



DELIVERING FOR
BARNET

ANNUAL REGENERATION REPORT 2020/2021



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Foreword

2020/21 - A YEAR OF REFLECTION

This is the 9th instalment of the **Annual Regeneration Report** setting out progress made delivering physical and social regeneration in the borough.

Last year we reported that the COVID-19 pandemic had interrupted regeneration delivery. A year on, we look back at the different stages of the pandemic, our response and our achievements despite the challenges.

AN EMERGENCY RESPONSE

Following the announcement of the first lockdown on March 23, working from home became the norm and the running of essential services to support residents through the pandemic became a priority, including the Essential Supplies Hub. Many construction sites closed temporarily while new health and safety measures were rolled out to facilitate a safe return to site. Most sites were up and running again within 2-4 weeks of the initial site closure.

» [New road layout sign](#)



» [Face covering rules on public transport](#)

» [Town Centre Marshal](#)



A RESILIENT RESPONSE

During August restrictions were relaxed; however, following the second wave of the pandemic, new lockdown restrictions were established, including a 10pm curfew on pubs, bars and restaurants.

Despite the pandemic overall progress has continued and delays minimised on the estate regeneration schemes.

In the autumn, the council launched the 'Discover Barnet' campaign, aimed at supporting local businesses to reopen safely and encouraging local communities to support local high streets.



» [Discover Barnet - shop safely, shop local](#)



MEET THE PEOPLE BEHIND YOUR LOCAL SHOPS AND SERVICES.

ONGOING DELIVERY AND AMBITIONS FOR THE YEAR AHEAD

Despite the further lockdowns during Autumn and Winter, activity on site has continued and delays have been minimised. This report sets out the activity that has been undertaken over the year. Looking to 2021/22 the council will continue to focus on Pandemic recovery, and supporting residents, communities and businesses through continued uncertainty.

A YEAR OF POLICY CHANGE

The shadow cast by the COVID-19 pandemic has brought about rapid changes to how people live, learn, work and travel: This includes changes that have wide-ranging and long-reaching consequences especially for younger people, minority communities and the most vulnerable.

1 Against a backdrop of retail decline in our high streets, changes to the Use Classes Order has added to the many factors that need to be considered when planning for the future survival of our Town Centres.

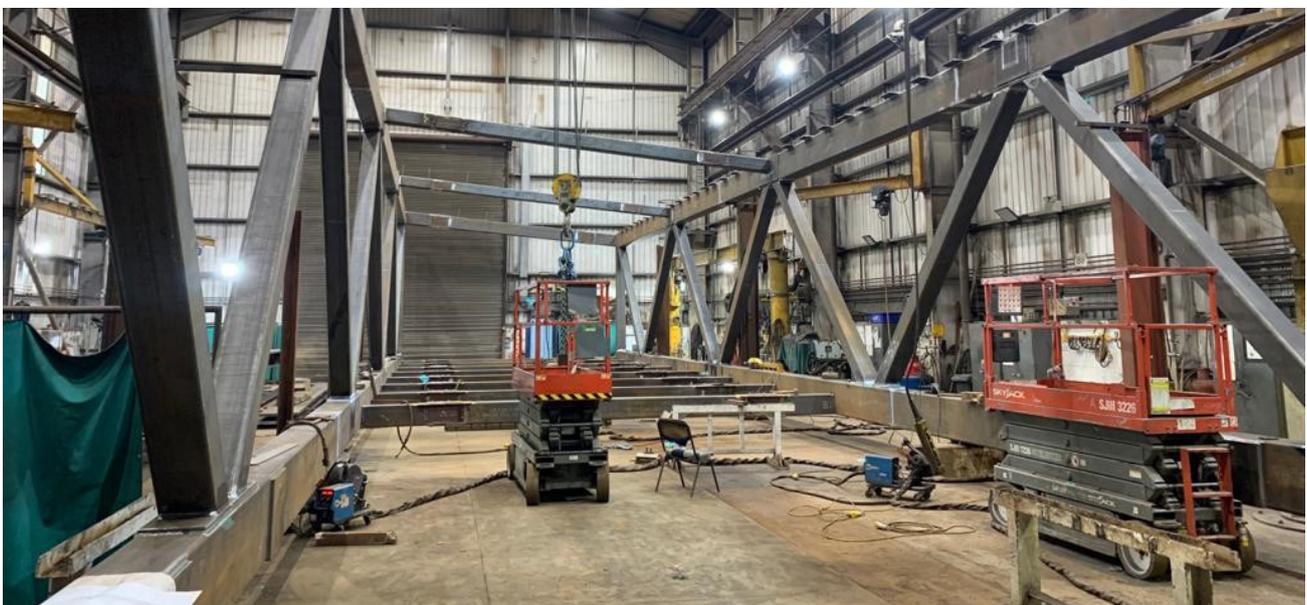
2 A bigger priority placed on the relationship between health and wellbeing and the promotion of healthy environments.

3 The council's February 2021 Infrastructure Delivery Plan is a live, constantly reviewed assessment of infrastructure requirements. It identifies funding including the Borough's Community Infrastructure Levy (CIL) charge and any subsequent review.

4 The Local Plan will provide the basis for responding to these challenges by supporting Good Growth and being sufficiently flexible to adapt

5 2021/22 has also been the first year of Brexit implementation as the UK exited the European Union. Changes have been felt in the labour market as many EU workers returned home to Europe and goods supply chains have altered: In the world of construction, many EU workers have not returned to the UK and some building materials have longer waiting times for delivery of goods. The strategic and financial impact on the council is too early to measure but we are aware that development partners are adapting to this policy change.

» [Off-site construction of Brent Cross West station railway overbridge](#)





A SNAPSHOT OF REGENERATION ACHIEVEMENTS IN 2020/2021

BRENT CROSS CRICKLEWOOD

- Off-site construction of the first bridge crossing over the Midland Main railway line built in the 19th Century to allow walking and cycling access.
- Opening of Exploratory Park

GRAHAME PARK

- Long awaited approval of masterplan for plot 10 of Grahame Park regeneration scheme.
- Blocks Noel, Nisbet, Nimrod, Nicolson, and Nighthawk demolished to make room for new housing.
- Rollout of Gigabit broadband to 977 properties by Community Fibre as part of the borough-wide wayleave digital investment programme.

EMPLOYMENT AND SKILLS

- Local Hubs in West Hendon and Grahame Park set up to provide access to advice, support and training to when lockdown is lifted
- Council skills website relaunched to support local residents on regeneration estates into work and training opportunities

WEST HENDON

- 47 market sale units completed
- Completion of play area and amenity space
- Completion of Cool Oak Lane Bridge

COLINDALE

- Record use of revitalised facilities at Montrose and Silkstream Parks during the pandemic months
- Rushgrove Park planning application submitted.

DOLLIS VALLEY

- Demolition complete and construction on Phase 3 of 135 new homes has begun

GRANVILLE ROAD

- Improvement works to Childs Hill Park commenced
- Construction of new units commenced

UPPER AND LOWER FOSTERS

- Commencement of design work and start on site achieved

MILL HILL EAST

- 849 private and 138 affordable homes completed to date
- 343 private and 36 affordable homes built in 2020/21
- Lift installation at Mill Hill East Tube station allows step free access

KEY BARNET POLICY AND STRATEGY - 2020/2021

Barnet's Local Plan (2021-2036) sets out the strategy for delivering the council's priorities through sustainable development and identifies areas for housing and employment growth.

The Reg 19 Local Plan will be submitted for examination by the Planning Inspectorate in 2022 and is one of the most important statutory documents that the council must produce to provide the spatial expression of council plans and strategies such as the Growth Strategy and Corporate Plan.

OUR LOCAL PLAN HIGHLIGHTS

The Plan document consists of:

- 52 policies and justification
- 66 site proposals set out with a supporting proposals map
- A focus for Sustainable Growth within



The Local Plan will also assist in the delivery of other council Plans and Strategies (as set out in Figure 1). This includes the Growth Strategy for delivering development and regeneration interventions through other council strategies listed in the diagram below.

In summary, we plan to do the following:

- Continue working towards our target of a minimum of 35,460 new Homes between 2021 and 2036 with 2,364 New Homes each year
- Direct Growth to the most sustainable locations in the borough: Brent Cross, New Southgate, Mill Hill East
- Direct Growth to our key Town Centres of Edgware, Burnt Oak, Chipping Barnet, Finchley Central, Golders Green and North Finchley
- Having a focus on family-friendly homes and encouraging diversity of tenures and affordability.
- Deliver responsive and adaptable town centres that have recovered from the COVID-19 pandemic and are set up for efficient and sustainable town centre usage
- Improve orbital connectivity and sustainable travel including walking and cycling



DIAGRAM OF RELATIONSHIP OF LOCAL PLAN TO COUNCIL STRATEGIES

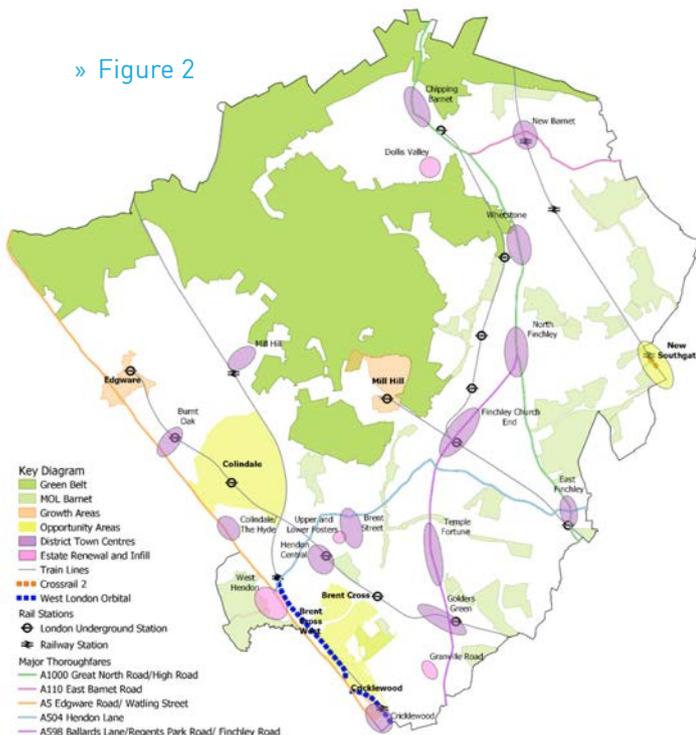


» Figure 1

BARNET'S SPATIAL STRATEGY

On a conceptual level the Key Diagram illustrates the council's overall spatial strategy. This shows the broad locations where the council expects a concentration of development to be located.

