### In 2019/20

- Rushgrove and Colindale parks underwent two rounds of consultations on the design of the parks
- Work with artist to deliver S106 art improvements to Colindale park
- Secretary of State after submission of the CPO for the adjacent station development in March 2020
- Update residents on Colindale and Rushgrove parks

### Focus in 2020/21

- Review of all junction works to assess costs and re-design improvement to improve pedestrian and cycling facilities
- Work to be programmed in to support a Public Inquiry for the over station development if required
- Work with TFL on programme for station works and the implications of station closure
- Monitoring stages for highway capital programme delivery
- Colindale Park start on site
- Rushgrove Park start on site



» Montrose Playing Fields Playground

## AT A GLANCE

CATEGORY	OUTCOME
HOUSING	<ul style="list-style-type: none"> <li>Set to deliver more than 10,000 new homes across various sites</li> </ul>
EDUCATION	<ul style="list-style-type: none"> <li>Two new and expanded primary schools – Blessed Dominic Primary School (under construction) and Orion Primary School (completed)</li> <li>Barnet College relocated to Grahame Park in a newly built campus (completed)</li> </ul>
HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> <li>Reconfiguration of Colindale tube station, with step free access (new lifts, level platforms and spacious forecourt)</li> <li>Improvements to bus service links –proposal to extend 125 bus service route from Finchley Central to Colindale Station, and add an extra bus every 12 minutes between these two locations</li> <li>New pedestrian and cycle bridge linking Montrose Park to the hospital site and tube station</li> <li>Review of existing Controlled Parking Zones (CPZ) and implementation of a new Colindale CPZ (completed)</li> </ul>
COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> <li>500-1,000 jobs in accordance with strategic and local planning policy</li> </ul>
HEALTH & WELLBEING	<ul style="list-style-type: none"> <li>Improved green spaces and play areas</li> <li>New health facilities at Peel Centre site</li> </ul>
COMMUNITY	<ul style="list-style-type: none"> <li>New state of the art 'Unitas' Youth Zone in Montrose Playing Field – activities for young people (aged 8-19 years or up to 25 for those individuals with a disability) (completed)</li> </ul>
SUSTAINABILITY	<ul style="list-style-type: none"> <li>100% of new homes built to EcoHomes Standard (Code Level 4) and to Lifetime Homes Standards</li> <li>100% of new homes will be sustainably built to BREEAM standards</li> <li>New Energy Centre delivering heating and energy fuelled by renewable biomass fuel in a sustainable and cost-effective way</li> </ul>
PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> <li>Improvements to Colindale, Montrose, Rushgrove and Silkstream Parks</li> <li>Public realm improvements at Colindale Avenue</li> </ul>
INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<ul style="list-style-type: none"> <li>s106 - £24.28m</li> <li>CIL - £21.11m</li> </ul>

# Place-making in progress

## 2.1. GROWTH AREAS

### 2.1.3. MILL HILL EAST

**Ward: Mill Hill**

#### OVERVIEW

Transformation is well underway of the former RAF Inglis Barracks in Mill Hill and council's waste depot to provide new affordable and private homes. Located on the edge of Mill Hill's conservation area, Millbrook Park is an exemplary Public Private Partnership creating a high quality new suburb at the heart of NW7.

The Inglis Consortium of landowners, of which the council is a member, led the sale of serviced parcels of land to developers who are then responsible for house building in line with planning consents.

The overall 40ha site has planning consent for 2,266 new homes, a primary school, local shops, a district energy centre and almost 6ha of parks and open spaces.

Since works began at Millbrook Park in December 2011, major progress has been made in turning the initial vision into homes for thousands of new residents and creating a new community.

#### How long will the scheme take?

With a phased approach to development the scheme is expected to complete in 2025.

#### What's been delivered so far?

Sale of all 14 parcels of land, demolition of the council's waste depot and delivery of new infrastructure across the site, including new roads and utilities.

Delivery of district energy centre. All development phases under construction. 737 housing completions to date (of which 13.7% are affordable). TfL opened the new Step Free Access (lift) scheme in Feb/Mar 2020.

#### What's happening next?

Activity on Millbrook Park will increase markedly over the next 5 years with development rapidly coming on-site. First retail unit to open summer 2020.

#### SPOTLIGHT ON - MILLBROOK PLAZA

- A major new public square opposite Mill Hill East underground station completed in July 2019
- The Plaza incorporates a below ground Permanent Energy Centre beneath the square which provides district heating to approximately 1,500 units across Millbrook Park
- Forms the southern entry into Millbrook Park and provides a setting for retail units on the northern and western sides



» Millbrook Plaza under construction

## Barnet's Partners

Inglis Consortium LLP: London Borough of Barnet, VSM Estates Ltd and Annington Property Ltd – primary landowners of the former RAF Inglis Barracks in Mill Hill Mill Hill East

## Focus for 2020/21

- Through 2020/21 Millbrook Park will see the completion of all on-site and off-site infrastructure



» Millbrook Park aerial Sept 2019



» New homes at Millbrook Park

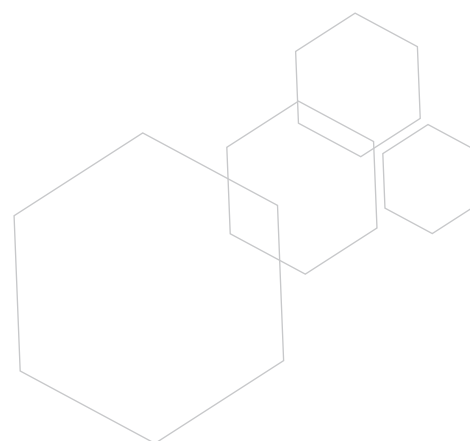


» Inglis Way, School Playing Field, Eastern Park and new homes



## AT A GLANCE

CATEGORY	OUTCOME
HOUSING	<ul style="list-style-type: none"> <li>• 2,266 new homes (1,915 private sale, 351 affordable)</li> </ul>
EDUCATION	<ul style="list-style-type: none"> <li>• A new three-form entry primary school - Millbrook Park School (completed)</li> </ul>
HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> <li>• Upgrade Mill Hill East Tube Station and enhanced bus services</li> <li>• Improvements to key junctions in the area and new access roads</li> <li>• East-West link route; junction improvements at Bittacy Hill/Frith Lane and Holders Hill Circus</li> </ul>
COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> <li>• Creation of 500 jobs for the area</li> <li>• Offer more apprenticeship / training initiative work placements</li> <li>• 1,100sqm of 'High Street' (A1/2/3/4/5) uses</li> <li>• 3,470sqm of employment (B1) uses</li> </ul>
COMMUNITY	<ul style="list-style-type: none"> <li>• Community facilities at Millbrook Park School</li> <li>• 3rd Generation (3G) artificial grass multi use games area</li> </ul>
SUSTAINABILITY	<ul style="list-style-type: none"> <li>• New permanent district energy centre (completed)</li> <li>• Relocation of the council's depot and recycling facilities (completed)</li> <li>• New sustainably built homes (to EcoHomes Standard Practical Code Level 4)</li> <li>• Highly sustainable commercial buildings (built to BREEAM Excellent standard)</li> </ul>
PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> <li>• 4 new parks and open spaces including Panoramic Park (completed), Officers Mess Gardens (completed), Central Park (completed) and Eastern Park (completed)</li> <li>• A new public square opposite Mill Hill East station, known as 'Millbrook Plaza' (completed)</li> </ul>
INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<ul style="list-style-type: none"> <li>• s106 - £12.1m</li> <li>• CIL - £0.96m</li> <li>• Non-Financial s106 Obligations – Affordable Housing, Highway Works, Travel Plan</li> </ul>



# Place-making in progress

## 2.2. PRIORITY REGENERATION ESTATES

### 2.2.1. GRAHAME PARK

**Ward: Colindale**

#### OVERVIEW

With an area of approximately 35ha, Grahame Park in Colindale is Barnet's largest housing estate. It was built in the 1960's and 1970's with 1,777 houses, community facilities and a neighbourhood shopping centre all built around a central 'Concourse'. The existing estate is characterised by poor layout, a lack of connectivity between the estate and the surrounding area and sub-standard housing.

