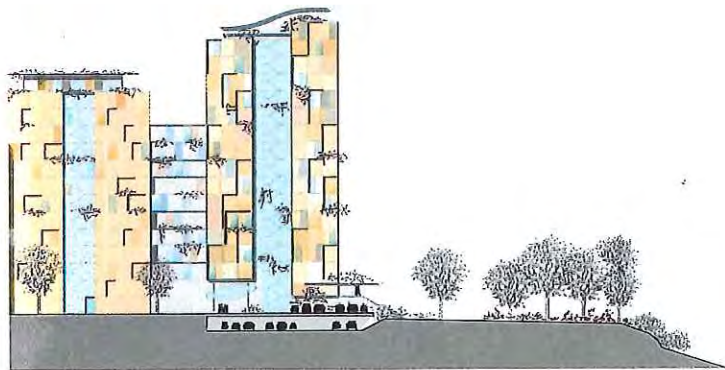


Putting the Community First



# Barnet Housing Strategy



2003-2010



*Public sector housing will kick start regeneration, with private sector investment introduced as each of the schemes progress*

## New Affordable Housing

The need for affordable housing has been met through the use of all useable housing capital receipts and a share of credit approvals, based on Housing's share of the Council's Annual Capital Guidelines. This has afforded a degree of certainty for the housing programme that has allowed for robust forward planning and flexibility over the timing of implementation of projects within the programme.

It is recognised that resources need to be stretched, and thus planning policies have enabled additional affordable housing to be built. The sale of council-owned land at less than market value has also assisted in maximising Housing Corporation monies and hence the number of new homes built, thereby reducing costs to the Council's revenue budgets of expensive and inappropriate temporary accommodation.

## Regeneration

Our regeneration plans demonstrate our innovative approach to tackling both these issues on our four largest estates.

Barnet is not able to access neighbourhood renewal funds from central Government. Our regeneration schemes rely on the inherent value of the land to generate sufficient cross subsidy to fund new replacement housing and other community infrastructure. The schemes therefore involve little public subsidy. Public sector housing will kick start regeneration, with private sector investment introduced as each of the schemes progress.



## West Hendon

With the Welsh Harp as the focal point, West Hendon is a unique area with rich potential for comprehensive regeneration. Forming part of the major Cricklewood/West Hendon/Brent Cross regeneration area, we plan to take forward the development of this 680 home housing estate situated along the A5 as a discrete component.

Barnet residents have again chosen the most radical option presented to them – a quite breath-taking scheme to replace their homes with new homes with spectacular views across the Welsh Harp SSSI. This remains the most exciting of the four priority estates and a number of statutory bodies (in particular the GLA and English Nature) will need to be satisfied we have got the balance right.

### Outcomes

- Replacement of 600 homes with 2,000 new mixed tenures homes
- enhancement of SSSI and the Welsh Harp
- £7m investment in new road and traffic layout
- £3m investment in new Thameslink Station
- energy efficient housing
- £330m investment over 8 years
- new town square and retail centre
- density of 516 rooms per hectare.

### Activity so far

- Major consultation with residents completed
- successful resident test of opinion on the proposals (74% in favour on a 62% turnout) in 2003.

### Timeline

- Submit planning application for West Hendon by December 2003
- start on site in 2005.

## Dollis Valley

This unpopular, 627 unit, high-density estate presents challenging investment needs. The blocks are mainly Large Panel Systems and are in poor repair and require an investment of £10m to prevent further decline. This would still not address the inherent problems in the estate's design and associated management problems. Three housing associations have been invited to develop plans for the area's regeneration.

### Outcomes

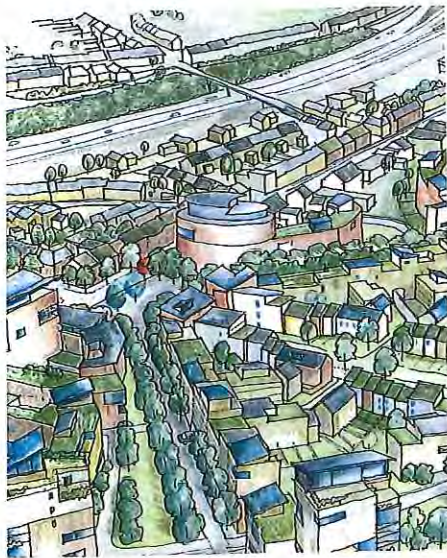
- Refurbishment or reprovion of existing stock
- remodelling to design out crime and nuisance.