» Figure 2



BARNET GROWTH STRATEGY

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. A Growth Delivery Plan of projects and programmes is monitored, reviewed and agreed annually and the latest update due in June 2021.

HOUSING STRATEGY 2019-2024

The council has developed a new Housing Strategy to take account of major changes in the housing sector and wider demographic and economic changes, including rising housing costs, a shift in tenure from owner occupation to private renting, the impact of the Grenfell Tower fire disaster and legislative and policy changes

This has created a number of challenges and opportunities addressed in the themes of the council's Housing Strategy.

Themes include:

- 1 Raising standards in the private rented sector
- 2 Delivering more homes people can afford to buy or rent
- 3 Safe and secure homes
- 4 Promoting independence
- 5 Tackling homelessness and rough sleeping

Under the **Delivering more homes people can afford to buy or rent** theme, the council is identifying more ways to increase housing supply with a focus on:

- Growth Areas
- Estate Regeneration
- Transport and Regeneration
- Infill Regeneration
- Council Land Development Pipeline

This report highlights progress made last year on the above areas and spotlights Housing Association Provision in appendix 3.

LONG TERM TRANSPORT STRATEGY

A key objective of Barnet's Long-Term Transport Strategy is that transport keeps the Borough moving, enabling people and goods to move within and beyond the borough efficiently using high quality orbital and radial links. Barnet is well served by public transport for radial travel, but orbital travel is significantly more challenging. In addition to the underground and national rail services to central London, Barnet has a good network of bus services that provide a varied frequency of journeys depending on the route; however, bus journeys tend to be slower than by car due to congestion.



INCOME AND INVESTMENT

Each year the Annual Regeneration Report revisits the financial strategies in place to support key policies and infrastructure delivery. The pandemic has created additional challenges as competition for scarce resources has increased:

The council consulted on a new CIL Draft Charging Schedule in early 2021. This proposes increasing the rate charged from £202 a square metre to £300 a square metre and introduces a new £20 a square metre rate for employment and leisure uses

Last year there was an increase in requests from developers and development partners to defer s106 payments and more notifications of decisions to re-programme phases into smaller sub-phases to spread costs and reduce development risks

Developers are hesitating to build out some developments due to viability concerns. This slows down projected housing growth and projected income from all sources including, The GLA: £4b in funding has been made available to support the provision of new affordable homes programme from 2021-2026. Funding for homes that will be demolished and re-provided will no longer meet the criteria. Future phases of existing regeneration schemes will not be eligible for this funding support.

New Homes Bonus is expected to be reformed from 2022/23. MHCLG are currently consulting on this. The council's Medium Term Financial Strategy (MTFS) projections have factored in a gradual reduction in NHB allocation as follows: £9.9m in 2020/21, £8.2 in 2021/22, £6.26 in 2022/23, £4.26 in 2023/24 to £2.26 in 2024/25.

As a result of COVID-19 and increases in council tax support (CTS) claimants, forecasts for future years including 2021/22 will need to be reviewed as there has been a reduction in the number of dwellings billed for council tax.

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.

Business Rates – Yearly income estimates calculate the amount of commercial floorspace that will be built and when. Additional Business Rate was awarded in 2020/21 due to COVID-19 related grants which will be deducted by reducing allocation in future years.



» Mill Hill East Phase 5 (Joseph Homes) construction foreground & Phase 4a and 4c (Taylor Wimpey) under construction

GROWTH INCOME HIGHLIGHTS IN 2020/2021

**To date
£104m in
s106**

funding has been secured from regeneration schemes. This figure will increase as more phases are approved and payment triggers are fulfilled

In 2020/2021,
**£1.8m in
MCIL**
was received

In 2020/21
**£1.96m
secured in
s106**

We have raised
£35.7m in BCIL
income to date

In 2020/2021 from the
regeneration schemes
**£4.8m in
BCIL**
Barnet Community Infrastructure Levy
was secured

MCIL
Mayoral Community Infrastructure Levy
of £14.38m
has been raised to
date from regeneration
schemes

Significant amounts of new council tax is being generated from the Growth areas of Colindale and Mill Hill East and the estate regeneration schemes of Dollis Valley, West Hendon and Grahame Park. As new development phases complete more revenue will be raised to support the delivery of sustainable local services.

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 more than £7 billion, comprehensive redevelopment and phased improvements are planned to take place over the next 15 years.

This growth will be underpinned by a new train station, Brent Cross West, which will provide a gateway to a new neighbourhood, Brent Cross Town, connecting it to central London in 12 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 contributing to the long-term prosperity of the borough.

The development will deliver around 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 the 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.

» [Claremont Park](#)



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 Town neighbourhood, providing direct rail links to central London, as well as to two international airports.

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

The station has also been designed with passive provision for future connection to the West London Orbital line, a proposed new cross-London service which would also link Brent Cross Town with HS2. In addition to cutting journey times across the capital, it would also reduce road use, including on the UK's most congested highway the North Circular. 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.

» Brent Cross West station eastern entrance



How long will the scheme take?

Rail related works began in 2018. 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.

» Brent Cross West new level crossing and completed Sidings



In December 2019, the new Train Operators' Compound was opened. It can accommodate up to 80 drivers, crew and presentation staff. In April the new sidings were completed, replacing the old Brent/Cricklewood sidings which had been in use since the 1860s and making space for the new station.

Over the three bank holidays in April and May the tracks have been remodelled to make way for the station, and work is well underway on the construction of the new station platforms. The first part of the overbridge has also been completed, which will offer pedestrian access over this part of the Midland Main Line for the first time since it was built 150 years ago.

What's happening next?

Construction work of the new station is ongoing, with a scheduled completion date of May 2021. The station is due to open in December 2022, in line with the new train timetable. After ceasing operations in March, Hendon Waste Transfer Station is now closed. A new state-of-the-art replacement Waste Transfer Station is due to be built in Geron Way, on the west side of the station. A main works contractor for the Waste Transfer Station will be appointed in May, with works expected to commence in 2022.

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 and Amey has delivered the new sidings.

North London Waste Authority and London Energy Limited will be operating the new Waste Transfer Station once completed.

BRENT CROSS TOWN

Early works have begun on the £4.7 billion new town centre development for London, Brent Cross Town (formerly Brent Cross South).

» South view from Claremont Park



Set around 50 acres of parks and playing fields, Brent Cross Town will be a major new office destination with around 3 million sq. ft of office space, approximately 6,700 new homes, student accommodation, restaurants and sports and leisure facilities. It is directly connected to central London in 12 minutes via Brent Cross West 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.

How long will the scheme take?

Development will be delivered over the next 15 years. The first development phase will provide new and replacement housing, new retail and open space with the first occupiers projected to move in from 2024.

What's been delivered so far?

Work to deliver phase one of the Brent Cross Town project began last year. The temporary open space, The Exploratory Park, opened in August 2020 alongside an exhibition space on Claremont Way called The Workshop.

The Pavilion visitor centre and improvements to Claremont Way are due to be completed later this year.

What's happening next?

Consultations will continue to occur on individual components of Brent Cross Town including designs for new buildings, streets, and open spaces such as Clitterhouse Playing Fields later in 2021. The Exploratory Park is providing a great outdoor space for residents and visitors to use all year round, especially in the summer.



BARNET'S PARTNERS

Master developer Brent Cross South Limited Partnership, are in a Joint Venture between Argent Related and Barnet council, to develop the new town centre.

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 Brent Cross 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 Shopping Centre 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 re-phase key infrastructure work from the Brent Cross North developers to Barnet council and Brent Cross Town 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.

Work by London and Quadrant (L & Q) to build the replacement homes for the low-rise blocks in the Whitefield Estate is due to start in the summer. These will be built on Brent Terrace.

ENGAGEMENT/ CONSULTATIONS 2020/2021

Phase 2 consultation on Brent Cross Town completed

Consultation on Plot 25 student accommodation

Statutory consultation on station planning submission

Regular meetings with Consultative Access Forum around designs for development



BARNET'S PARTNERS

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

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

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



FOCUS IN 2020/21

A wide-reaching consultation on the design of Clitterhouse Playing Fields will begin in the summer 2021.

Engagement with Whitefield Estate residents on replacement accommodation in ongoing

Ongoing local engagement with residents and businesses through regular exhibitions and printed communications

Regular meetings with Consultative Access Forum around designs for development



» Brent Cross North east elevation

AT A GLANCE

 HOUSING	<ul style="list-style-type: none"> • Up to 7,500 new homes including replacement homes for the Whitefield Estate (192 units) • Student accommodation • Provision of affordable housing options
 EDUCATION	<ul style="list-style-type: none"> • New and expanded Claremont Primary School and replacement Whitefield Secondary School and Mapledown Special Needs Schools
 HIGHWAYS & TRANSPORT	<p>New mainline station – ‘Brent Cross West’, linking to central London in under 12 minutes. Due to open in December 2022.</p> <ul style="list-style-type: none"> • Up to eight trains an hour in both directions during peak hours, services will be from / to St Albans and Luton (current proposals) • 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 • Junction improvements on the M1, A5, A406 (the North Circular), A407 and A41 (currently deferred as part of the Brent Cross London scheme) • Replacement Waste Transfer Station and Network Rail Freight Facility Relocated rail sidings • Active travel will be promoted, with streets being designed to be healthier and safer • Passive provision for a West London Orbital connection to HS2 and Crossrail at Old Oak Common
 COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> • Around three million square feet of offices, new commercial space, an expanded retail offer and construction work will create around 25,000 new jobs • Expanded Brent Cross Shopping Centre
 COMMUNITY	<ul style="list-style-type: none"> • Re-provision of Hendon Leisure Centre and additional sports, leisure and recreation service provision • New cultural facilities including a new cinema • Three new community centres • Three new children’s centres and childcare facilities • Library • Health centre
 SUSTAINABILITY	<ul style="list-style-type: none"> • Replacement Waste Transfer Facility will be more efficient and environmentally friendly, increasing movement of freight by rail • New Energy Centre • 100% of new homes will be sustainably built to BREEAM standards
 PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> • Seven new and improved parks • Eight 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
 INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<p>S106 to date:</p> <ul style="list-style-type: none"> • Brent Cross North - £21.2m • Brent Cross Town - £18.40m

PLACE-MAKING IN PROGRESS

2.1. Growth areas

2.1.2. COLINDALE

Wards: Colindale

OVERVIEW

Colindale has grown as a popular destination in the borough to live, work, shop, visit and study. The area continues to make the single largest contribution to housing growth (including affordable housing) in the borough and will continue over the next 10 years to be one of the biggest growth areas in North London.