Plans are well underway to create a more outward looking neighbourhood with new mixed tenure homes, community facilities with accessible road, pedestrian and cycling networks. Transformation of the estate will see improved connection to the surrounding area, linking homes and services with other developments in Colindale.

#### How long will the scheme take?

Redevelopment is phased over the next 25 years.

#### What's been delivered so far?

To date 685 new homes have been built, of which 386 are affordable.

In October 2019, Notting Hill Genesis submitted a fresh planning application which achieved consent in March 2020 for a development consisting of 2,088 new homes, new community facilities, a new park, open spaces and the re-alignment of Lanacre Avenue (renamed Bristol Avenue) to provide new transport links.

#### What's happening next?

Over the next 12 months, works will commence on the demolition of five residential blocks north of the Concourse, the procurement of the main contractor and commencement of construction works.



» Proposed development - example of view from building

## Barnet's Partners

Genesis Housing Group and Notting Hill merged to create a much larger entity known as Notting Hill Genesis, acting as both the developer on-site and Registered Provider.



- » Top left: Proposed development - illustration of Heybourne Park
- » Bottom left: Proposed development - illustration of public realm
- » Right: Proposed Grahame Park development



## ENGAGEMENT/ CONSULTATIONS

### In 2019/20

- Spring/summer 2019, completed planning consultations to support the new planning application

### Focus in 2020/21

- Commence Compulsory Purchase Order proceedings to enable land assembly for new development
- Support detailed planning applications for the next phases
- Re-establish the Grahame Park Partnership Board which will provide a real say for all residents in the regeneration process
- Demolition of five residential blocks north of the Concourse to deliver new mixed tenure homes

## AT A GLANCE

CATEGORY	OUTCOME
<b>HOUSING</b>	<ul style="list-style-type: none"> <li>Delivered 685 new homes to date (236 Social Rent, 38 Affordable Rent, 112 Shared Ownership, 299 Private Market)</li> <li>Wider choice of housing type and tenure in next phase of development – 2,088 new homes on the existing Concourse site (346 Social Rent, 699 Shared Ownership and 1,043 Private Market)</li> </ul>
<b>EDUCATION</b>	<ul style="list-style-type: none"> <li>Barnet and Southgate College relocated in Grahame Park in a newly built campus (completed)</li> <li>Replacement library co-located with Barnet and Southgate College (completed)</li> </ul>
<b>HIGHWAYS &amp; TRANSPORT</b>	<ul style="list-style-type: none"> <li>New road, pedestrian and cycling network</li> <li>Improvements to existing bus services</li> <li>Re-alignment of Lanacre Avenue (renamed Bristol Avenue) to create a North-South central spine road accessible by walking, cycling and public transport</li> </ul>
<b>COMMERCE &amp; EMPLOYMENT</b>	<ul style="list-style-type: none"> <li>New retail and commercial floor space</li> <li>New council office (completed)</li> </ul>
<b>HEALTH &amp; WELLBEING</b>	<ul style="list-style-type: none"> <li>New Centre for Independent Living (completed)</li> <li>Re-provision of health centre and GP surgery</li> </ul>
<b>COMMUNITY</b>	<ul style="list-style-type: none"> <li>Re-provision of Children's Centre/ nursery</li> <li>Re-provision of community facilities</li> </ul>
<b>SUSTAINABILITY</b>	<ul style="list-style-type: none"> <li>100% energy efficiency improvement through all new homes built</li> <li>100% of new homes to meet Decent Homes Standard and new Buildings Regulations 2015</li> <li>100% of new homes will be sustainably built to BREEAM standards</li> </ul>
<b>PUBLIC REALM &amp; SENSE OF PLACE</b>	<ul style="list-style-type: none"> <li>Improvements to Heybourne Park – a pivotal green space in the area that will need to fulfil many roles for the new community</li> </ul>
<b>INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL</b>	<ul style="list-style-type: none"> <li>Notting Hill Genesis to invest £700m over 15 years to deliver the next phase of development (2,088 new homes)</li> <li>s106 - £14.8m</li> </ul>

# Place-making in progress

## 2.2. PRIORITY REGENERATION ESTATES

### 2.2.2. DOLLIS VALLEY

**Ward: Underhill**

#### OVERVIEW

Comprising 10.4ha, Dollis Valley Estate occupies a hillside site on the border of the Dollis Valley Open Space and King George V Playing Fields. The estate has been in decline for many years, isolated from services and the surrounding area, poorly designed and with poor transport. Through regeneration existing sub-standard properties built in the late 1960's and early 1970's are being replaced with new high quality homes all linked by a network of green spaces in a new garden suburb.

The emerging 'Brook Valley Gardens' development challenges the 'estate feel' and features new communal gardens, a community centre and pre-school nursery. These facilities, complemented by programmes to fund local initiatives, strengthen the existing Underhill community and provide employment and training opportunities for local people.

#### How long will the scheme take?

Phased development is expected to complete by 2025.

#### What's been delivered so far?

To date, 271 new homes have been built, of which 113 are affordable.

Extensive consultation on the draft masterplan for the Barnet and King George V Playing Fields has been undertaken.

The council has enacted Compulsory Purchase Order powers to enable assembly of land and property for development.

#### What's happening next?

Autumn 2020 construction start on-site to deliver 135 new homes. This next phase of development has a planned 24 month build programme. Between 2020-25, the scheme will deliver a further 360 new units, of which 123 will be affordable.



» Dollis Valley development

### Barnet's Partners

Developer Countryside Properties and Registered Provider London and Quadrant (L&Q).



» Demolition of 1-42 Garrowsfield residential block



» Demolition of 90-124 The Ridge residential block



» Landscaped and secured public amenity spaces



### ENGAGEMENT/ CONSULTATIONS

#### In 2019/20

- Bi-monthly Dollis Valley Partnership Board meetings
- Newsletters
- Resident Liaison Officer
- Eight week public and stakeholder Consultation on the King George V Playing Fields masterplan undertaken

#### Focus in 2020/21

- Site security measures
- Existing Sub-station to be decommissioned
- Demolition of remaining block
- Phase 3 construction on site
- Commence early consultation for Phase 4

## AT A GLANCE

CATEGORY	OUTCOME
<b>HOUSING</b>	<ul style="list-style-type: none"> <li>• Demolition of Homefield, The Ridge, Garrowsfield, Mill Bridge housing blocks (total 442 units)</li> <li>• Additional homes and improved tenure choice:</li> <li>• 631 new mixed tenure homes (381 private, 20 shared equity and 230 social rented)</li> <li>• 40% affordable housing</li> </ul>
<b>HIGHWAYS &amp; TRANSPORT</b>	<ul style="list-style-type: none"> <li>• A new extended bus service for the Brook Valley Gardens locality</li> <li>• Replacement of the old pedestrian areas with through roads</li> <li>• New access from Mays Lane</li> </ul>
<b>COMMUNITY</b>	<ul style="list-style-type: none"> <li>• New multi-purpose community centre 'The Hope Corner', including a community cafe (completed)</li> <li>• New nursery (25 places for under 5s) (completed)</li> </ul>
<b>SUSTAINABILITY</b>	<ul style="list-style-type: none"> <li>• 100% of new homes built to EcoHomes Standard (Code Level 4) and to Lifetime Homes Standards</li> <li>• 100% of new homes will be sustainably built to BREEAM standards</li> <li>• Investment from property leases into long term maintenance of a high-quality estate</li> </ul>
<b>PUBLIC REALM &amp; SENSE OF PLACE</b>	<ul style="list-style-type: none"> <li>• Landscaped and secured public amenity spaces</li> <li>• Communal spaces including West Gardens, Eastern and Western Squares</li> <li>• Creation of a garden suburb, play areas and traditional streets</li> </ul>
<b>INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL</b>	<ul style="list-style-type: none"> <li>• Non-Financial obligations – Affordable Housing, Education, Highway works,</li> </ul>
<b>APPROVAL</b>	<ul style="list-style-type: none"> <li>• Training, Community Centre, Bridges, Travel Plan, Open Spaces, Tree Planting</li> <li>• Cycle and Pedestrian Provision, council Covenants</li> <li>• CIL - £0.76m</li> <li>• s106 - £1.52m</li> </ul>

# Place-making in progress

## 2.2. PRIORITY REGENERATION ESTATES

### 2.2.3. WEST HENDON ESTATE

**Ward: West Hendon**

#### OVERVIEW

Located to the south-west of the borough, the West Hendon estate comprises an area of 12.76ha. The estate sits between a section of the A5 Edgware Road (The Broadway) and the Welsh Harp Reservoir, a Site of Special Scientific Interest (SSSI). Despite its favourable location, the estate has been 'cut off' from the surrounding area due to poor layout and access, further exacerbated by a high-speed gyratory road close to existing homes.