### Activity so far

- New residents' regeneration association, assisted by independent tenant advisors
- three housing associations shortlisted.

### Timeline

- Select preferred partner for Dollis valley in December 2003.



## Cricklewood/Brent Cross

The draft UDP includes proposals for the Cricklewood/Brent Cross area. Costed plans submitted by the Cricklewood Development Partnership, Network Rail, Hammerson and Standard Life (Brent Cross side), Pillar Properties and Bellhouse Joseph propose a mixed use, predominately residential development on the Cricklewood side, 5,000 housing units (including percentage of affordable housing), a new town centre with commercial content, at least 5,000 jobs, as well as a Rapid Transport System and a new railway station. The Brent Cross extension will include some housing and hotel uses.

As the local planning authority and significant landowner we have a key role to play. We are progressing proposals in partnership with Hammerson and Standard Life, Pillar Property, Cricklewood Redevelopment Ltd, Metropolitan West Hendon and the Greater London Authority. We are keen to ensure that the partnership's proposals fully include Brent Cross, ensuring sustainment of the shopping centre as an integral part of the regeneration scheme.

Essential to the proposals is the development that links the North Circular Road to Cricklewood.

### Outcome

- Improved transport infrastructure including rail freight
- at least 5,000 housing units
- improved amenity open space
- high-density offices with retail amenity
- New Waste transfer facility
- significant retail floor expansion.

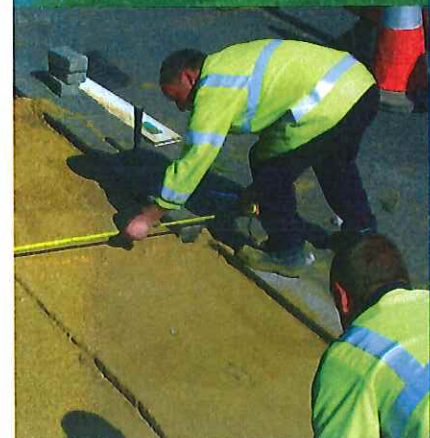
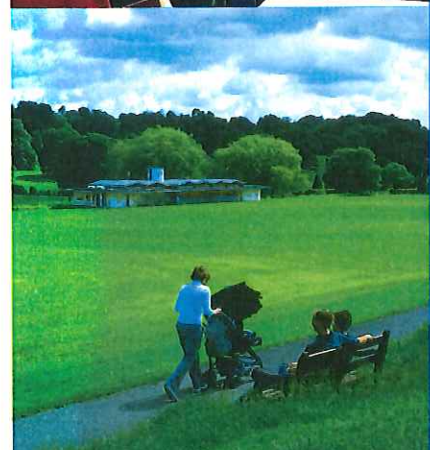
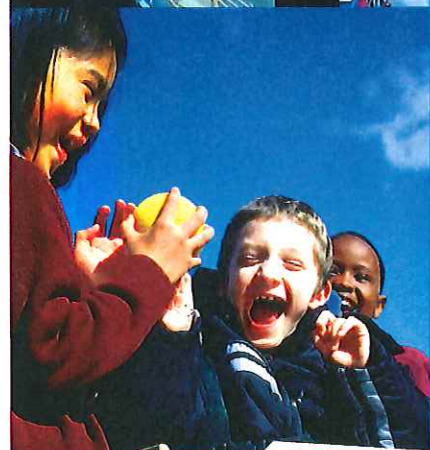
### Activity so far

- Masterplanning May-October 2003.

### Timeline

- Development framework and Supplementary Planning Guidance by December 2003
- UDP Public Enquiry January 2004
- expected Planning application for first phase, late 2004/5.





## Key Priorities for our Community

A First Class Education Service

Tackling Crime

Supporting the Vulnerable in our Community

A Cleaner Greener Barnet

Repairing Roads and Pavements