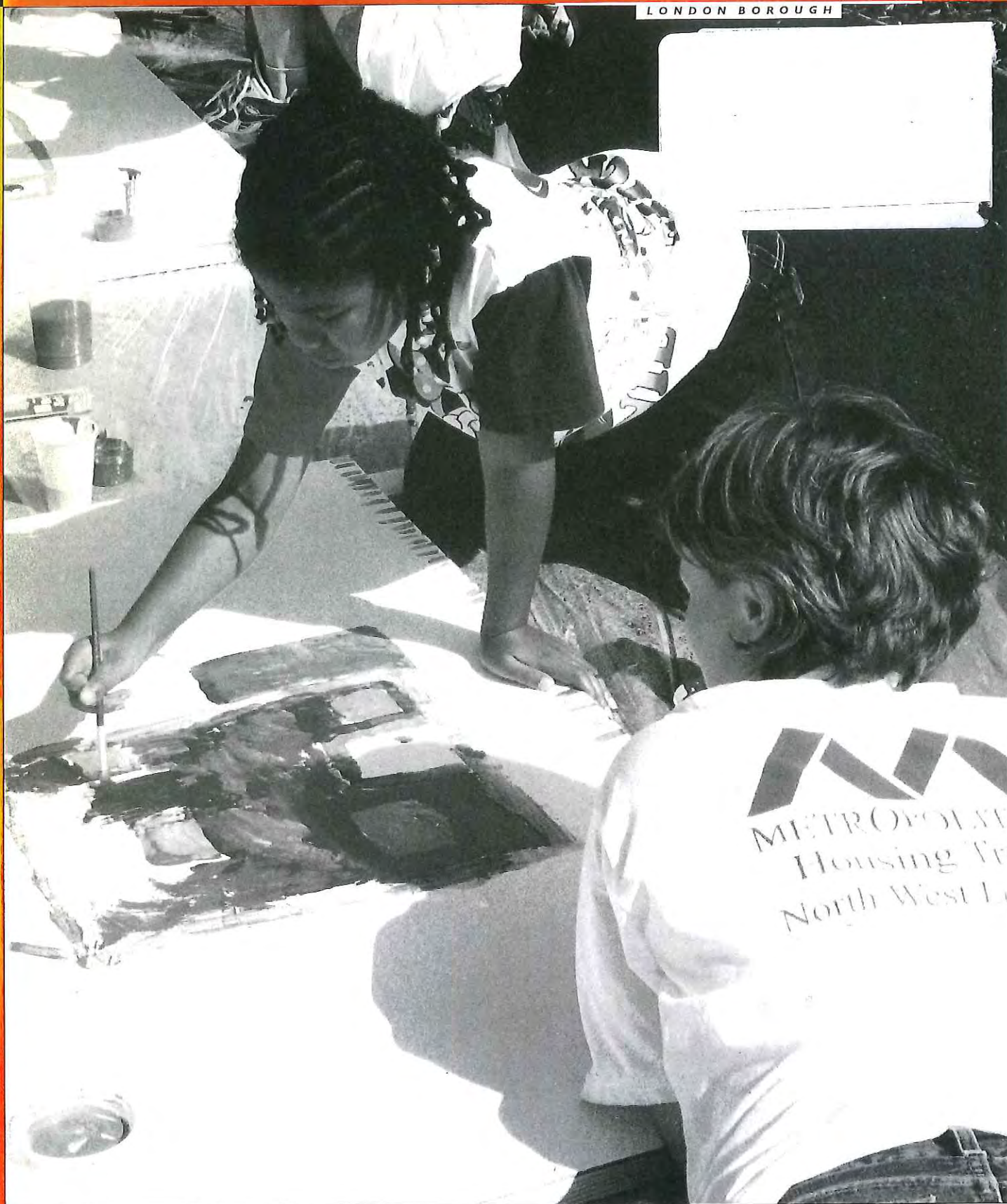


Barnet's Housing Strategy 2000/2003



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Barnet's Housing Strategy 2000-2003

Part 3

Section 3 Estate Regeneration

Our regeneration plans will tackle the conclusions of the Barnet Poverty Profile and the more detailed analyses of local issues identified with social housing residents. The Poverty Profile provides unequivocal evidence of the close association between the highest deprivation levels in Barnet and our largest social housing estates, which represent the majority populations of the Colindale and Burnt Oak wards and major proportions of West Hendon and Arkley wards. It identifies ten measures of deprivation, covering health, crime and unemployment. These wards take first and second place rankings on all but one of the ten measures, with the exception being an old age-related indicator. Creating holistic solutions to these findings is the key challenge for Barnet.

Grahame Park

Meeting the regeneration needs of Grahame Park is central to our housing strategy. Our plans flow directly from the Planning for Real event in 1999 and resident's work with our consultants in the appraisal of options for the estate's future. Since then, a Task Force of resident representatives, senior council staff and representatives from health, police, schools and the local college has been created to take forward our plans which include:

- reconfiguration of the central Concourse, including the replacement of two blocks by lower density, more open development

- redesign of other blocks of flats to create smaller street-style settings, including an element of high quality homes for sale
- improving tenure diversity by redeveloping the adjoining NHHT Adastral estate to provide a mix of shared ownership and market housing, together with an element of rented housing to enable decants from the Concourse housing.

We recognise that the needs of Grahame Park residents cannot be resolved through our housing investment plans. With the highest Jarman UPA score in Barnet and two of the estate's enumeration districts in the thousand most deprived in England, tackling residents' health, training and employment needs will be key to successful regeneration. One half of the estate population are aged under 20 and the teenage population will increase by one quarter during the next five years. Our bid for £2.6m funding from the Single Regeneration Budget Round 6 to support a £5.7m investment programme therefore proposes a range of innovative and mainstream projects to:

- tackle the root causes of ill-health
- improve educational attainment and life-long learning
- focus particularly on the needs of children and young people
- build capacity for greater resident ownership of estate services and management.

Our plans for the estate have been boosted by the Secretary of State's recent decision to uphold the council's decision to grant planning permission for the proposed development of the adjoining RAF East Camp site. As key outcomes of the Planning for Real initiative, the proposed s106 planning agreement includes a requirement for at least 15% of jobs for local people during construction and afterwards on the completed development, together with £1m funding for skills training, childcare and a temporary job centre on Grahame Park to enable achievement of these conditions of planning consent.

Proposals for West Hendon, Stonegrove and Dollis Valley

We are also examining opportunities to regenerate three of our other large estates. They are very different in character, presenting a range of inherent design weaknesses in respect of their construction, layout and amenity provision. No single solution will apply and we are therefore looking to work with development partners to:

- Reconfigure the layout of the blocks to use the available space and achieve the same or higher density of dwellings
- Develop a mix of dwelling types which will meet our needs for new homes over the next 3-5 years

- Develop balanced communities by diversifying the tenure mix and introducing leisure facilities and local health provision.
- Break down the barriers which currently exist between these large estates and surrounding communities
- Design out crime and improve the living conditions of future generations of tenants.

We know that we cannot achieve this on present levels of capital allocation but we believe that by realising the value of the land and working in partnership with developers and RSLs we can build sustainable communities where people will want to live in future.

Option appraisals and feasibility studies being carried out at present will inform the detailed consultation we will carry out with local residents and the Policy Development Committee's review of our investment choices later this year and in 2001.



Notting Hill Housing Trust's Adastral development – part of our regeneration programme for Grahame Park