With the ambition to create a thriving new neighbourhood, redevelopment is underway to replace existing homes with over 2,000 high-quality homes with underground car parking provision– surrounded by improved public space and transport links, thriving shops and businesses, a community centre and a new primary school.

The site will benefit from better integration of Hendon Broadway with the new development and linkages to the Welsh Harp with the creation of a vista, new open spaces and extensive landscaping.

#### How long will the scheme take?

Redevelopment is phased over a 17-year period, with all new homes expected to be complete by 2027/2028.

#### What's been delivered so far?

This is a phased development with full planning approval to deliver a total of 2,194 homes. Construction started in 2011 with 851 new homes built to date, of which 250 are affordable. In addition, 1,254 sqm of commercial floorspace has been created to date, including the community hub. Construction started in September 2019 on the next phase of development which will deliver 611 units (418 private and 193 affordable). The new Cool Oak Lane pedestrian and cycle bridge will complete at the end of Summer 2020 and provide an improved link between the West Hendon development and the area to the west.

The council has enacted Compulsory Purchase Order powers to enable assembly of land and property for development.

#### What's happening next?

Current development phase is on-site with completion expected in 2022. The first block will be completed in autumn 2020 and will deliver 47 market sale units.

In addition to housing delivery, development consists of major highway works which will commence towards the end of the year. This will include junction improvements along the A5, removal of the bus lane and the widening of Station Road through removal of the gyratory on Perryfield Way.

Between 2020-25, the scheme will deliver 827 new homes, including 291 affordable units.



## WEST HENDON BROADWAY STRATEGY

A West Hendon Broadway Strategy was developed in 2019 to encourage trader confidence in the area and ensure that the Broadway meets the needs of the expanding local community. The strategy identifies a range of short-term improvements as well as a broader strategic direction for the Broadway.

During the project, a detailed analysis of the high street was carried out as well as face-to-face surveys with businesses and online, or via the Community Hub with residents.

A small fund has been agreed by the council to kick-start initiatives arising from the strategy.

Initial projects will address unsightly shopfronts which are currently blighting the area and introduce a small business support scheme for traders on the Broadway.

The council will consider ways to better integrate developments in West Hendon and the nearby Hyde as well as plan for the revitalisation of West Hendon Playing Fields.



- » Top left: Cool Oak Lane Bridge connecting Estate to the Welsh Harp
- » Bottom left: Demolition of 11-72 Warner Close & 33-125 Tyrrel Way
- » Right: Open public square

## Barnet's Partners

Developer Metropolitan Thames Valley Housing and Barratt London



### ENGAGEMENT/CONSULTATIONS

#### In 2019/20

- Undertaken eight week consultation on the West Hendon Playing Fields masterplan
- West Hendon monthly Partnership Board meetings and quarterly open meetings

- Quarterly Construction Working Group, a forum for residents to discuss construction activities and programme with the construction team
- Three West Hendon Broadway Resident and Trader meetings
- Near Neighbours Programme- 3 sessions took place in October and November 2019, giving existing and new residents the opportunity to get to know each other to strengthen community cohesion
- Drop-in surgeries for residents, including secure, non-secure tenants, leaseholders and freeholders affected by regeneration at West Hendon



» Cool Oak Lane Bridge connecting Estate to the Welsh Harp

#### Focus in 2020/21

- West Hendon monthly Partnership Board meetings and quarterly open meetings
- Quarterly Construction Working Group, a forum for residents to discuss construction activities and programme with the construction team
- Drop-in surgeries for residents, including secure, non-secure tenants, leaseholders and freeholders affected by regeneration at West Hendon
- Securing the accelerated decant of Marsh Drive with minimal disruption to residents
- Developing plans to secure the interim community hub as a permanent facility
- Introduce two new sites into the latter phases of development which will include new homes to delivered and a new self-contained health centre
- Further engagement with businesses on West Hendon Broadway on improvements to complement and enhance estate and economic regeneration



## AT A GLANCE

CATEGORY	OUTCOME
<b>HOUSING</b>	<ul style="list-style-type: none"> <li>• Demolition of existing 649 homes</li> <li>• Additional homes and improved tenure choice: <ul style="list-style-type: none"> <li>• 2,194 new homes - a net gain of 1,545 on the existing site</li> <li>• 28% affordable housing</li> </ul> </li> </ul>
<b>EDUCATION</b>	<ul style="list-style-type: none"> <li>• A three-form entry community school for around 400 pupils</li> <li>• A new early year's centre</li> </ul>
<b>HIGHWAYS &amp; TRANSPORT</b>	<ul style="list-style-type: none"> <li>• 2 new pedestrian bridges at Silkstream and Cool Oak Lane connecting the estate to the surrounding open spaces</li> <li>• Improvements along the A5 and Station Road and removal of the Perryfields Way gyratory</li> <li>• Improved A5 crossings and pedestrian links to Hendon train station</li> <li>• Highway improvements on West Hendon Broadway, Cool Oak Lane, Station Road, Herbert Road, Garrick Road and Wilberforce Road</li> </ul>
<b>COMMERCE &amp; EMPLOYMENT</b>	<ul style="list-style-type: none"> <li>• Improved town centre and commercial hub with new shops at West Hendon Broadway</li> <li>• 1,766 sqm commercial floorspace (Class A1-A5 &amp; B1) to replace 1,073.19 sqm existing commercial floorspace</li> </ul>
<b>HEALTH &amp; WELLBEING</b>	<ul style="list-style-type: none"> <li>• Connecting the community to the benefits of the Welsh Harp</li> <li>• Improved green spaces and play spaces</li> <li>• Provision of a major sporting hub</li> </ul>
<b>COMMUNITY</b>	<ul style="list-style-type: none"> <li>• 29,083 sqm of public and communal amenity space, a 20% increase in provision</li> <li>• Demolition of existing non-residential buildings</li> <li>• A new permanent community Hub</li> </ul>
<b>SUSTAINABILITY</b>	<ul style="list-style-type: none"> <li>• 100% of new homes will meet the EcoHomes standard (Code Levels 4 and above)</li> <li>• 100% of new homes will be sustainably built to BREEAM standards</li> </ul>
<b>PUBLIC REALM &amp; SENSE OF PLACE</b>	<ul style="list-style-type: none"> <li>• Improvements to York Park, West Hendon playing fields and Woodfield Park</li> <li>• Creation of a green boulevard that will link York Park with the retail area of West Hendon</li> <li>• Broadway</li> <li>• Integration of the Welsh Harp Reservoir as part of extensive landscaping</li> </ul>
<b>INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL</b>	<ul style="list-style-type: none"> <li>• s106 - £9.79m</li> <li>• Non-Financial obligations – Affordable Housing, Education, Highway works, Training, community centre, bridges, SSSI mitigation, Open Spaces, Travel Plan</li> <li>• CIL - £10m</li> </ul>

# Place-making in progress

## 2.3. INFILL REGENERATION ESTATES AND SITES

### 2.3.1. GRANVILLE ROAD

Ward: Childs Hill

#### OVERVIEW

Situated at the southern end of the borough, the 1960's housing estate currently consists of three tall tower blocks, as well as three lower rise blocks. The estate includes large areas of under-utilised and unstructured land.