Colindale is a border ward straddling the A5 boundary with Brent and is delivering significant mixed-use, mixed tenure developments. On the Barnet side of Colindale alone several housing schemes have been completed with 5276 to date a further 5600 for completion by 2027 and 2689 homes with planning consent.

» Redrow Colindale Gardens Central Development

In Barnet redevelopment has been focused on three key routes: Colindale Avenue, Aerodrome Road and Grahame Park Way with several developments having become familiar local landmarks in the last 10 years including The Pulse, Beaufort Park and Colindale Gardens.

» Redrow Colindale Gardens - Peel Square



Accessible and well served - Colindale's residents enjoy a neighbourhood served by substantial supermarket and comparable retail floorspace in the area particularly along the A5. There are excellent transport links to areas inside and outside the borough including to proposed Brent Cross Developments and out to the West End and Hertfordshire including Watford and Borehamwood. Access to Thameslink rail travel is close by via a short bus ride to Mill Hill Broadway which has direct trains to Gatwick and Luton Airports. Colindale also has close access to two M1 junctions, A1 junctions as well as the North Circular Road access to the areas to east and West of London.

Housing growth does need to be well served by suitable infrastructure: plans are afoot to increase walking and cycling facilities and continue provision of high-quality open spaces. Colindale tube station will provide enhanced capacity and step-free access to meet growing demand. Colindale Avenue will benefit from enhanced public realm works to improve the connectivity between spaces and along routes to destinations.

Central Colindale – Placemaking

Colindale is now a well-established residential area of choice for thousands of people including Middlesex University students living in halls of residents if studying at the Hendon campus. It is a popular destination for visitors to the RAF museum, an employment destination for staff of Barnet council, Barnet College and several local schools and Public Health England.

Barnet council has an aspiration to provide a fitting gateway to the Central Colindale area, with landmark developments bounding all gateways to Colindale around a

key part of the vision. Technical design and financial studies are being explored on a number of projects working collaboratively with landowners, developers and others over the coming year.

How long will the development take?

The Colindale Area Action Plan was approved in 2010 to shape developments in the area as new sites come on stream. In line with this, the council plans to commission infrastructure, highway and public realm works to complement housing developments which have continued alongside significant improvements to parks and public spaces being built over the next 10-15 years.

» [Redrow Colindale Gardens completions](#)



What's been delivered so far?

Works at Montrose Playing Fields and Silkstream Park completed in March 2020. Colindale Park starts on site early 2021 and Rushgrove park currently in planning with a view to starting on site later in 2021.

In July 2019, Transport for London (TfL) achieved planning consent for the construction of a new Colindale tube station and a residential-led mixed use development over the station (over station development, OSD) including 313 residential units and up to 860 sqm of flexible commercial and retail space.

TfL have continued to develop plans for the construction of a new station and associated urban realm improvements but the OSD and associated Compulsory Purchase Order (CPO) is on hold pending funding decisions from TfL and the appointment of a new commercial development partner.

Revised highways programme is being developed, focused on improvements to pedestrian and cycle facilities along Colindale Avenue.

» Silkstream Park Boardwalk over flood attenuation area



» New planting outside Montrose Park café



PROFILE OF HOUSING DEVELOPMENTS IN COLINDALE

	DEVELOPER	NEW HOMES COMPLETED	COMPLETION DATE
Former Colindale Hospital site - (scheme marketing name 'Pulse' development)	Fairview	714	Completed Feb 2017
Former British Newspaper Library - (scheme marketing name 'The Edition')	Fairview	395	Completed Oct 2018
Beaufort Park	St George PLC	2,239	Completed to date
Former Barnet & Southgate College Site - (scheme marketing name 'Trinity Square')	Barratt Homes	396	Completed 2020
Peel Centre Site (25.5 ha) - (scheme marketing name 'Colindale Gardens')	Redrow	1,050	Completed to date
Zenith House	Notting Hill Genesis	309	Completed 2014
Former Brent Works - (now Mornington Close, NW9)	Fairview	104	Completed 2012
126 Colindale Av, NW9	Redrow	35	Completed 2020
Sheaveshill Court	Opendoor Homes	34	Completed 2020
TOTAL		5,276	

	DEVELOPER	NEW HOMES COMPLETED	
Beaufort Park	St George PLC	2,800	Under construction, completion by 2024
Peel Centre Site (25.5 ha) - (scheme marketing name 'Colindale Gardens')	Redrow	2,800	Under construction, completion by 2026/27
TOTAL		5,600	

	DEVELOPER	NEW HOMES WITH PLANNING CONSENT	
Colindale Station	Not yet known	303	by 2025/26
Colindale Telephone Exchange	Not yet known	505	by 2024/25
Imperial House	Not yet known	102	by 2022/23
Sainsbury's, The Hyde	Not yet known	1,309	by 2026/27
Crown Honda	Not yet known	470	by 2025/26
TOTAL		2,689	

What's next?

The council has aspirations for landmark public spaces on the sites that surround Colindale roundabout with a landscape design synergy project between Barnet council on the Southern Square project and NHG on the Plot 9 project taking centre stage. The longer term vision is at an exploratory stage whilst the green light has been given to the provision of designed public square fronting Barnet council's office which will be implemented during summer 2021. The designed plan for the square includes seating areas, provision of market stalls, granite and natural paving throughout and attractive landscaping supported by a creative lighting strategy.

On the site opposite the office square is Plot 9, a site owned by NHG with planning permission for 54 new homes. The plan is for the frontage to incorporate an identical design to replicate the aesthetics reflected in the Southern Square design.

Once TfL agree the detailed design and costings for the Colindale station construction it will enable start on site planned for autumn 2021 with completion in spring 2023.

Plans to deliver highway and bridge improvements on Colindale Avenue immediately adjacent to Colindale tube station will complement longer term places to improve traffic flows with a Colindale Avenue widening scheme Colindale Station and Exploration to integrate wider place-making, place activation and public realm opportunities; scoping and delivery of a programme of transport infrastructure improvements around Colindale Avenue, including widening, decluttering, parking, pedestrian crossings etc.

» Colindale office and square





FOCUS IN 2021/22

Review of proposed highways works to improve pedestrian and cycling facilities

Works to to the square outside the council office

Work to be programmed in to support the over station development

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

Working collaboratively on delivery of Colindale's key development sites including MU and NHG on plot 9



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 and Middlesex University on the student accommodation proposals for Whittle and Platt Hall

» New tree planting and improved visual links Silkstream Park



AT A GLANCE

	HOUSING	<ul style="list-style-type: none"> • 10,000 new homes across various sites to be delivered
	EDUCATION	<ul style="list-style-type: none"> • Two new and expanded primary schools – Blessed Dominic Primary School (under construction) and Orion Primary School completed (2014) • Barnet College relocated to Grahame Park in a newly built campus completed (2017)
	HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> • Construction of new Colindale tube station, with step free access (new lifts, level platforms and spacious forecourt) • 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 • New pedestrian and cycle bridge linking Montrose Park to the hospital site and tube station • Review of existing Controlled Parking Zones (CPZ) and implementation of a new Colindale CPZ completed (2019)
	COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> • 500-1,000 jobs in accordance with strategic and local planning policy
	HEALTH & WELLBEING	<ul style="list-style-type: none"> • Improved green spaces and play areas • New health facilities at Peel Centre site
	COMMUNITY	<ul style="list-style-type: none"> • 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 June 2019
	SUSTAINABILITY	<ul style="list-style-type: none"> • 100% of new homes built to EcoHomes Standard (Code Level 4) and to Lifetime Homes Standards • 100% of new homes will be sustainably built to BREEAM standards • New Energy Centre delivering heating and energy fuelled by renewable biomass fuel in a sustainable and cost-effective way
	PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> • Improvements to Colindale and Rushgrove Parks • Public realm and highways improvements at Colindale Avenue
	INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<p>To date:</p> <ul style="list-style-type: none"> • s106 - £24.56m • Borough CIL - £30.4m • Mayoral CIL - £12.3m

PLACE-MAKING IN PROGRESS

2.1. Growth areas

2.1.3. MILL HILL EAST

Wards: Mil Hill

OVERVIEW

Millbrook Park, a 40-hectare site that includes the former RAF Inglis Barracks and the council's former waste depot, has been transformed into a beautiful new residential estate with a variety of community amenities since construction began in December 2011.

The development, on the edge of Mill Hill's conservation area, is led by the Inglis Consortium of landowners formed together to bring forward several parcels of land for development following sale to developers.

As a landowner the council has been able to raise income from the land sales to reinvest in services and as the local planning authority it has been able to help shape the vision for Millbrook working in partnership to deliver the vision for Millbrook Park.

The redevelopment will provide 2266 new affordable and private homes, a primary school, local shops, a district energy centre and almost 6ha of parks and open spaces. Bus 382 is routed through the estate with journeys from Mill Hill East Tube station, Finchley Central station through to Colney Hatch lane, New Southgate, Arnos Grove, North London Business Park terminating at Southgate Station.

» Phases 9 (Barratt) foreground and 6 (Poly Group) under construction



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.

The developers have sold and occupied 957 homes to date, of which 849 are private homes and 138 affordable homes. TfL opened the new Step Free Access (lift) scheme in Feb/Mar 2020. The first retail unit opened in September 2020. All but phases 7 and 8 are under construction.

What's happening next?

There will be a significant rise in activity in Millbrook Park over the next 5 years with development rapidly coming on-site. Adoption of Inglis Way by London Borough Barnet and completion of all remaining infrastructure. Ongoing construction of phases 4b, 4c, 5, 6, 6b and 10.

