

WH4.6 Residential Decant Strategy

Background

The development phasing of the West Hendon estate regeneration has been based primarily on the need to rehouse existing Barnet Council secure tenants within a number of constraints:

- the existing estate layout
- initial sites available for development without demolition
- minimising the need for a Compulsory Purchase Order to be in place early in the programme
- maintaining the local infrastructure network
- the financial viability of development sequencing

BMLLP aims to give at least 12 month's notice to all residents and property owners of confirmed decant and demolition dates. Depending on the timing of the early phases this may not always be possible.

Secure Tenants

Barratt Metropolitan LLP (BMLLP) is contractually obliged to rehouse Barnet Council secure tenants living on the West Hendon estate. In order that tenants can be decanted to their new homes in a single move, each new build phase includes sufficient units to accommodate those secure tenants that must be moved to allow the existing properties in the next phase to be demolished.

Each secure tenanted household will have an interview, carried out by Barnet Homes and Metropolitan Housing Trust to ascertain their housing needs.

Secure tenants will be made an offer of a new build property on the estate in a single move with the same number of bedrooms as their existing property or more if housing need requires, in accordance with the West Hendon allocations protocol.

BMLLP will work with Barnet Council to seek Ground 10a consent from the Secretary of State. In the event that a dispute arises which cannot be resolved through the allocations protocol, the Council will be able to use its powers under Ground 10a to evict secure tenants who refuse to move. This will ensure that the development can proceed.

There are currently 212 secure tenant properties on the estate.

Non-Secure Tenants

Non-secure tenanted households will be rehoused by Barnet Council in the 12 month period leading up to the demolition date for the relevant block. These households will be rehoused by the Council in accordance with its allocation policies elsewhere in the borough.

There are currently 241 properties available to be let to non-secure tenants on the estate. At any one time this total will include a small number void properties which are relet by the Council on an ongoing basis.

Leaseholders & Freeholders

In the 12 month period leading up to the demolition date of the relevant block, BMLLP will negotiate with each leaseholder and freeholder to purchase their property. Properties will be purchased as if they were being acquired under a Compulsory Purchase Order e.g. at market

value, plus 10% compensation. The actual disturbance costs of the leaseholder or freeholder will be met by BMLLP, including legal, valuation and those associated with removals.

To ensure that all properties in a phase can be acquired before demolition is required, BMLLP will work with Barnet Council to seek a Compulsory Purchase Order. In the event that an agreed purchase price cannot be reached with a property owner, the Council will use its compulsory purchase powers to acquire the property in time for the phase demolition to take place.

BMLLP has already acquired 28 leasehold and freehold properties on the estate.

There are currently 116 leasehold and freehold properties on the estate still to be acquired.

Proposed Affordable Housing – Social Rent

To accommodate the secure tenants or around 219 social rent properties are proposed within the masterplan. These will meet the immediate rehousing needs identified for Phase 3a of 74 social rent units (31no. 1 bed, 31no. 2 bed, 7no 3 bed and 4no. 4 bed units). It is expected that 41 units will be delivered in Phase 3b, 36 in Phase 3c and 68 in Phase 4. This will complete the secure tenant decant.

The precise accommodation mix of later phases will be determined by the housing needs of those tenants identified to be moved into it.

The social rented properties will be owned and managed by Metropolitan Housing Trust. When properties become available for reletting, the Council will have nomination rights.

Proposed Affordable Housing – Intermediate

To complement the secure tenant decant and to meet the obligation to reprovide the net affordable accommodation on site, the affordable housing strategy includes the delivery of intermediate tenure affordable housing. Around 281 units in total are proposed to be delivered across the phased scheme.

The intermediate tenure properties will be owned and managed by Metropolitan Housing Trust. They will meet the Council's affordability criteria applicable at the time of completion.