Planned regeneration aims to realise the potential to deliver additional new homes in these spaces, generating investment to improve the estate environment. Plans include the reconfiguration of the estate road which will provide 332 car parking spaces, as well as landscaping and refuse provisions. New play areas together with improved communal amenity spaces will enhance the existing landscape.

#### How long will the scheme take?

This scheme is anticipated to complete in 2022/23.



#### What's been delivered so far?

With planning consent obtained August 2016 for 132 new homes, development started on-site in July 2019, including demolition of 26 flats, existing garages and other ancillary buildings.

The council has enacted Compulsory Purchase Order powers to enable assembly of land and property for development.

#### What's happening next?

On-going construction on-site.

#### Barnet's Partners

Mulalley Construction Ltd is the developer on-site. New Granville LLP is joint venture between Mulalley and CHA Ventures (a subsidiary of the One Housing Group Registered Provider). Sherrygreen Homes (Mulalley's sister company) will market and sell the new homes.



- » Top left: Beech Court demolished
- » Bottom left: Resident event held in Feb 2020
- » Right: Proposed development The Square at Granville Road



## ENGAGEMENT/ CONSULTATIONS

### In 2019/20

- Regular Newsletters to all residents
- Meet the contractors event for residents
- Monthly update reports to Granville Estate Resident Association (GERA)
- Ward Member meetings and estate walkabout
- Developer donated £650 (annually for each year of construction) to community events via GERA
- Employment & apprenticeship event hosted with BOOST
- Tour of estate highlighting programme for next 6 months and employment event
- Consultation on improvements to Childs Hill Park with local residents

## AT A GLANCE

CATEGORY	OUTCOME
HOUSING	<ul style="list-style-type: none"> <li>• Demolition of Beech Court to be replaced by new lower rise blocks and houses</li> <li>• Additional homes and improved tenure choice:               <ul style="list-style-type: none"> <li>– 132 new homes - 74 flats and 58 houses (25 affordable shared ownership)</li> </ul> </li> </ul>
HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> <li>• 332 car parking spaces</li> <li>• New streets to reconnect estate with Llanelly Road and Mortimer Close</li> </ul>
COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> <li>• Employment and Skills Action Plan sets out how residents (both existing and new) can access Site and Developer employment and training opportunities arising from the development. Three on site positions advertised in the local community 2019/20</li> </ul>
SUSTAINABILITY	<ul style="list-style-type: none"> <li>• 100% of new homes to meet Decent Homes Standard and new Buildings Regulations 2015</li> <li>• 100% of new homes will be sustainably built to BREEAM standards</li> </ul>
PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> <li>• Improved public realm including new streets, play area and open spaces</li> <li>• Sale of surplus land on the estate for development</li> <li>• Reconfiguration of parking and amenity spaces (refuse, recycling and other storage facilities)</li> <li>• All land to have designated use</li> </ul>
INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<ul style="list-style-type: none"> <li>• s106 - £0.511m</li> <li>• Non-Financial obligations – Affordable Housing, Highway works, Training, Travel Plan</li> <li>• CIL £1.46m</li> </ul>

# Place-making in progress

## 2.3. INFILL REGENERATION ESTATES AND SITES

### 2.3.2. UPPER & LOWER FOSTERS

**Ward: Hendon**

#### OVERVIEW

Built in the late 1960's, the Upper & Lower Fosters (ULF) estate currently occupies 3.19ha and contains 196 existing homes. The estate is built to a relatively low density despite its proximity to Brent Street and Hendon Central, a local high street and good transport accessibility.

This presents an exciting development opportunity in a town centre setting to create additional housing and an improved public realm. Plans are in place to optimise the use of the currently underused land to develop 217 additional homes and includes the demolition of the existing sheltered housing (Cheshir House), to be replaced by new Extra Care accommodation designed to help older people live independently. The new infill development will be integrated with local open space, the surrounding streets and the local high street of Brent Street to create a better place to live.

This pioneering scheme showcases best practice in community participation within estate regeneration and delivers an outstanding quality of architecture and urban design. The masterplan is based on a community co-design approach, involving the estate residents, neighbours and local community organisations from the very beginning.

#### How long will the scheme take?

Based on the current programme, the construction of the scheme will likely start on-site early in 2021.

#### What's been achieved so far?

Planning consent in October 2019 follows an extensive two-year programme of 'co design' in which residents were involved in the development of the plans. Successfully re-housed nearly all the residents of Cheshir House to make way for demolition of the building.

#### What's happening next?

Confirmation of funding arrangements to enable the project to move forward. Procurement of build contractor. A Full Business Case will be presented to council later in 2020.

Full decant of Cheshir to provide vacant possession of a large part of the site.

#### Barnet's Partners: Barnet Homes



#### ENGAGEMENT/ CONSULTATIONS

##### In 2019/20

- Conclusion of key co-design elements following submission of the masterplan for planning
- Agreed way forward for future engagement with Community Steering Group



» Proposed development - view from balcony



» ULF Estate (present day)

### Focus in 2020/21

- Continue to engage with the Community Steering group, most often through newsletters and email mailouts
- Opportunities for further co-design, such as the public realm works, will be agreed at the suitable time
- Securing third-party funding with GLA grant
- Appointment of development contractor
- Construction starting on-site

## AT A GLANCE

CATEGORY	OUTCOME
<b>HOUSING</b>	<ul style="list-style-type: none"> <li>• Additional high-quality development comprising a total of 217 new residential units, of which 75 affordable Extra Care units</li> <li>• Affordable housing policy compliant</li> <li>• Retention of 168 existing homes, with alterations to the external appearance of these residential blocks to ensure cohesion with the new homes</li> </ul>
<b>HIGHWAYS &amp; TRANSPORT</b>	<ul style="list-style-type: none"> <li>• Local environment improvements to existing open spaces and road networks across the site</li> </ul>
<b>COMMERCE &amp; EMPLOYMENT</b>	<ul style="list-style-type: none"> <li>• Employment and Skills Action Plan sets out how residents (both existing and new) can access Site and Developer employment and training opportunities arising from the development - pending agreement and will come into effect once a main contractor is appointed</li> </ul>
<b>HEALTH &amp; WELLBEING</b>	<ul style="list-style-type: none"> <li>• Local environment improvements to existing open spaces and road networks across the site</li> </ul>
<b>COMMUNITY</b>	<ul style="list-style-type: none"> <li>• Co-design approach - community participation in estate regeneration from master planning, design and through to delivery</li> <li>• Community Steering Group - responding to the needs and concerns of the community</li> <li>• Opportunity for the local community to develop new skills</li> <li>• Provision of community facilities linked to Extra Care housing provision</li> </ul>
<b>SUSTAINABILITY</b>	<ul style="list-style-type: none"> <li>• 100% of new homes built to EcoHomes Standard (Code Level 4) and to Lifetime Homes Standards</li> <li>• 100% of new homes will be sustainably built to BREEAM standards</li> <li>• Use of Air Source Heat Pumps to reduce carbon emissions</li> </ul>
<b>PUBLIC REALM &amp; SENSE OF PLACE</b>	<ul style="list-style-type: none"> <li>• High quality development will provide: <ul style="list-style-type: none"> <li>– New play facilities</li> <li>– Community gardening area</li> <li>– Improvements to currently neglected public realm/alleyway areas</li> <li>– New external lighting</li> <li>– Clearer networks for pedestrians, cycle and car routes in and out of the estate</li> <li>– Provision of new car parking</li> <li>– Improved infrastructure and amenity space</li> </ul> </li> </ul>
<b>INVESTMENT</b>	<ul style="list-style-type: none"> <li>• In 2017 secured £830,000 of government funding to help with initial feasibility costs</li> <li>• Third-party funding arrangement, helping to preserve council funds</li> <li>• Grant from the GLA to support the development</li> </ul>



# Place-making in progress

## 2.3. INFILL REGENERATION ESTATES AND SITES

### 2.3.3. DEVELOPMENT PIPELINE

#### OVERVIEW

The council owns surplus land and buildings across the borough that could be used to provide more housing and has embarked on a programme of developing these sites itself. By building mixed tenure housing on smaller council owned sites across the borough, the aim is to maximise the use of the existing land assets and increase the housing supply to provide housing choices that meet the needs and aspirations of Barnet residents.