» Mixed retail and housing Mill Hill East



AT A GLANCE

	HOUSING	<ul style="list-style-type: none"> • 2,266 new homes (1,915 private sale, 351 affordable) to be delivered. • 957 homes sold and occupied. (849 private and 138 affordable (to date)) • 343 private and 36 affordable homes completed (2020/21)
	EDUCATION	<ul style="list-style-type: none"> • A new three-form entry primary school - Millbrook Park School completed (2014)
	HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> • Upgrade Mill Hill East Tube Station and enhanced bus services • Improvements to key junctions in the area and new access roads • East-West link route; junction improvements at Bittacy Hill/Frith Lane and Holders Hill Circus completed (2021)
	COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> • Creation of 500 jobs for the area • Offer more apprenticeship / training initiative work placements • 1,100sqm of 'High Street' (A1/2/3/4/5) uses • 3,470sqm of employment (B1) uses
	COMMUNITY	<ul style="list-style-type: none"> • Community facilities at Millbrook Park • School 3rd Generation (3G) artificial grass multi use games area
	SUSTAINABILITY	<ul style="list-style-type: none"> • New permanent district energy centre completed (2018) • Relocation of the council's depot and recycling facilities completed (Sept 2019) • New sustainably built homes (to EcoHomes Standard Practical Code Level 4) • Highly sustainable commercial buildings (built to BREEAM Excellent standard)
	PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> • 4 new parks and open spaces including Panoramic Park, Officers Mess Gardens Central Park and Eastern Park completed (2019) • A new public square opposite Mill Hill East station, known as 'Millbrook Plaza' completed (Aug 2019)
	INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<ul style="list-style-type: none"> • Non-Financial s106 Obligations – Affordable Housing, Highway Works, Travel Plan • To date (Mill Hill Ward): <ul style="list-style-type: none"> – s106 - £12.78m – Borough CIL - £1.30m – Mayoral CIL - £0.86m



FOCUS IN 2021/22

Adoption of Inglis Way by LBB

Completion of all remaining infrastructure by Inglis Consortium LLP



BARNET'S PARTNERS

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

NEWLY BUILT HOMES FOR SALE

The current sales position to date is that developers have sold and occupied 849 units in total on phases 1a, 2, 3, 3a 4a, 4b, 4c, 5 and 9. All units on phases 1, 1a, 2, 3, 3a and 4b are now complete and fully occupied. Constructions are ongoing on Phases 4b, 4c, 5, 6, 6b, 9 and 10. All but phases 7 and 8 are in construction.

PHASE	PRIVATE	AVAILABLE	RESERVED	EXCHANGED	SOLD AND OCCUPIED
1	121	0	0	0	121
1a	58	0	0	0	58
2	118	0	0	0	118
3	105	0	0	0	105
3a	78	0	0	0	78
4a	100	0	0	0	100
TOTAL	580				580
4b	159	76	8	24	51
4c	77	0	7	50	20
9	297	107	39	36	135
5	123	33	20	7	63
10	91	91	0	0	0
6	262	229	10	23	0
6b	54	54	0	0	0
7	135	135	0	0	0
8	136	136	0	0	0
TOTAL	1915	842	84	140	849

AFFORDABLE NEW HOMES BUILT

Affordable Housing in Millbrook Park has been progressing this year with a total of 36 completions in both phase 5 and phase 9. Further completions are expected in phases 5, 6 and 10 in 2021/22. All but phases 7 and 8 are in construction.

138 affordable homes have been completed to date.

PHASE	AFFORDABLE	COMPLETED	REGISTERED SOCIAL LANDLORD (RSL) EXPECTED COMPLETION DATES
1	12	12	Notting Hill Housing Hill Trust
1a	0	0	N/A
2	0	0	N/A
3	33	33	Mosaic
3a	14	14	Industrial Dwelling Society
4a	14	14	Notting Hill Genesis
4b	29	29	Origin
4c	12	0	Genesis 2021
5	26	6	Origin 2021
9	58	30	L&Q 2021 & 2022
10	19	0	Sanctuary 2021
6	48	0	Notting Hill Genesis 2022
6b	27	0	Notting Hill Genesis 2023
7	31	0	Not yet known
8	28	0	Not yet known
TOTAL	351	138	

» Homes under construction



PLACE-MAKING IN PROGRESS

2.2. Priority Regeneration Estates

2.2.1. WEST HENDON

Wards: West Hendon

OVERVIEW

Located to the south-west of the borough, the West Hendon estate comprises an area of 12.76ha and is located between a section of the A5 Edgware Road (The Broadway) and the Welsh Harp Reservoir, a Site of Special Scientific Interest (SSSI). The estate is well positioned very close to the Brent Cross Shopping and Cricklewood shopping centres and residents will enjoy the benefits of the new Brent Cross developments when they come on stream. Similarly, West Hendon residents are close to Colindale's large supermarkets and other retail provision a short bus ride away along the A5. Both neighbouring areas will become employment hubs through emerging regeneration and add value to the West Hendon estate's offer.

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 West Hendon Broadway town centre with the new development and linkages to the Welsh Harp with the creation of a vista, new open spaces and extensive landscaping.

» Aerial view of Phase 4 under construction



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 898 new homes built to date, of which 251 are affordable. In addition, 1,254 sqm of commercial floorspace has been created to date, including the community hub on Perryfield Way. 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 completed at the end of Autumn 2020 and provides 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.

On behalf of the West Hendon Partnership Board, development partners Barratt Metropolitan Limited Liability Partnership (BMLLP) recently progressed the Welsh Harp Reservoir SSSI perimeter improvement project. BMLLP engaged with ecologists and the statutory agencies responsible for the Welsh Harp SSSI, to improve the view into the reservoir, including the creation of a small viewing point by thinning the foliage and removing trees. This area adjoins the recently completed amenity area, which officially opened to the public in early March 2021.

What's happening next?

Current development phase is on-site with completion of this phase expected in early 2025. The first block completed in Autumn 2020 and delivered 47 market sale units. Work is progressing on two new blocks, the smaller block which is due to complete by the end of the year, will deliver 43 new homes and the tower block of 143 new homes, will complete late next year. The tower block will soon rise from the ground, following completion of extensive foundation and ground works.

» Phase 3C Affordable housing and communal gardens



In addition to housing delivery, development consists of major highway works which will commence in the Autumn and last for a period of approximately 18 months. 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

The council in partnership with Barnet Homes, successfully achieved vacant possession of Marsh Drive in early April 2021. Preparations are taking place to secure the blocks prior to the handover to BMLLP for full demolition of the 232 units.

In partnership with BMLLP and the West Hendon Partnership Board, work is progressing on the expansion and sustainment of the West Hendon Community Hub, so that it can continue to serve and reflect the needs of local residents in the years ahead. An independent consultant has been commissioned to work with the West Hendon Partnership Board and residents to develop a proposal for the future of the Hub.

WEST HENDON BROADWAY STRATEGY

Exciting plans for the future of West Hendon continue apace. As the regeneration of the West Hendon Estate progresses and a number of large housing sites within the area come forward, the council will deliver a number of major interventions to capitalise on this positive momentum. The Town Centres team is currently compiling a brief for a shop front improvement and urban realm improvement scheme that will seek to revitalise the physical appearance of the area, bringing much needed investment into the Broadway itself. Planning permission has been secured for a new mural on the Broadway to celebrate the areas identity and various quick wins have been identified that will provide immediate improvements to the resident experience of the high street.

This programme of works will complement the recent improvements to the Welsh Harp. There are emerging proposals from the Green Spaces team that will seek to establish a much stronger relationship between the Harp and the Broadway, through investment in wayfinding and access improvements in and around the outstanding Site of Special Scientific Interest (SSSI). This is in addition to the continued preparation of the West Hendon Playing Fields masterplan, a flagship project for the council that will see it directly deliver a strategic sports hub with a wider leisure and community offer.

» Amenity Space





ENGAGEMENT/ CONSULTATIONS IN 2020/21

Virtual West Hendon monthly Partnership Board meetings

Quarterly regeneration newsletter to residents

West Hendon foodbank-successful pilot at the Community Hub



FOCUS IN 2021/22

West Hendon monthly Partnership Board meetings and re-introducing quarterly open meetings

Quarterly Construction Working Group, a forum for residents to discuss construction activities and programme with the construction team

Developing plans to secure the community hub as a permanent facility

Progressing works on two new sites into the latter phases of development which will include new homes to be 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



BARNET'S PARTNERS

Barratt Metropolitan Limited Liability Partnership

» Images of the future - Regeneration in West Hendon



AT A GLANCE

 HOUSING	<ul style="list-style-type: none"> • Demolition of existing 649 homes • Additional homes and improved tenure choice: <ul style="list-style-type: none"> – 2,194 new homes, a net gain of 1,545 on the existing site – 28% are affordable housing – to be delivered • 647 private and 251 affordable homes completed (to date) • 47 private homes completed (2020/21). A further 43 new private homes are to be completed by Autumn 2021
 EDUCATION	<ul style="list-style-type: none"> • A three-form entry community school for around 400 pupils • A new early year's centre
 HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> • 2 new pedestrian bridges at Silkstream (to be delivered) and Cool Oak Lane completed (2020) connecting the estate to the surrounding open spaces. • Improvements along the A5 and Station Road and removal of the Perryfields Way gyratory. The highway works programme will commence this year. • Improved A5 crossings and pedestrian links to Hendon train station • Highway improvements on West Hendon Broadway, Cool Oak Lane, Station Road, Herbert Road, Garrick Road and Wilberforce Road. The highway works programme will commence this year.
 COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> • Improved town centre and commercial hub with new shops at West Hendon Broadway 1,766 sqm commercial floorspace (Class A1-A5 & B1) to replace 1,073.19 sqm existing commercial floorspace
 HEALTH & WELLBEING	<ul style="list-style-type: none"> • Connecting the community to the benefits of the Welsh Harp • Improved green spaces and play spaces. Amenity area completed (March 2021) • Provision of a major sporting hub
 COMMUNITY	<ul style="list-style-type: none"> • 29,083 sqm of public and communal amenity space, a 20% increase in provision • Demolition of existing non-residential buildings • A new permanent community Hub. A business case is being prepared for the Partnership Board to review this summer
 SUSTAINABILITY	<ul style="list-style-type: none"> • 100% of new homes will meet the EcoHomes standard (Code Levels 4 and above) • 100% of new homes will be sustainably built to BREEAM standards All new 2194 homes built to date meet these standards
 PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> • Improvements to York Park, West Hendon playing fields and Woodfield Park • Creation of a green boulevard that will link York Park with the retail area of West Hendon • Broadway Each completed phase is making a contribution to the overall public realm plan • Integration of the Welsh Harp Reservoir as part of extensive landscaping
 INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<ul style="list-style-type: none"> • Non-Financial obligations – Affordable Housing, Education, Highway works, Training, community centre, bridges, SSSI mitigation, Open Spaces, Travel Plan • To date: <ul style="list-style-type: none"> – s106 - £10.18m – Mayoral CIL - £0.76m – Borough CIL - £1.48m

PLACE-MAKING IN PROGRESS

2.2. Priority Regeneration Estates

2.2.2. GRAHAME PARK

Wards: 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 25 years.

» Grahame Park Proposed development



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. The demolition of five residential blocks north of the Concourse has now taken place together with the appointment of a new main Contractor for the next plot, The Wates Group.

What's happening next?

Wates will start on site on Plot A in the autumn of 2021. This plot will be the site of the first new homes built on Stage B.

