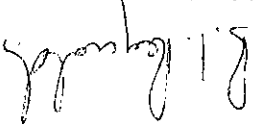


standards and with mixed tenure have proved very popular both within this country and elsewhere, and it is this kind of development - combined with good management - that we are seeking to provide in West Hendon.

Yours sincerely



Brian Reynolds

Director of Social Affairs and Deputy Chief Executive

financial assumptions relate purely to "buying out" those property owners or rehousing owner-occupiers by offering them the opportunity to transfer their equity into a new property under the Lovell Resale Covenant. It could be that some of the new homes on the Broadway are developed for market rent, as this would be an addition to the tenure choices available in the area, however, Metropolitan West Hendon has not bid on the basis of any obligation to develop market rent homes, and nor did Barnet Council ask them to do so.

viii) Metropolitan West Hendon is preparing a variety of fact sheets, one of which will be for owner-occupiers, which will be issued jointly with the council. They will be arranging separate meetings with this group to discuss their concerns and one of their priorities will be to agree a protocol for purchasing leasehold properties to ensure that all are dealt with fairly. Part of this will be to agree independent valuations, timescales for purchase, etc.

ix) Concerning the programme for the regeneration, Metropolitan West Hendon will have a rolling programme of construction and rehousing, kick-started with an enabling phase. The council will secure an agreement in the Heads of Terms that residents will only be obliged to move once, unless they choose to move twice to get an alternative location or style of property. This will require a detailed needs assessment for those households that are overcrowded. Obviously, there will have to be discussions with residents and their tenants' friend about transparent criteria that can be agreed with residents on what will constitute a reasonable offer.

x) Concerning Ramsey Close, Metropolitan West Hendon's proposals do include the redevelopment of this area for two main reasons: firstly, to improve the road network and, secondly, because Ramsey Close is at the end of their programme and the properties will be some 25 years old at that stage and there are likely to be some significant investment issues in any event.

Concerning some of the other general points raised in your questionnaire, in terms of the mix of homes for sale and rent, the Metropolitan West Hendon proposals were always based on their being no artificial divide between homes for sale or rent and the intention is to ensure that rented homes are pepper potted throughout the new development wherever possible, and obviously subject to residents express wishes.

We have already discussed with Metropolitan West Hendon the need to increase the number of affordable new homes in the development, and the only issue is one of funding them. As you know, the whole basis of our invitation to tender was that tenderers should bid on the basis of no public subsidy.

Concerning the infrastructure, I think we were all very clear within the council that the Metropolitan West Hendon scheme addressed these issues most comprehensively. Certainly, the proposals for traffic, parking, pedestrian safety, other transport links, and the SSSI were all best developed in their proposals.

In some ways, I am personally surprised that there has not been more comment about tall buildings, given their fairly patchy history where local authority ownership has been the case. However, it is also true that high-rise homes built to high

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Dear Andrew

West Hendon Estate Regeneration

Thank you for letter dated 20 September, and the results of your recent consultation.

Concerning the specific questions you raise:

- i) I will ask Margaret McPeake to send this maintenance schedule to you as soon as possible. Like you, we do not wish the estate to deteriorate and take on a neglected aspect during the 8-10 years of the regeneration. We believe a balance can be achieved between maintaining the estate adequately and not wasting investment.

- ii) Both the council and Metropolitan West Hendon also want to "get on with it". We are proposing that an early independent ballot is arranged; current thinking is that ballot papers will go out week commencing 25 November to coincide with an exhibition in the Marquin Centre on 29/30 November. The deadline for returned papers will be 6 December. If there is any change to this programme I will let you know, but you might like to put 29/30 in your diary if you wanted to pop in and see the exhibition.

- A joint newsletter from Barnet and Metropolitan has been drafted and will be distributed shortly, and this will be complemented by surgeries in our Local Service Centre. There will be an opportunity for local residents to meet the regeneration team on 18 October in the Local Service Centre.

- iii) Concerning environmental issues, you may recall that the bid from Metropolitan West Hendon was the most developed in relation to protection and enhancement of the triple SSI. Metropolitan West Hendon has met with English Nature and are in the process of developing a full environmental impact assessment – this will be submitted with their planning application.

- iv) We all share your views about parking! One way or another the motor car has made a big negative impact at West Hendon and it was the view of the officers and residents who assessed the tenders that Metropolitan West Hendon had the most complete set of proposals to deal with this issue.



v) Concerning tenure, I thought the position was very clear here and had been explained a number of times. However, for the record, for any tenant who wishes to remain a council tenant on the West Hendon Estate the council will take out a lease on a new home that has a sufficient interest to ensure that the Right to Buy can continue.

vi) Concerning an allocations policy, we want residents to have the maximum choice possible – there is no advantage to either the council or Metropolitan West Hendon restricting choice because a development of this size creates a great deal of choice.

- all existing secure council tenants, leaseholders and freeholders will be offered a new home of the same size or larger than their current home, unless they wish to move to a smaller home;
- households that are currently overcrowded, as set out in Barnet Council policy, will be offered a home to meet their circumstances;
- no household will be offered a home on a higher floor than the one they live on at the moment, unless that is their wish.

However, in addition to this, Metropolitan West Hendon has been clear that they will maximise choice of location and style of new home where residents are keen on keeping communities together and will ask Metropolitan West Hendon to rehouse people with neighbours of their choosing wherever possible. We think that there is a great opportunity here to develop 'Best Practice' in relation to housing allocations for existing residents, and will expect to see an approach that is in line with current choice based lettings pilots, both in Barnet and elsewhere.

We have yet to agree the criteria for assessing home size requirements, but would expect to see something along the following lines:

- priority for homes with gardens to be given to households with children under the age of 10;
- boys and girls of any age will not be expected to share a bedroom;
- children or young people of the same sex will not be asked to share a room if there is more than 7 years age difference between them;
- young people over the age of 18 will be entitled to their own room.

Metropolitan West Hendon will need to consult with residents on the allocations criteria, as with all policy issues, and so the above remains provisional at the moment.

vii) In relation to private tenants, no provision has been made for them. We were not able to provide information in the invitation to Tender about the number of private tenants and so Metropolitan West Hendon – as with the other tenderers – has had to assume that the private tenants will be limited to the privately owned leasehold/treehold purchased homes under the Right to Buy or in flats above shops on the Broadway. Metropolitan West Hendon's