Through partnership working with The Barnet Group, the current development pipeline includes building:

- New homes for affordable rent on existing council land including the development of new rooftop housing
- Extra Care schemes and wheelchair accessible units improving the housing offer for older and vulnerable people and thereby reducing demand for care
- New mixed tenure homes, with the affordable homes funded by private sales plus an overall profit for the council

New builds will be let as affordable homes through the council's letting policy. Additionally, there are other potential schemes currently being assessed for development that will deliver increased housing capacity estimated more than 1,000 affordable new homes.

#### What's been delivered so far?

99 general needs homes for affordable rent across 12 sites including:

- 30 homes at Burnt Oak Registry office
- 14 homes at Basing Way garages
- 13 homes at Elmshurst Crescent
- 10 homes at Adamson Court
- 6 homes at Salcombe Gardens

#### What's happening next?

As we continue to build on being the council's chosen development vehicle, we have secured a funding allocation from the Greater London Authority for 87 new homes and are preparing a programme for a further 250 new homes across various sites, including more rooftop development on existing blocks. We are working to deliver our first mixed tenure scheme which will include some shared ownership to help residents get on the property ladder in a popular area around Childs Hill.



» Perry Court



## ACHIEVEMENTS 2019/20

- Planning consent achieved for all 21 sites. Basing Way Open Space, the final scheme of this programme, achieved in April 2020
- Progress on site, particularly the larger schemes at Prospect Ring, Sheaveshill Court, Burnt Oak Registry Office and The Croft. These schemes alone will deliver almost half the programme at 147 homes



## ENGAGEMENT/CONSULTATIONS

### In 2019/20

- Public consultations held for all schemes before submitting for planning in order to inform local residents and offer an opportunity to comment on our proposals. Third public consultation held for Basing Way Open Space scheme to improve the scheme and accommodate residents' concerns
- For newer opportunities, we have met with residents in Colindale regarding a scheme for 35 new homes as well as have exploratory talks with residents on an estate in Edgware
- We meet with ward Councillors to ensure that they are appraised of any new developments and send out quarterly newsletters, so they are aware of any development activity in their wards

### Focus in 2020/21

- To be on-site with all our Tranche 3 schemes in the financial year. We will have many more completions

through the year with 83 new homes being handed over in the first quarter

- To be on-site with our second Extra Care scheme at Stag House, in Burnt Oak, and with the third at Cheshir House
- As part of the Borough's Housing Delivery Action Plan, the New Build team will lead on a lot of the borough's ambitions for growth and new housing provision. We aim to identify and deliver over 1000 new homes on council owned land over the next few years. This level of certainty means we can plan our resources to ensure that we work effectively with planners, housing management and local communities to ensure we provide the best quality of new build schemes for the future
- We will ensure a smooth handover of all new homes with Housing Management including some bungalows for wheelchair users which will be adapted, so that the residents can lead more independent lives
- In addition, we are looking at infill opportunities on our estates including the option of building on existing rooftops to achieve the borough's ambitions for growth

## AT A GLANCE

- All of Tranche 3 handed over or near completion
- Upper Lower Fosters on site with embedded principles of co-design
- 10% of the newly built homes will be wheelchair accessible
- We are looking at a five year programme of at least 1000 new homes

# Enabling Regeneration



## PLANNING POLICY

### OVERVIEW

The Planning Policy Team is responsible for:

- Shaping the future of Barnet through producing the Local Plan
- Developing planning guidance to deliver the Local Plan
- Monitoring change in Barnet including housing delivery
- Engaging on planning at National, London, Borough and Neighbourhood level



» Adamson Court  
new social housing  
scheme

## SPOTLIGHT ON – BARNET'S REG 18 LOCAL PLAN

### What is it?

- Planning policy framework used by the council to make decisions about how Barnet will change as a place over the next 15 years
- Is one of the most important statutory documents that must be produced for the borough, providing the spatial expression of council plans and strategies such as the Growth Strategy and Corporate Plan

### Consultation

- 10 week public consultation to publicise, inform and seek feedback on the emerging Local Plan that looks ahead to 2036
- Statutory consultation involved a programme of 30 events held with Barnet partners, borough residents and focused on hard to reach groups such as young people

### Reg 18 Local Plan highlights

- Consisting of 51 policies & 67 site proposals, main highlights include:
  - Sustainable Growth focussed on

6 Growth Areas, Town Centres, Transport Nodes, Estate Renewal & Major Thoroughfares

- Housing - approx 46,000 new homes needed (i.e. around 3,000 per annum)
- Office space – up to 67,000m<sup>2</sup> of new space across town centres (in addition to Brent Cross)
- Retail – up to 110,000m<sup>2</sup> of retail across town centres (in addition to Brent Cross)
- Jobs – growth to support 27,000 jobs
- Parks & Recreation – 3 new destination hubs and new Regional Park
- Community Infrastructure (including schools) – to keep pace with development
- Transport – refurbished/ new stations at Colindale and Brent Cross West

### This policy focus:

- Enables areas that generally have higher public transport accessibility to be delivered with less car parking
- Enables Town centres to adapt to a wider range of uses outside of the primary retail area such as employment, housing and community infrastructure
- Safeguards the character and amenity of existing suburban neighbourhoods



» Alexandra Road



In January 2020, the council agreed a preferred policy approach, the first formal stage (Reg 18) in replacing the Local Plan adopted in 2012. This formal statutory process will involve at least two periods of public consultation and an examination by a Planning Inspector appointed by the Secretary of State. This process is expected to take at least two years with adoption of the new Local Plan expected Spring 2022.

### Challenges

The Local Plan needs to deliver an increased housing target of 46,000 additional homes over the plan period in response to anticipated population growth.

A key challenge of the Local Plan is to ensure that the distinctive character of Barnet is protected, and where possible enhanced, whilst achieving sustainable growth. Understanding the challenges that Barnet faces in terms of providing new homes, jobs, services and infrastructure underpins the Local Plan.

Effective planning will seek to maximise the opportunities that Barnet has to offer, including its town centres and areas of growth, open space and connectivity.



## Local Plan Timetable

- Local Plan Preferred Approach (Reg 18) Winter 2019/20
- Publication of Local Plan and Consultation (Reg 19) – Winter 2020/21
- Submission (Reg 22) – Spring 2020/21
- Examination in Public (Reg 24) – Autumn 2021
- Adoption (Reg 26) – Spring 2022



## ENGAGEMENT/CONSULTATIONS

### In 2019/20

- Mill Hill Neighbourhood Forum (Re-designation) – April / May 2019
- West Finchley Neighbourhood Plan (Reg 16) – January 2020 / February 2020
- Local Plan (Reg 18) – January 2020 / March 2020
- Mill Hill Neighbourhood Forum – New Application – March / April 2020



## ACHIEVEMENTS 2019/20

- Colindale Tube Station SPD (adopted February 2019)
- Representing Barnet at London Plan Examination in Public – ended May 2019
- Housing Delivery Action Plan (September 2019)
- North London Waste Plan Examination in Public – Autumn 2019
- New Local Development Scheme (version 7) – January 2020
- Local Plan Preferred Approach (Reg 18) – January 2020
- West Finchley Neighbourhood Plan (Reg 16) – January 2020

» West Hendon building under construction

## Focus in 2020/21

- Local Plan – moving to Reg 19 in late 2020
- Identifying Local Plan evidence gaps
- Publish Infrastructure Delivery Plan
- Adopt North London Waste Plan
- Edgware Growth Area Supplementary Planning Document (SPD)
- Middlesex University & the Burroughs SPD
- Adopt West Finchley Neighbourhood Plan



## MAJOR PROJECTS

### OVERVIEW

The Major Projects Team is responsible for:

- Place-making including planning, design and management of public spaces and how it interfaces with privately owned space
- Dealing with, and providing expertise on, large and complex planning applications
- Shaping the borough's growth and regeneration areas
- Managing planning obligations and raising revenue for the council to be ploughed back into infrastructure and community facilities

Barnet has an extremely busy planning service. The Ministry of Housing, Communities and Local Government statistics place Barnet as the:

- 8th busiest local Planning Authority in the country
- 2nd busiest in London (behind Westminster)



» Refurbished Barnet  
Copthall Leisure  
Centre

## Mayoral CIL and Barnet CIL

The CIL team collect both Mayoral and Borough Community Infrastructure Levy (MCIL/BCIL) which is applicable to many developments with planning permission granted from 1st April 2012.