» Blocks prior to demolition



There will be 209 affordable homes (149 shared ownership and 60 social/affordable rent). These new homes will be available to move into from the summer of 2023. The vision for the next stage of the regeneration is to create an interconnected network of tree-lined streets overlooked by beautiful homes designed with physical and mental wellbeing at its core. It will provide a safe environment with neighbourhoods connected by walking and cycle paths, whilst investment towards bus services will improve journey times and link Grahame Park to the rest of Colindale.

» Demolished blocks





FOCUS IN 2021/22

Commence Compulsory Purchase Order proceedings to enable land assembly for new development

Re-establish the Grahame Park Partnership Board which will provide a real say for all residents in the regeneration process

Support detailed planning applications for the next phases

Demolition of five residential blocks north of the Concourse to deliver new mixed tenure homes



ENGAGEMENT/ CONSULTATIONS IN 2021/22

Notting Hill Genesis has started to refine the brief for the next phases with all end users and have commissioned a high quality design team. During the design and planning stage there will be a range of opportunities for residents and stakeholders to engage with, and feed into, the design process.



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.



AT A GLANCE

 HOUSING	<ul style="list-style-type: none"> • 685 new homes (236 Social Rent, 38 Affordable Rent, 112 Shared Ownership, 299 Private Market) completed (to date) • 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)
 EDUCATION	<ul style="list-style-type: none"> • Barnet and Southgate College relocated in Grahame Park in a newly built campus completed (2016) • Replacement library co-located with Barnet and Southgate College completed (2016)
 HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> • New road, pedestrian and cycling network • Improvements to existing bus services • Re-alignment of Lanacre Avenue (renamed Bristol Avenue) to create a North-South central spine road accessible by walking, cycling and public transport
 COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> • New retail and commercial floor space • New council office completed (2019)
 HEALTH & WELLBEING	<ul style="list-style-type: none"> • New Centre for Independent Living completed (2016) • Re-provision of health centre and GP surgery
 COMMUNITY	<ul style="list-style-type: none"> • Re-provision of Children's Centre/ nursery • Re-provision of community facilities
 SUSTAINABILITY	<ul style="list-style-type: none"> • 100% energy efficiency improvement through all new homes built • 100% of new homes to meet Decent Homes Standard and new Buildings Regulations 2015 • 100% of new homes will be sustainably built to BREEAM standards
 PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> • Improvements to Heybourne Park – a pivotal green space in the area that will need to fulfil many roles for the new community • Improvements to the square outside the council office
 INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<ul style="list-style-type: none"> • Notting Hill Genesis to invest £700m over 15 years to deliver the next phase of development (2,088 new homes) • To date: <ul style="list-style-type: none"> – s106 - £14.8m

PLACE-MAKING IN PROGRESS

2.2. Priority Regeneration Estates

2.2.3. DOLLIS VALLEY

Wards: Underhill

OVERVIEW

Dollis Valley Estate is a hillside site on the boundary of the Dollis Valley Open Space and the King George V Playing Fields, covering 10.4 acres. The estate has been in decline for many years, disconnected from services and the surrounding area, poorly designed and with insufficient transportation. Current poor quality properties constructed in the late 1960s and early 1970s are being replaced with new high-quality homes connected by a network of green spaces in a new garden suburb by regeneration.

New communal gardens, a community centre, and a pre-school nursery are part of the upcoming 'Brook Valley Gardens' which challenges the 'estate feel.' These facilities which are supplemented by funding programmes for local projects, help to strengthen the Underhill community whilst also providing jobs and educational opportunities.

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.

» Phase 3 under construction



New facilities including a new community centre 'Hope Corner', housing a pre-school nursery and a café and West Gardens providing informal play, communal gardens and seating.

Phase 3 demolition completed in August 2020 and construction commenced in October 2020. A Stopping Up Order is in place and has been implemented and the bus terminal has moved to its new location.

A day session on the 16th of March 2021 and an evening session on the 18th of March 2021 were held for informal resident public consultation for Phases 4 and 5. Due to COVID-19 restrictions, these were virtual meetings. Pre-planning application meetings with the Planning department have been ongoing since February 2021.

Following extensive consultation on the Barnet and King George V Playing fields, the master plan was approved by the Environmental Committee in March 2020. Two Gaelic outdoor football pitches have been constructed and are in use. King George V Playing Fields is open for residents to use.

Laptops and tables will be given to the Hope Corner for resident use following the Mayor's approval of the COVID-19 Recovery Support application.

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

What's happening next?

Progress construction works on Phase 3 to deliver 135 new homes, of which 38 are for Social Rent, 5 for Shared Equity and 92 for Private Sale. 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.

Countryside anticipate to submit Phase 4 and 5 Reserved Matters Planning Applications in Summer 2021.

Over the next few months Greenspaces are to identify how the master plan for the Sports Hub will be funded and implemented. Greenspaces are also currently in the process of procuring a play/leisure contractor.

» Phase 3 under construction





ENGAGEMENT/CONSULTATIONS IN 2020/21

Quarterly Dollis Valley Partnership Board meetings

L&Q provide newsletters on construction progress and updates about activities in the area

Resident Liaison Officer provides support and communication to residents on construction queries and liaises directly with them and the project team

At last year's Dollis Valley Partnership Board Annual General Meeting a presentation was given on regeneration informing residents on what took place over the year

PPCR Independent Advisor

In March 2021 Phases 4 and 5 Informal Resident Public consultation undertaken



FOCUS IN 2021/22

Phase 3 construction on site

Apprenticeships currently for 2 bricklayers

Existing Sub-station to be decommissioned

No1 Fitness Education Academy to commence Level 2 Certificate in Gym for residents aged 16+

Greenspaces to identify how the masterplan is to be funded and implemented and procure a play contractor



BARNET'S PARTNERS

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

AT A GLANCE

 <p>HOUSING</p>	<ul style="list-style-type: none"> • 631 new mixed tenure homes (381 private, 20 shared equity and 230 social rented) to be delivered • Demolition of Homefield, The Ridge, Garrowsfield, Mill Bridge housing blocks (total 442 units) • 271 new homes of which 113 are affordable have been delivered (to date) Phase 3 construction commenced in October 2020 to deliver 135 new homes (38 Social Rent, 5 Shared Equity and 92 Private) with a 24 month build programme • Additional homes and improved tenure choice: 40% affordable housing
 <p>HIGHWAYS & TRANSPORT</p>	<ul style="list-style-type: none"> • A new extended bus service for the Brook Valley Gardens locality • Replacement of the old pedestrian areas with through roads • New access from Mays Lane
 <p>COMMERCE & EMPLOYMENT</p>	<ul style="list-style-type: none"> • 12 Apprentices working on site (to date) • Recruitment for Phase 3 commenced and two apprentices employed for bricklaying. Recruitment process currently remains open for young people to apply.
 <p>COMMUNITY</p>	<ul style="list-style-type: none"> • New multi-purpose community centre 'The Hope Corner', including a community café and new nursery (25 places for under 5s) completed (January 2016)
 <p>SUSTAINABILITY</p>	<ul style="list-style-type: none"> • 100% of new homes built to EcoHomes Standard (Code Level 4) and to Lifetime Homes Standards • 100% of new homes will be sustainably built to BREEAM standards • Investment from property leases into long term maintenance of a high-quality estate
 <p>PUBLIC REALM & SENSE OF PLACE</p>	<ul style="list-style-type: none"> • Landscaped and secured public amenity spaces • Communal spaces including West Gardens completed (September 2018), Eastern Square • Creation of a garden suburb, play areas and traditional streets
 <p>INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL</p>	<ul style="list-style-type: none"> • Non-Financial obligations – Affordable Housing, Education, Highway works
 <p>APPROVAL</p>	<ul style="list-style-type: none"> • Training, Community Centre, Bridges, Travel Plan, Open Spaces, Tree Planting • Cycle and Pedestrian Provision, council Covenants • To date: <ul style="list-style-type: none"> – S106 - £0.59m – Borough CIL – £1.09m – Mayoral CIL - £0.23m (to date)

PLACE-MAKING IN PROGRESS

2.3. Infill Regeneration Estates and Sites

2.3.1. GRANVILLE ROAD

Wards: Childs Hill

OVERVIEW

The housing estate situated in the south of the borough was constructed in the 1960's and comprises of three tall tower blocks, three lower rise blocks and includes large areas of under-utilised and unstructured land.

Development is underway to deliver 132 new homes including 46 affordable homes. Plans also include 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.

» Aerial view of Granville Road



- » Homes under construction
- » Flats under construction



How long will the scheme take?

This scheme is anticipated to complete in 2023/24.

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.

First sales expected from January 2022.

Ongoing works through the S106 Agreement to enhance and improve Childs Hill Park

Rent, 5 for Shared Equity and 92 for Private Sale. 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.

ENGAGEMENT/ CONSULTATIONS IN 2020/21



Newsletter to all residents

Regular update reports to Granville Estate Resident Association via TEAMS (GERA)

Ward Member meeting

Developer donated £1000 towards the Childs Hill Christmas Tree Festival

Newsletter to members and residents in surrounding streets including a Q&A section on traffic

Consultation on improvements to Childs Hill Park with local residents

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.



AT A GLANCE

	HOUSING	<ul style="list-style-type: none"> • Additional homes and improved tenure choice: 132 new homes - 74 flats and 58 houses (46 affordable shared ownership of which 10 houses and 26 flats) to be delivered • Demolition of Beech Court completed (July 2020) Construction commenced to be replaced by new lower rise blocks and houses.
	HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> • 332 car parking spaces • New streets to reconnect estate with Llanelly Road and Mortimer Close
	COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> • 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. • Two posts were advertised in 2020, one post was successfully filled by a Barnet resident.
	SUSTAINABILITY	<ul style="list-style-type: none"> • 100% of new homes to meet Decent Homes Standard and new Buildings Regulations 2015 • 100% of new homes will be sustainably built to BREEAM standards
	PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> • Improved public realm including new streets, play area and open spaces. Improvement works to Childs Hill Park commenced March 2019 through the S106 agreement • Sale of surplus land on the estate for development • Reconfiguration of parking and amenity spaces (refuse, recycling and other storage facilities) • All land to have designated use
	INVESTMENT FROM SCHEMES WITH PLANNING APPROVAL	<ul style="list-style-type: none"> • Non-Financial obligations – Affordable Housing Highway works, Training, Travel Plan • To date: <ul style="list-style-type: none"> – s106 - £0.51m – Borough CIL - £1.46m – Mayoral CIL - £0.23m

PLACE-MAKING IN PROGRESS

2.3. Infill Regeneration Estates and Sites

2.3.2. UPPER AND LOWER FOSTERS

Wards: Hendon

OVERVIEW

Built in the late 1960's, the Upper and 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.