MCIL is collected by local planning authorities on behalf of the Mayor of London and contributes towards the cost of delivering the Crossrail 1 and 2 projects. From 1st April 2019 the Mayor increased the rate to £60 per SQM (MCIL 2) for all eligible planning decisions. In 2019/20 £6m was raised in MCIL across the borough with regeneration contributing £2.8m.

BCIL contributes towards key projects and local infrastructure across the borough.



» New Barnet Leisure Centre and Library

During 2019/20 approximately £17m in CIL income was raised across the Borough of which regeneration schemes contributed £8m. This was used to fund infrastructure projects which include £3.5m towards parks and open Spaces, £10.4m towards sports, physical activities and sports hubs, £1.1m towards community equipment and assistance technology and £355,000 early education and childcare place sufficiency.

Borough CIL is currently under review and an increase in the CIL rate is being considered to generate further income to contribute towards the borough's infrastructure. This will likely be adopted in financial year end 2020-21.

## Planning Obligations

The team also manage planning obligations, known as Section 106 agreements (s106). These are legal agreements attached to a planning permission to mitigate the impact of development. These agreements can be financial or non-financial obligations which are monitored to ensure all obligations are met for the benefit of the borough and its community.

Across regeneration schemes. A total of approximately £22.4m in S106 funding has been allocated in 2019/20. These include £11.5m towards Colindale Station Improvements, £896,000 towards Barnet General Urgent Care Health contributions, £4.3m towards Education Capital Programme, £51,000 on Public Realm – Montrose and Silkstream park and £10,865 towards Grahame Park health centre contributions.

We encourage developers to enter into Planning Performance Agreements whereby we work with the applicant to deliver the best possible scheme within an agreed timeframe. These agreements allow for consultation and discussion at the earliest opportunity before the scheme is submitted as a planning application.





## ACHIEVEMENTS 2019/20

- A number of planning policy documents have been adopted or are being replaced. The emphasis of these documents will be to deliver increased housing:
  - Colindale Tube Station SPD (adopted February 2019)
  - Housing Delivery Action Plan (September 2019)
  - Local Plan Reg 18 (January 2020)
- Planning consent granted to major schemes, including:
  - Colindale Tube Station - 313 residential units (50% affordable) and commercial space
  - Tesco Burnt Oak - 100 residential units (37% affordable) and commercial space
  - Upper & Lower Fosters - 217 residential units (51% affordable)
  - Sainsbury's, The Hyde - 1,309 residential units (35% affordable) and commercial space
  - Grahame Park - 2,088 residential units (50% affordable)

## Focus in 2020/21

Progress key planning applications for consideration by the Local Planning Authority:

- Copthall Masterplan
- Finchley Central (up to 700 units)
- High Barnet Station (up to 300 units)
- Honda, The Hyde (up to 500 units)
- Colindale Gardens and Beaufort Park (up to 1,000 units)



**Currently 1,744**

new homes built (including affordable) in the borough during 2019/20



**463**

new affordable homes built in 2019/20 (49% over achievement of target)



Barnet has an annual **target of 3,248**

new homes, likely to be impacted by construction delays

## TRANSPORT AND REGENERATION

### OVERVIEW

The Transport and Regeneration Team is responsible for:

- Providing transport policy advice and input such as in relation to the Draft Local plan, draft transport strategy and growth strategy as well as areas such as car parking standards for the borough
- Providing transport policy and planning advice on all major planning applications and proposed developments, including transport elements of the Brent Cross regeneration
- Applying for funding for transport related projects within the borough
- Considering and responding on policy matters such as the Draft Mayor's Transport Strategy and the Draft London Plan
- Developing sustainable modes of travel in the design of new developments.

At present, the borough achieves 55% of journeys by sustainable mode – walking, cycling, public transport use. The Mayor's Transport strategy seeks to achieve a target of 80% of trips by sustainable modes in Outer London by 2041. With each borough being assigned an individual target to achieve, the target for Barnet is 72%.

There is, therefore, some progress to be made to meet the longer term Mayoral target. The borough's Local Implementation Plan and the Draft Transport Strategy sets out how the borough aims to achieve both the Mayor of London and the borough's developing transport targets and objectives.

There is strong emphasis in regeneration schemes and developments across the borough in encouraging sustainable development and modal shift, including improvement in bus and rail services. For example, the proposed at Brent Cross West station, due to open in 2022, will be a key step in achieving improved public transport provision and acting as a catalyst for the Brent Cross regeneration project.

Plans are being developed for the Colindale Roundabout, to reduce its size, provide improved walking and cycling measures, including widening of narrow footpaths, better cycling connections and improved public realm.



» Current Colindale Roundabout aerial view



## ACHIEVEMENTS 2019/20

- Continued support for approval of a suite of Brent Cross planning applications
- Input into the Local Plan development process and the borough's Growth Strategy
- Supported proposals to reopen the West London Orbital Railway to passenger services running from Hendon and/or Cricklewood through Brent to Old Oak Common and then onwards to Hounslow
- Project management of a study looking at developing an interchange between the West London Orbital Railway and the Brent Cross West Station
- Launched and progressed the development of Colindale Roundabout project – currently at Stage 2 of an initial 3 stage development process
- Project management of transport inputs into the Supplementary Planning Document for Hendon – the Burroughs and project managing transport input into the Area Action Plan for Edgware Town Centre
- Input into planning applications for major developments throughout the borough with highlights including approval of the c2,000 unit planning application for Grahame Park, extensive input into schemes for High Barnet and Finchley Central for Transport for London

## Focus in 2020/21

- Continued support for development of transport proposals to reopen the West London Orbital Railway
- Support implementation of town centre improvements, including technical work for North Finchley and Hendon, Edgware and Cricklewood
- Development of the borough's emerging long-term Transport Strategy and initiating work with TfL on public transport development
- Delivery of the Colindale Roundabout feasibility study



# Economic Development And Town Centres

## OVERVIEW

The Business, Employment and Skills team works closely with partner organisations, developers, community and business groups and other public-sector bodies, to deliver the following two themes from the Growth Strategy:

### 1. An Entrepreneurial Borough

- Ensure the council delivers its services in a way that supports businesses
- Identify and support growing sectors across the borough
- Create job and skills development opportunities for local people
- Support the local economy including promotion of local supply chains

### 2. A Borough Of Thriving Town Centres

- Support the strengthened identity and diversification of town centres
- Support joined-up service delivery across the council for healthier high streets
- Deliver high quality workspace
- Build on existing strengths to create a thriving evening economy

The team focuses on three main workstreams: town centres, employment and skills, and business support and engagement.

## SPOTLIGHT ON TOWN CENTRES

Barnet's Growth Strategy sets a target of delivering up to 30,000 homes by 2030. Much of this growth will be focused in Barnet's town centres—where development can be accommodated more sustainably, and it will bring greater benefit to Barnet's communities by strengthening the local economy.

With changes in shopping habits and the wider economy, many of our high streets are struggling with vacant shops, and this issue is being exacerbated by the economic impacts of COVID-19. We recognise that Town Centres need to:

- Become more diversified
- Transform into economic centres
- Become social and community hubs
- Deliver affordable workspace and spaces for market traders in Barnet's town centres.

Working closely with community and business groups, developers, and other local and regional authorities—we are encouraging and facilitating a more sustainable mix of uses in town centres, including leisure facilities; cultural infrastructure; social and community services; and in appropriate locations, a healthy evening economy.

To encourage entrepreneurship in the borough, and ensure there are many accessible entry points to enterprise and employment; we are proposing to provide more affordable workspace and tenure options in Barnet's town centres.

**WE HAVE BEEN TAKING STEPS TO MITIGATE THE IMPACTS OF COVID-19 ON OUR TOWN CENTRES. IN THE IMMEDIATE TERM, THIS INCLUDES:**

- Supporting town centre businesses to implement social distancing measures by creating new public realm, managing space between different travel modes, queues and pavement trading;
- Stepping up existing support for employment, welfare and skills programmes
- Maintaining regular communication with the business sector
- Ensuring the safe re-opening of places of worship

In the longer term, this includes:

- Strengthening relationships with the community, businesses and voluntary sector
- Developing thinking and new models relating to the future role of high streets,
- Understanding the long-term impacts on town centre land use and economy
- Supporting the emergence of new businesses and sectors with a focus on the low-carbon economy
- Ensuring that the borough's Local Plan fully supports and enables the borough's ambitions for town centres

## TOWN CENTRE DELIVERY HIGHLIGHTS IN 2019/20

Some of the key town centres initiatives implemented by the team and partners over the past year include:

### Edgware Growth Area SPD

Working collaboratively, we have been developing a planning framework that will guide ambitious change and investment in Edgware town centre. The framework:

- Sets out clear priorities and projects to support the comprehensive regeneration of the town centre;
- Explores the potential to reinvigorate the high street, build up to 5,000 new homes, and create new public spaces and a much-improved street environment;
- Identifies opportunities for a new public transport interchange, and a better environment for pedestrians and cyclists;
- Explores opportunities to enhance the local community and cultural offering;
- Explores opportunities to generate inward investment and support new jobs and sustainable economic growth

### Finchley Central town square

Work commenced on a new town square following adoption of the Finchley Central Town Centre Strategy by Committee in 2017

- Adhering to 'Healthy Streets' principles, the project will result in over 3,000sqm of refurbished, high quality public realm
- The Square will include flexible space for the community to hold commercial, cultural and community activities

### West Hendon mural and identity

The team is developing a large-scale mural celebrating the area's history and the connection between the town centre and the Welsh Harp Reservoir.

- The mural is a first step towards working with local businesses to develop an enhanced identity

### Cricklewood public realm and community infrastructure

Working with the local Town Team and other key stakeholders, the team is exploring options for improving public realm and providing new community infrastructure in the town centre

### North Finchley revitalisation

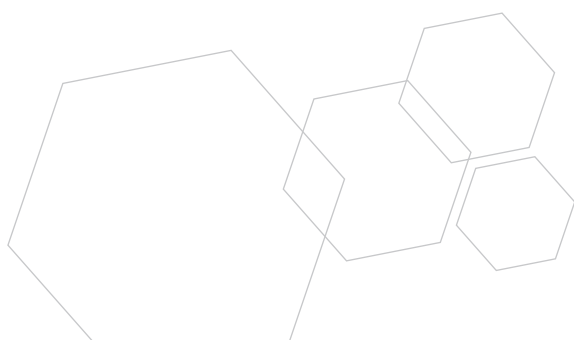
Work continues with development partners to bring forward ambitious proposals to revitalise North Finchley Town Centre. Recent activities include:

- Land and Site Assembly Agreement finalised in the summer of 2019, which will enable the council to use its powers to kick-start town centre renewal
- Working with legal partners on a new development model

### Town Team engagement

Work has continued with groups of businesses and residents that come together as Town Teams in Chipping Barnet, Cricklewood and Edgware

- A Barnet Town Centre Forum was established to support other community groups to improve their town centres and develop new Town Teams in seven main town centres
- A proposal to Round 3 of the Mayor's Good Growth Fund, secured £50,000 in development funding to support the delivery of the new public realm in Finchley Central town centre



### Integrated town centre strategies

- Golders Green Town Centre Strategy adopted in January 2020 is now ready to move forward to the delivery phase
- Commenced development of Chipping Barnet Community Plan, to create a community-led vision



» Engagement event to co-develop the Chipping Barnet Community Plan in Dec 2019

### EMPLOYMENT AND SKILLS

Having a workforce with the right skills and training is an essential ingredient for economic growth. We work in partnership with schools, Barnet and Southgate College, Middlesex University, Job Centre Plus, programme providers and the wider business community to ensure that local education and skills provision meets the needs of employers and that those who live or study locally have opportunities to develop the skills that the market.

We work with development partners to maximise apprenticeship and training opportunities through regeneration and development schemes. Larger schemes are required to make contributions towards employment and skills initiatives. We coordinate apprenticeships, site visits, workshops, that provide pathways for school, college and university and work.

To mitigate the impact of COVID-19 on Barnet's economy and jobs market, the team has also been:

- Stepping up existing employment, welfare support, and skills programmes; and
- Working to identify and fill longer-term skills gaps by putting in place effective responses at scale.

### EMPLOYMENT AND SKILLS DELIVERY HIGHLIGHTS IN 2019/20

Some of the key employment and skills initiatives delivered by the team and partners over the past year include:

More than  
**200 entrepreneurs**  
accessed our business support programmes, our highest engagement to date

**44 apprentices**  
started placements on development sites across Barnet

**302 students**  
visited development sites and 420 students attended workshops to learn more about careers in the constructions industry

### Apprenticeships

- Apprenticeships form a central component of Barnet's plans for skills growth
- Working with our development partners, Barnet and Southgate College, Middlesex University, and apprenticeship training agencies—the council identified and secured 44 apprenticeships in 2019/20
- These ranged from Level 2 to Level 4 training, with technical skills such as plumbing, electrical, construction management, site supervision, and health and social care

### Access for All – Routes into Construction

- The programme aims to provide opportunities for vulnerable young people across the borough in the construction sector
- Two cohorts of post-16 learners (with 18 young people total) were recruited and received multi-skills construction training and work experience on development sites across the borough
- The programme also resulted in the hiring of four new staff and the publication of a Post-16 Vocational Directory and Support Internships booklet

### BOOST

- BOOST provides support for deprived communities in Burnt Oak and Cricklewood using a holistic approach focused on strong community links
- Services include employment and training, health and wellbeing and housing and benefits
- BOOST is open to any age group but has specialist provision for under 25s. The programme also offers specialist support for those affected by mild to moderate anxiety and depression through its partnerships with Future Path and DWP JobCentrePlus
- 684 people signing up to BOOST in 2019/20 and of those 246 were helped into employment and 33 into education or training

### Mayor's Construction Academy

- Provided in partnership with Transport for London, the Mayor's Construction (MCA) programme which aims to help more Londoners train in the skills they need to access construction sector vacancies on the capital's housing construction sites
- The programme supported 13 Barnet residents to complete training and 1 resident into employment

### Promoting employment through regeneration

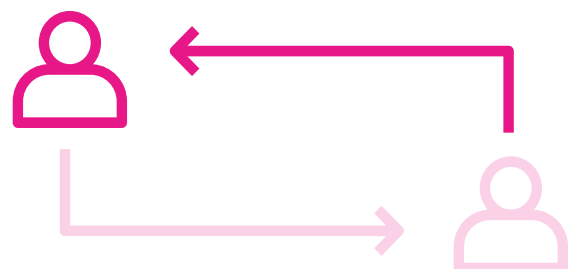
- The Outreach Support Service provides a dedicated staff member in each of the borough's major regeneration schemes, to engage with residents and promote employment and skills development opportunities
- This year the programme supported 14 Barnet residents into employment

### Brent Cross Cricklewood

In addition to the extensive physical regeneration proposed the BXC scheme will have a major economic impact on Barnet and the wider community following physical and major improvements.