» Proposed development



How long will the scheme take?

The programme achieved a start on site in March 2021 and is due to complete in Spring 2024.

What’s been achieved so far?

Approval of the Full Business Case for the scheme.

A development agreement has been put in place between the council and SAGE as part funder of the scheme. Start on site was achieved in March 2021 which enabled the drawdown of £15m in GLA grant.

Bouygues were appointed as contractor for the scheme following a competitive tender process.

Successfully re-housed nearly all the residents of Cheshir House to make way for demolition of the building.

What’s happening next?

Complete decant of Cheshir House.

Continue communications with both residents and wider stakeholders in keeping with the original co-design ethos which has been the approach to this scheme since inception.

» Consultation event



FOCUS IN 2021/22

Complete demolition of Cheshir House and commence construction of the 75-home state of the art extra care scheme and essential new infrastructure.



BARNET’S PARTNERS

Barnet Homes and SAGE



AT A GLANCE

	HOUSING	<ul style="list-style-type: none"> • Additional high-quality development comprising a total of 217 new affordable residential units, of which 75 are Extra Care units • Retention of 168 existing homes, with alterations to the external appearance of these residential blocks to ensure cohesion with the new homes
	HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> • Local environment improvements to existing open spaces and road networks across the site
	COMMERCE & EMPLOYMENT	<ul style="list-style-type: none"> • 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. The following will be offered: <ul style="list-style-type: none"> – Jobs and careers workshops in local colleges – Work experience for 16 students – Places for progression into employment – 13 apprenticeships aligned with Living Wage – Commitment to 30% local labour – Commitment for two locally procured goods and services
	HEALTH & WELLBEING	<ul style="list-style-type: none"> • Local environment improvements to existing open spaces and road networks across the site
	COMMUNITY	<ul style="list-style-type: none"> • Co-design approach - community participation in estate regeneration from master planning, design and through to delivery • Community Steering Group – responding to the needs and concerns of the community • Opportunity for the local community to develop new skills • Provision of community facilities linked to Extra Care housing provision
	SUSTAINABILITY	<ul style="list-style-type: none"> • 100% of new homes built to EcoHomes Standard (Code Level 4) and to Lifetime Homes Standards • 100% of new homes will be sustainably built to BREEAM standards • Use of Air Source Heat Pumps to reduce carbon emissions
	PUBLIC REALM & SENSE OF PLACE	<ul style="list-style-type: none"> • High quality development will provide: New play facilities • Community gardening area • Improvements to currently neglected public realm/alleyway areas • New external lighting • Clearer networks for pedestrians, cycle and car routes in and out of the estate • Provision of new car parking • Improved infrastructure and amenity space
	INVESTMENT	<ul style="list-style-type: none"> • In 2017 secured £830,000 of government funding to help with initial feasibility costs • SAGE £47m (including GLA grant of £7.5m) and HRA £22m (including £7.5m GLA grant)

PLACE-MAKING IN PROGRESS

2.3. Infill Regeneration Estates and Sites

2.3.3. THE BARNET GROUP DEVELOPMENT PIPELINE

OVERVIEW

The council is developing surplus land and buildings on sites that it owns across the borough to build mixed tenure housing. 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

New builds will be let as affordable homes through the council's letting policy for local families in housing need.

What's been delivered so far?

- 297 homes for affordable rent across 28 sites including 53 home state of the art extra care homes with a dementia focus in Mill Hill.
- 145 completions during 2020/21 as part of the Opendoor Homes affordable housing programme, including:
 - 33 homes at Lutra House and Fiske House, HA8
 - 34 homes at Citrine Lodge and Peridot Lodge, NW9
 - 12 homes at Elias Court and Filby Court, EN4
 - 8 homes at Bamford Court, N2

» Completed homes at Citrine Lodge and Peridot Lodge





ACHIEVEMENTS 2020/21

Planning consent achieved for GLA grant funded 35 home scheme at Little Strand in Grahame Park NW9

Full business case approved, and demolition commenced on the first mixed tenure 51 home scheme at Hermitage Lane

Full business case approved, and contract entered into to deliver 18 homes for affordable rent at Burnt Oak Broadway as an additional story on an existing block of homes

Opendoor Homes affordable housing programme 'Tranche 3' - all sites either under construction or complete



ENGAGEMENT/ CONSULTATIONS IN 2020/21

Commenced consultation for a 100 home affordable rent scheme at The Grange in East Finchley using alternative engagement options given the continuing COVID-19 restrictions

Consultation with residents at Broadfields estate in Edgware in respect of a development of up to 47 homes for affordable rent

» Concept image of houses at Little Strand



» Completed homes at Bamford Court



What's happening next?



FOCUS IN 2021/22

Handover of 50-home tower block at Prospect Ring in East Finchley and overall completion of 75% of our Opendoor Homes affordable home programme of 341 homes

Approval to develop more detailed proposals for accelerating regeneration in the North-East corner of Grahame Park

Start on site for GLA funded 87 home programme

Secure further grant funding from the GLA

Works continue on site at Stag House, to deliver a 51 home extra care facility

AT A GLANCE

Total programme of
971 homes
for affordable rent

179 extra
care housing homes of which 52 are
completed

10%
of new homes are wheelchair
accessible

467 homes
currently on site and 335 in design
phase

1,300
further homes currently in early phases
of feasibility and viability checking,
including Grahame Park North East

» Completed homes at Linden Road and Pine Road



ENABLING REGENERATION

Planning and Strategic Planning

OVERVIEW

All the Planning Teams play a key role planning, shaping, protecting monitoring and funding the borough's physical and land use developments. Barnet borough has unique attributes and celebrates being one of London's favoured places to live, work, school and visit. Management of major and minor planning developments with the aid of sound policies, frameworks and administrative procedures help safeguard Barnet's future against the challenges of development and ensure future needs are responded to.

Planning's Major Projects Team plays a key role in the shaping the borough and have responsibility for:

- Supporting major and complex planning applications
- Two teams: one working on planning applications within BXC and another working on applications in other areas of the borough including Regeneration Estates
- Place-making: including planning, design and management of public spaces interfacing with privately owned space

Over the course of 2020/2021, a number of high-profile applications were determined at the Strategic Planning Committee including Little Strand and the new food retail store plus residential accommodation at Colney Hatch Lane. Two Reserved Matters applications at Brent Cross were approved ensuring that momentum on that key regeneration scheme to the south of the North Circular Road continues. Additionally, the development of the Honda Garage on the A5 and IBSA House in the north of the borough were approved by Committee.

According to Ministry of Housing Communities and Local Government (MHCLG) statistics, Barnet received 891 and determined 783 applications in the last quarter of 2020, the second highest volume in London. In that period 80% of applications were approved (London average 77%). 94% of decisions were determined in time (London average 87%).

Strategic Planning's 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

BARNET'S REG 19 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. The Reg 19 Local Plan is the version that will be submitted for examination by the Planning Inspectorate in 2022.

The Local Plan 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

The Local Plan is subject to extensive public consultation. In early 2020 the council consulted on its preferred approach (Reg 18) document and this generated about 2,000 representations. This feedback has been considered as well as the impact of COVID-19 in making revisions to the Local Plan which will be published for more specific feedback in Summer 2021. The council will organise a programme of online events to publicise, inform and seek feedback on the emerging Local Plan that looks ahead to 2036.



Housing – A minimum of 35,460 new homes needed



Office space - up to 67,000m2 of new space 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



REG 19 LOCAL PLAN HIGHLIGHTS

Consisting of

52 policies

65 site proposals

Main highlights include:

Sustainable Growth focused on

- 6 Growth Areas
- Town Centres
- Transport Nodes
- Estate Renewal
- Major Thoroughfares

This policy focus:

- Enables areas that generally have higher public transport accessibility to be delivered with less car parking
- Manages commercial, business and service use within Barnet's town centres as well as community infrastructure
- Safeguards the character and amenity of existing suburban neighbourhoods

In June 2021 the council agreed the second formal stage (Reg 19) in replacing the Local Plan adopted in 2012.

Local Plan Challenges

Understanding the challenges that Barnet faces in terms of providing new homes, jobs, services and infrastructure underpins the Local Plan. There are several key challenges including:

Delivering an increased housing target of at least 35,460 00 additional homes over the plan period in response to anticipated population growth.

Protecting the distinctive character of Barnet, and where possible enhanced, whilst achieving sustainable growth.

Undertaking effective planning in to maximise the opportunities Barnet has to offer, including its town centres and areas of growth, open space and connectivity. Significant new challenges

COVID19 pandemic - arising from the shadow it has cast and the rapid changes to how people live, work and travel. Many of these changes have wide-ranging and long-reaching consequences. The Local Plan can form the basis for a response.

Town Centres & Economy - In response to COVID-19 and the continuing trend of major retailers reducing their presence in town centres the Government in 2020 made significant changes to Use Classes Order which affects council's ability to protect the use mix in town centres and it may also result in the loss of business space including in designated employment areas.

Planning Reforms responding to

- Use Classes Order focus on design and beauty
- Permitted development increasing opportunities for new homes
- White Paper on overhaul of planning system



PLANNING FOR THE FUTURE

Local Plan Timetable

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

Strategic Planning's Infrastructure Planning Team is responsible for:

- Collecting both Mayoral and Borough Community Infrastructure Levy (MCIL/BCIL)
- Collecting S106 agreed financial contributions obligations
- Monitoring financial receipts needed for vital infrastructure for Growth projects
- Monitoring S106 non-financial obligations across the services ie Business Employment and Skills, Transport, Highways, Education and Health

Mayoral CIL and Barnet CIL

The council consulted on a new CIL Draft Charging Schedule in early 2021. This proposes increasing the rate charged from £202 a square metre to £300 a square metre and introduces a new £20 a square metre rate for employment and leisure uses. This is the first increase proposed since CIL was first adopted in 2013 and will bring in increased funding to for infrastructure to support development. If the Charging Schedule is supported by the Inspector at Examination (the next stage of the statutory review process) then it is likely that the new rates would come into effect for planning permissions granted towards the end of 2021 or beginning of 2022.



ENGAGEMENT/ CONSULTATIONS IN 2020/21

Edgware Growth Area SPD (consultation January 2021)

The Burroughs and Middlesex University SPD (consultation January 2021)

Mill Hill Neighbourhood Forum Redesignation (May 2020)

West Finchley Neighbourhood Forum Redesignation (October 2020)

The council consulted on a new CIL Draft Charging Schedule in early 2021



FOCUS IN 2021/22

Local Plan Reg 19 consultation – Summer 2021

Adopt NLWP, SPDs as above

Local Plan Reg 22 submission for examination – Autumn 2021

Adopt West Finchley NP in October 2021 (subject to confirmatory referendum in July 2021)

Support of the CIL Charging Schedule by the Inspector at Examination will bring new rates into effect for planning permissions granted towards the end of 2021 or beginning of 2022

ENABLING REGENERATION

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 major planning applications and proposed developments and regeneration initiatives
- 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 long-term Mayoral target. The borough's Local Implementation Plan and the Long-Term Transport Strategy set 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.