#### SPOTLIGHT ON BRENT CROSS CRICKLEWOOD (BXC)

- Employment and Skills Steering Group established 2019/20
- Input from a range of partners including Barnet & Southgate College, Middlesex University, the Federation of Small Businesses, West London Business and others.
- Jointly working to maximise opportunities for residents and businesses.
- Opportunities created include:
  - Over 5,000 construction jobs created
  - 20,000 new employment opportunities upon completion





## BUSINESS SUPPORT AND ENGAGEMENT

Barnet has more businesses than any outer London borough, 94% of which are 'micro', employing nine employees or less. Micro businesses are therefore the foundation of our economy, employing over 130,000 people.

We support them to thrive and help them to address a range of challenges such as access to talent, demand for flexible workspaces, and the lack of grow-on space for successful businesses that want to remain in or expand within the borough.

Initiatives delivered over the past year include:

### Pop Up Business School

- The Pop Up Business School travels the country running practical business courses to help people get started making money doing what they love
- In November 2019 we worked with the School to offer 10 days of workshops covering topics such as: how to start a business without any money, how to generate sales from social media, and how to build a website for free

- Sponsored by Re, Barnet Homes, the Barnet Group and the council, with premises donated by Brent Cross Shopping Centre, this year's event was our most successful year yet with 104 people attending and participants coming on average for 8.2 out of 10 days

### Barnet Big Ideas Competition

- Jointly run by the council, Middlesex University, and Barnet and Southgate College, the Entrepreneurial Barnet competition promotes and develops enterprise and entrepreneurship throughout the student population of the Barnet area
- In its sixth year, the competition saw nearly 100 entrants compete for £10,000. The winner was Annabel Ashalley-Anthony, for her pro-diversity and inclusivity gaming community Melanin Gamers. Ashalley-Anthony said that taking part in the competition "was a phenomenal journey" and that she and her team were "completely humbled by the overwhelming support [they] received"



» The winners of this year's Barnet Big Ideas Competition, Melanin Gamers

# Appendix 1 – CIL and s106 Contributions

## S106 FINANCIAL CONTRIBUTIONS TO DATE

S106 FUNDING ON SCHEMES WITH PLANNING PERMISSION	£M
Brent Cross North	£21.20
Brent Cross South	£18.40
Colindale (excluding Grahame Park)	£24.29
Dollis Valley	£1.80
Grahame Park	£14.80
Granville Road	£0.51
Mill Hill East	£12.10
Stonegrove and Spur Road	£0.81
West Hendon	£9.97
<b>Total</b>	<b>£103.88</b>

## BOROUGH CIL FINANCIAL CONTRIBUTIONS TO DATE

CIL PAYMENTS RECEIVED ON SCHEMES WITH PLANNING PERMISSION	TO DATE £M
Brent Cross North	£0.00
Brent Cross South	£0.00
Colindale Ward	£25.60
Dollis Valley	£0.87
Granville Road	£1.46
Mill Hill Ward	£1.30
West Hendon	£1.48
<b>Total</b>	<b>£30.71</b>

## MAYORAL CIL FINANCIAL CONTRIBUTIONS TO DATE

CIL PAYMENTS RECEIVED ON SCHEMES WITH PLANNING PERMISSION	TO DATE £M
Brent Cross North	£0.00
Brent Cross South	£0.00
Colindale Ward inc Grahame Park	£10.50
Dollis Valley	£0.23
Granville Road	£0.23
Mill Hill Ward	£0.86
West Hendon	£0.76
<b>Total</b>	<b>£12.58m</b>

# Appendix 2 – Regeneration Achievements



## BRENT CROSS CRICKLEWOOD

- Completed OJEU procurement and issued station contract to VolkerFizpatrick
- Substantial completion of the Train Operators' Compound which is now occupied
- Commencement of infrastructure 1 southern junction works on Cricklewood Lane and Claremont Way
- Commencement of phase 1B South by Argent Related: Temporary open space.
- Submission of station reserved matters planning application followed by approval in May 2020
- New project website launched at TransformingBX.co.uk



## COLINDALE

- Completion of improvement works at Montrose Playing Fields and Silkstream Parks in March 2020
- Proposal for the re-development of the Colindale tube station and over the station development greenlighted in July 2019
- Construction of bridge from Fairview into Montrose Playing Fields completed Autumn 2019
- Employment and Skills Action Plan sets out how residents (both existing and new) can access site and developer employment and training opportunities arising from the development. Key outcomes 2019/20:

### Colindale Gardens; Peel Centre

- Number of Apprentices- 1
- Number of Graduates- 1
- Number of work experience placements- 3
- Redrow Homes Scholarship Fund in partnership with MDX Uni
- Funder Member Patron of Unitas Youth Zone, in partnership with OnSide and the London Borough of Barnet, to provide a safe environment for young people

### Beaufort Park

- Number of local employees (Local Labour) - 24%
- Number of work experience placements- 1





## GRAHAME PARK

- Full planning consent achieved March 2020
- Agreement of a new S106 Planning Agreement to facilitate the construction of a wide range of vital community facilities including childcare, community, health and an improved park
- Employment and Skills Action Plan sets out how residents (both existing and new) can access site and developer employment and training opportunities arising from the development

### For new planning application agreed:

- £100,000 towards the refurbishment of the Library, which will provide both Employment and Skills and Community Investment programmes for the next 10 years
- £611,000 towards supporting Site and Community Employment and Skills
- 35 Apprenticeships
- 59 progressions into employment
- 85 work experience placements



## MILL HILL EAST

- Completion of Permanent Energy Centre
- Completion of Millbrook Plaza
- Employment and Skills Action Plan sets out how residents (both existing and new) can access site and developer employment and training opportunities arising from the development:
  - Barratt London achieved 2 Apprenticeships
  - Both Durkan and EcoWorld are currently working to support construction training initiatives
  - Notting Hill Genesis Construction Training Initiative 5-year plan under development



## DOLLIS VALLEY

- Delivery of two new public spaces, namely the Eastern and Western Entrance Squares which are equipped with play space
- In January 2020, commenced demolition of 166 properties to enable next phase of development
- Employment and Skills Action Plan sets out how residents (both existing and new) can access site and developer employment and training opportunities arising from the development



## WEST HENDON

- Secured a Compulsory Purchase Order (CPO3) without modifications on 17 September 2019, to secure the delivery of phases 5 & 6
- A community celebration day took place on 7 September 2019, celebrating the community which has grown since the start of the development. A range of events took place throughout the day, including family fun activities, live music and refreshments
- Continued improvements to the new public square with additional commercial units let, one of which has been let to an existing business on West Hendon Broadway
- Creation of a new landscaped play area for children
- Completed demolition of 155 properties to commence phase 4 construction
- Employment and Skills Action Plan sets out how residents (both existing and new) can access site and developer employment and training opportunities arising from the development. Key outcomes 2019/20:
  - 219 engaged in training, skills development & wellbeing programme
  - Residents gained employment through hub support- 14 Jobs Attained
  - Residents volunteering/work experience/ project delivery - 12 volunteers
  - All training including accredited and non-accredited - 87 total
  - SIA/CCTV Security Intelligence Authority programme (x3) - 24 Qualification achieved
  - National Certificate Further Education (NCF level 1 Health /Social achieved
  - NCFE L1 & 2 Customer Service & Administration (x2) - 12 Qualifications achieved

- 6 new programmes launched/piloted
- 10 community events held
- 12 resident-led community programmes delivered
- 26 candidates completed English as a Second Overseas Language Level 1



## GRANVILLE ROAD

- All land appropriated
- Start on-site and significant progress in clearing the site (i.e. demolition) for development
- Acquisition of 1A Mortimor Close to enable land to be included in the development of the estate
- In June 2019, council approval of an Improvement Plan for Childs Hill Park with £210,000 s106 contributions from Granville Road estate development



## UPPER & LOWER FOSTERS

- Submission of the planning application in June 2019 with consent obtained in October 2019
- Potential third-party funding arrangement identified and approved by council in January 2020
- Potential grant funding from the GLA secured for 2020/21 (subject to Full Business Case approval)

Activities recorded above are for the period April 2019 – March 2020 and were delivered prior to the pandemic.



Re

BARNET  
LONDON BOROUGH