- » Junction of Ballards Lane and approach to Finchley Central underground (Northern Line)
- » Buses on Bristol Avenue approaching Colindale roundabout





ACHIEVEMENTS 2020/21

During the COVID-19 Pandemic particular emphasis has been on assisting social distancing. Officers from the team have been engaged in bidding for Department for Transport (DFT) / Transport for London (TfL) Emergency Active Travel Funding to roll out School Streets and Neighbourhood Measures aimed at enabling greater social distancing, increased safety and reduced congestion

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

Progressed the development of Colindale Roundabout project – completing Stage 2 of an initial 3 stage development process

Project management of transport inputs into the Supplementary Planning Document for Hendon – the Burroughs (Hendon Hub) 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

5 school streets were laid out in the first tranche and a further tranche of schools has been subject to public consultation with the aim being to roll out further School Streets in May/ June. Similarly, after successfully bidding for funds officers are preparing for a consultation on developing Neighbourhood Traffic Measures in Colindale/Burnt Oak & Brunswick Park wards



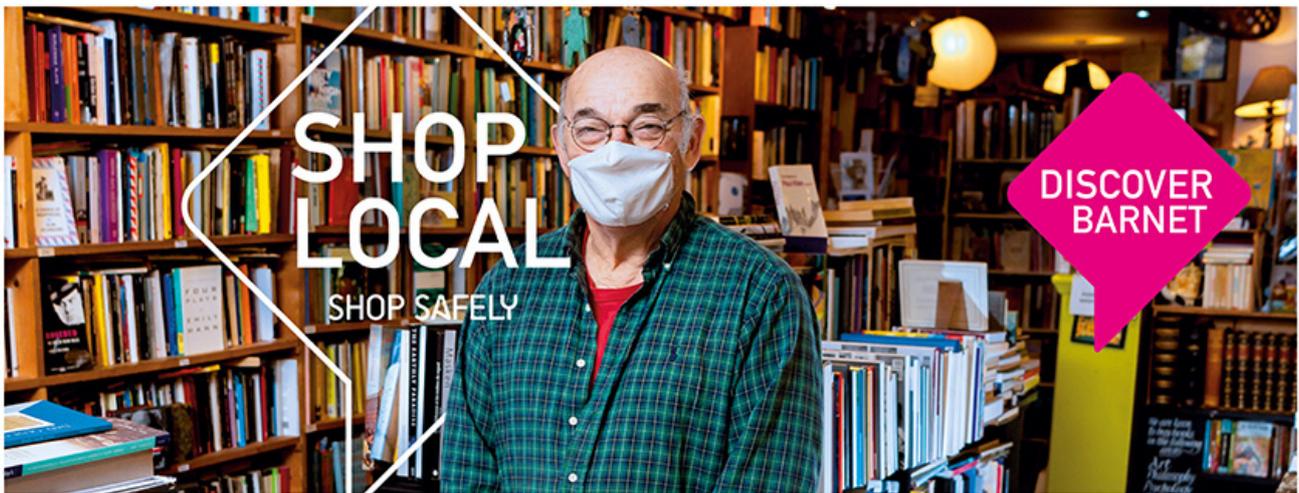
FOCUS IN 2021/22

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, Hendon, Edgware and Cricklewood

Initiating work with TfL on public transport development to support the delivery of the Long-Term Transport Strategy

Delivery of the Colindale Roundabout scheme



MEET THE PEOPLE BEHIND YOUR LOCAL SHOPS AND SERVICES.



DISCOVER YOUR HIGH STREET AND SHOP SAFELY. SEARCH "DISCOVER BARNET"



» Discover Barnet
DIGITAL BILLBOARD

ECONOMIC DEVELOPMENT AND TOWN CENTRES

OVERVIEW

The Economic Development team works closely with partner organisations, developers, communities and business groups and other public-sector bodies to deliver the two themes from the Growth Strategy: **An Entrepreneurial Borough and A Borough of Thriving Town Centres**

A BOROUGH OF THRIVING TOWN CENTRES

This theme supports 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

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.

We have been taking steps to mitigate the impacts of COVID-19 on our town centres. In the immediate term, this includes: Continuing to support town centre businesses with social distancing measures by creating new public realm, managing space between different travel modes and by supporting businesses to temporarily trade outside.

Stepping up existing support for employment, welfare and skills programmes to ensure that we continue to meet the needs of those furthest from employment while also rising to the scale of the challenge posed by COVID-19

- Maintaining regular communication with the business sector
- Ensuring the safe re-opening of places of worship
- Ensuring that the borough's Local Plan fully supports and enables the borough's ambitions for town centres in a post-COVID-19 era

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



SPOTLIGHT ON EDGWARE TOWN CENTRE

A NEW LOOK FOR BARNET'S LARGEST TOWN CENTRE

The past twelve months have been highly significant for Edgware.

- The developer Ballymore took on the freehold interest of the 190,000 sq ft Broadwalk Shopping Centre and has begun work with Transport for London and Barnet council on a masterplan for new residential development and a revitalised shopping centre, adapted for the challenges of a post-pandemic retail environment
- The exciting plans will be accompanied by a wider programme of improvements funded by Ballymore and steered by a newly established Town Centre Partnership board; the plans include rationalisation of the existing TfL bus station to reduce congestion and improve the transport interchange; and the creation of a Business Improvement District or similar model.

- This emphasis on placemaking and securing urban design improvements ahead of housing delivery represents a step change in how development is approached within Barnet and should ensure that existing residents reap the benefits of the scheme in the short- to medium-term.

To support Barnet's vision of Edgware as a dynamic major town centre and one of the most important suburban hubs within North London, the Edgware Town Centre Supplementary Planning Document has been developed.

Working collaboratively with the London Borough of Harrow, Barnet has published a planning framework that will encourage inward investment, improve the appearance of the area, stimulate a more diverse, experiential based economy and ensure that up to 5,000 new homes within the area will be delivered sustainably.

» Edgware Town Centre junction of High Street and Bus station entrance



» Edgware High Street view of Broadwalk centre, refurbished block and new block under construction



FINCHLEY SQUARE

- The council appointed a multi-disciplinary design team to create a new section of public realm for Finchley Central. The delivery of the new Finchley Square will be an exciting opportunity for street retailers, community events and residents to congregate in an area that currently suffers from a lack of public amenity
- Barnet undertook a community engagement campaign throughout the first year of the pandemic, including workshops, business and community surveys, and street pop up market events to inform the design of the space developed.
- A new community project working group was established with the intent of supporting them to eventually become a Town Team

The Finchley Central team also developed an online business directory and town centre website to support the town centre and maintain project engagement.

» Edgware High Street mixed use development retail ground floor, gym 1st floor and residential above



NEW COMMUNITY PLAN FOR CHIPPING BARNET

Barnet council has been working with the local community to develop the Chipping Barnet Community Plan, with the proposed framework going out to consultation in January 2021.

- Engagement was undertaken with local residents, businesses, and community groups to uncover Chipping Barnet's riches and challenges, and to identify opportunities; the level of feedback was substantial - over 700 comments were submitted to the Draft Community Plan consultation and there were over 3,000 visits to the Draft Chipping Barnet Community Plan Website during the consultation period.
- The feedback garnered will inform the next stage of the commission, creating a shortlist of initial ideas that the council and partners will prioritise and work with the community to develop and deliver.

INTERVENTIONS FOR WEST HENDON

- Planning permission was secured for the installation of a large-scale mural celebrating the area's history and the connection between the town centre and the Welsh Harp Reservoir.
- The Town Centres team is currently compiling a brief for a shop front improvement and urban realm improvement scheme that will seek to revitalise the physical appearance of the area, bringing much needed investment into the Broadway itself.
- Various quick wins have been identified that will provide immediate improvements to the experience of the high street and will be developed in tandem with local residents to ensure local requirements are met.

A REVITALISED BURNT OAK

- The importance of Burnt Oak to the local community has been underlined by the pandemic, with business vacancies amongst the lowest in the borough and its strong network of social infrastructure providing essential support to residents
- Barnet will seek to capitalise on this by developing new community and council stakeholder groups to steer management of the town centre, ensuring that Barnet's service delivery is responsive to local need
- Barnet Council is also developing a shopfront and urban realm improvement tender, which will see investment going directly into the town centre

PARKLETS

- The Temporary Street Space Fund has helped embed al fresco dining into the borough, with planter barriers creating outdoor space for twenty-four hospitality businesses across Barnet
- The creation of this space has allowed businesses who would otherwise be forced to close to serve customers outside in a COVID-secure, regulation compliant manner
- Though introduced during the pandemic, the Parklets programme offers a vision of how Barnet's town centres might function in the future. The greater emphasis on experiential-based consumption will be important in the recovery of the borough's high streets, in turn building resilience in the traditional retail sector.

TOWN CENTRE DELIVERY HIGHLIGHTS IN 2020/21

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

Putting Town Centres back on the map

- In the autumn of 2020, the Economic Development Team launched Discover Barnet, a campaign that focuses on supporting local businesses to reopen safely and reminding residents that their high streets need their support more than ever.
- The first phase of the campaign highlighted the vital role that small businesses play in the community. The campaign was very well received, with at least half of Barnet's residents having been exposed to it between one and five times.
- The December instalment of the Discover Barnet was predominately digital, with a focus on changing

consumer patterns and the lack of access to physical retail presence due to COVID-19 restrictions. The campaign raised awareness that shopping locally was still possible, be it online with local businesses, via click and collect services, takeaway, or by supporting local businesses when venturing out for essential/Christmas shopping.

- As part of the 'Reopening of Barnet's High Streets safely' programme, on 12 April 2021 we launched the third phase of the campaign. Discover Barnet is visible throughout the borough and will deliver a range of activities, including a 'Welcome Back' business pack, Shopfront Competition, a Town Centre Heroes Exhibition, business support webinars, and an exciting programme of events and activities across Barnet's parks, open spaces and town centres.
- Parklets introduced in Town Centres

AN ENTREPRENURIAL BOROUGH

This theme ensures the council delivers its services in a way that supports businesses to

- 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

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 (BSC), 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 developed a number of key strategic documents that will steer the future of training and skills in the borough. These include:

- An Employment & Skills Needs Assessment,
- A new jobs portal, linking employers and job seekers to opportunities in the borough
- A new Employment & Skills Action Plan
- A new Employment & Skills Delivery Plan

The Employment and Skills team also helped deliver:

- At the flagship Brent Cross site, support for Argent to develop a delivery plan and mechanisms for engaging local residents and groups to maximise employment and skills opportunities. By the end of March 2021 targets for local recruitment were being beaten with 31% of the workforce being local residents. The first apprenticeship opportunities have also been offered, prioritising local residents.
- Digital Inclusion initiatives have been established offering access to digital equipment and training, with more planned for 2021/22 from estate-based hubs.
- Kickstart Scheme – Gateway status has been secured from Department for Work and Pensions and multiple roles secured for three cohorts through to 2021/22. These include roles within the council and with external local companies.
- Local Hubs in West Hendon and Grahame Park have been established ready to launch and open in 2020/21 when lockdown restrictions are lifted. These are kitted out to provide access to a broad range of advice, support and training to local people in a safe and comfortable environment.
- BOOST and Barnet Education & Learning Service have been guaranteed funding through 2021/22 to ensure that essential employment support services will continue to be available with the addition of new services.

- Commenced scoping and planning with West London Alliance borough partners towards cross-borough collaboration to maximise opportunities for apprenticeships and jobs in construction for local residents.
- Development of stronger borough partnerships including expansion of Barnet Employability Group and increased engagement with BSC and Middlesex University.
- 'English as a Secondary Language for Integration' programme funded via the council and delivered by BSC have been the top performer of this group of funded projects and will be the focus for a case study for the Greater London Authority.
- COVID Vaccination Programme Recruitment – We worked in partnership with NCL partnership, Proud to Care and NHS to support recruitment to benefit borough residents. We hope this will lead to closer partnership working with NHS for future recruitment drives.

Apprenticeships

Apprenticeships form a central component of Barnet's plans for skills growth. Working with our development partners, BSC, Middlesex University, and apprenticeship training agencies the council

- 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. This year:

- 12 young people (pre 16) were identified for the programme, which provides training in multi-trades, mentoring, work experience, advice and guidance and follow up support. All have received health and safety training and the opportunity to gain their CSCS card, necessary for work in the construction industry.
- 10 placements were secured for young people with EHCP as part of the supported Internship programme.
- 12 schools, training providers and colleges engaged with over 100 young people participating.
- 30 young people have taken up vocational programmes and 75% on programme have made a successful transition and six-month sustained outcome.
- More than 2000 young people have accessed the new on-line vocational directory.

» [Barnet and Southgate College](#)



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 advice
- Within the employment sector BOOST support the long term unemployed, rough sleepers, graduates, people with disabilities including mental health challenges using a personal centred approach to work with clients to overcome difficulties towards securing employment. 148 out of 487 supported by BOOST this year secured employment (30%).

Mayor's Construction Academy

Provided in partnership with Transport for London, the Mayor's Construction (MCA) programme 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.

EMPLOYMENT AND SKILLS DELIVERY HIGHLIGHTS IN 2020/21

Despite the impact of the pandemic on in-person training, Barnet has still been able to support residents with acquiring key skills and employment opportunities. Some of the key employment and skills initiatives delivered by the team and partners over the past year include:

More than 330 resident's supported in to new roles

30 apprentices

started placements on development sites across Barnet

50 work experience placements secured for students

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:

Rebel Business School

The Rebel Business School travels the country running practical business courses to help people get started making a business doing what they love. It hosted a number of seminars in Barnet during 2020-21, despite the pandemic. The range of businesses supported through the Business School are diverse, ranging from:

- An Igbo language learning start up to a highly innovative 'Festival in a Bag' concept which was shortlisted for a UK Festivals Shortlisted Innovation Category
- The courses were designed to engage, inspire and activate grassroots business start-ups from a cross-section of the community and encourage entrepreneurial activity from all parts of the community, regardless of people's starting position, education or background.
- 174 people who were helped to start their own business are still trading.



APPENDIX 1 – S106 and CIL Contributions

S106 FINANCIAL CONTRIBUTIONS TO DATE

S106 FUNDING SCHEMES WITH PLANNING PERMISSION	TO DATE £M
Brent Cross North	£21.20
Brent Cross South	£18.40
Colindale (excluding Grahame Park)	£24.56
Dollis Valley	£0.59
Grahame Park	£14.80
Granville Road	£0.51
Mill Hill East	£12.78
Stonegrove and Spur Road	£0.81
West Hendon	£10.18
TOTAL	£103.83

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	£30.4
Dollis Valley	£1.09
Granville Road	£1.46
Mill Hill Ward	£1.30
West Hendon	£1.48
TOTAL	£35.73

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	€12.30
Dollis Valley	€0.23
Granville Road	€0.23
Mill Hill Ward	€0.86
West Hendon	€0.76
TOTAL	€14.38M

» West Hendon regeneration



Appendix 2 – Regeneration Achievements



BRENT CROSS CRICKLEWOOD

- In 2020 commenced delivery of phase 1 of the Brent Cross Town project and the temporary open space
- Opening of the Exploratory Park
- April 2020 the old Brent / Cricklewood sidings replaced by new sidings and a new crossing completed.
- Over the three bank holidays in April and May 2020 new tracks were installed and the first part of the Eastern Overbridge
- Permission was granted to rephrase key infrastructure work from the Brent Cross North developers to Barnet Council and Brent Cross Town



COLINDALE

- Record use of revitalised facilities at Montrose and Silkstream Parks during the pandemic months
- Rushgrove Park planning application submitted.



GRAHAME PARK

- Long awaited approval of regeneration masterplan given.
- Blocks Noel, Nisbet, Nimrod, Nicolson and Nighthawk have been demolished
- A rebranding exercise is being worked up by NHG with the marketing title @ Heybourne Park in line with the start of the park's redevelopment



DOLLIS VALLEY

- Phase 3 demolition completed in June 2020 and construction of 135 new homes commenced
- A Stopping Up Order was made on the 10th December 2020.
- Bus terminal works completed in October 2020
- A substantial capital receipt for Parcel 1 including the CPO apportionment was received September 2020
- First parcel (affordable housing) to be legally transferred to Countryside Properties PLC (CPPLC) and a L&Q and CPPLC Affordable Agreement signed
- Payments totalling over £700K received from CPPLC
- Two Gaelic football pitches have been constructed and are in use.



GRANVILLE ROAD

- Foundations complete for houses in the old Garth House site.
- New substation and pump house and stores to rear of Granville Point are complete
- Childs Hill Park improvement works commenced
- Mulalley met with Skills and Enterprise team to confirm plan for apprenticeships.

UPPER AND LOWER FOSTERS

- Full business case approved
- Start on site achieved
- Development Agreement signed with Sage Housing Limited Contractor appointed for the scheme following a competitive tender process
- Employment and Skills Action Plan approved which sets out employment and training opportunities on offer to residents
- Successfully re-housed nearly all the residents of Cheshir House
- Work on phase 4 block K1 completed in Autumn 2020 and delivered 47 market sale units.

WEST HENDON

- Welsh Harp Perimeter Improvement project completed
- Cool Oak Lane pedestrian bridge completed
- BMLLP finalised delivery programme for phases 4/5/6
- Procurement of new Independent Community Advisor for the West Hendon Community Hub

MILL HILL EAST

- 849 private and 138 affordable homes completed to date

» West Hendon Cool Oak Lane Bridge



- 343 private and 36 affordable homes built in 2020/21 the first retail unit was occupied and opened in September 2020.
- East-West link route; junction improvements at Bittacy Hill/Frith Lane and Holders Hill Circus, now completed
- Mill Hill East station lift installation allows step free access and landscaping improvements completed with contribution from S106 funds

PLANNING AND STRATEGIC PLANNING

- The CIL charging schedule rate review consultation agreed by committee February 2020. Consultation until 21st March.
- Consultation on the Hendon and Edgware SPDs ended on 22nd February with a target for adoption 16th June P&R committee.
- The Planning Service hosted a successful live Planning Agent's Forum on Wednesday 18th November with the level of response which was unprecedented. In total 89 people join the event.
- MHCLG statistics for Q2 of 2020. Shows Barnet issued the second highest number of decisions in London (626) behind Westminster. 80% of applications were approved against a London average of 79%. 93% of all applications referable to MHCLG were determined in time (excluding PPAs and Extensions of time)

» Mill Hill East Tube station Bittacy Hill opposite Milbrook developments



APPENDIX 3 – Registered Provider Housing Provision

SPOTLIGHT ON HOUSING ASSOCIATION PROVISION

Housing associations are regulated by the Regulator of Social Housing (RSH), hence the term ‘Registered Providers’, The RSH is an executive non-departmental public body of the ministry of housing, communities and local government (MCLG). Registered Providers (RPs) are key partners for the council in delivering on the Housing Strategy goal of increasing the housing supply, including affordable housing.

RPs provide accommodation for **8900 households** in the borough

There are **54 RPs** in the borough

17 RPs have more than 100 units each

The main RPs currently developing in Barnet are Peabody, Notting Hill Genesis, Metropolitan Thames Valley, Network Homes, One Housing Group, L&Q and Clarion

The Mayor of London’s Affordable Housing Programme 2016 – 2021 encourages RPs to provide **90,000 homes** across London

RPs also have a key part to play in assisting tenants affected by welfare reforms, providing training and employment opportunities, improving health and wellbeing and providing effective landlord services and neighbourhood management

Increased housing products including London Affordable Rent (benchmarked with target rent) London Living Rent (intermediate product for households wishing to buy in 10 years) and London Shared Ownership. There are grants available for providers and developers. A total of 1585 units were agreed in the allocation programme for Barnet.

The Housing Development Team in Regeneration work with Registered Providers providing on a number of areas including advice and support with:

- Planning Applications negotiating s106 agreements to achieve the correct affordable housing mix
- Developing Housing Stock Appraisals

» [Dollis Valley new homes under construction](#)



Current RP Estate Regeneration schemes for the housing development team are:

WESTHORPE GARDENS

- Size of existing stock - 102 affordable Homes
- Plans for Estate Regeneration – 102 existing social rented homes will all be replaced with brand new ones. In addition,
 - nearly 150 new homes will be delivered for affordable rent, shared ownership and over-55s retirement living. The proposals are for approximately 80% of the additional homes to be affordable, with a number of retirement living properties for market sale. Ballot Position
 - Ballot took place in 2018 with nearly 75% of residents voting in favour of the scheme Planning Permission
 - Planning was awarded in 2020.

» Dollis Valley existing blocks and new home under construction





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