

Statement to the Inspector.

I wish to make representation for and on behalf of the West Hendon Residents Association, regarding the regeneration of the West Hendon Estate, Tuesday 27th January, 2015, 2 pm to 4 pm Hendon Town Hall.

The following comments are not in order of importance but are all relevant.

The Pledge

A Pledge of “like for Like” or better, and endorsed by the London Borough of Barnet was delivered to each household address, but unfortunately was reneged on. This created a mistrust that exists today.

Consultation

This remains more an ultimatum. It is decisions made without any prior notice or resident’s involvement.

Space Standard

There is a reduction in the existing living space compared to what was planned. Several one bed flats will be without windows in the kitchens.

Density

The increase from 680 units to 2000 in an area of 10.5 acres is clearly in breach of the London Mayors Matrix plan by 23% as to the number of people allowed per hectare. This was in response to my question on the density from LBB planning department representative at the Welsh Harp Joint Consultative Committee (WHJCC) 19th November, Town Hall Hendon. The 23% breach would have been identified by the planning department, the planning committee, and the cabinet where it would be given the final go ahead.

This could also possibly breach the EU regulations on the same principles.

With 29 storeys tower blocks expected to be built on York Memorial Park it would definitely be out character with the area. There will be a loss of natural light, over casting shadows, wind tunnels, including the adverse effect imposed on the Welsh Harp, a SSSI wildlife habitat, by the loss of birds, bats, bees, and trees.

Infrastructure

There is already a fragmented infrastructure unable to cope with the number of residents within the area, such as doctor’s surgeries, ante natal clinic, nurseries, etc. Due to the increase in population an extra 1600 vehicle parking will be needed, (a 0.8 space proposed) adding to an already highly polluted area.

Secure Tenants

The needs assessment and offers of three choices has now narrowed to one, which removes the choice or preference, to a take it or leave it option.

Non Secure Tenants

There is no guarantee or agreement with the developers and LBB to re-house NSTs, several having lived on the estate for more than 5 to 10 years.

Although the relocation process suggests non secure could be changed to a secure tenures. This is no guarantee as Mike Free then the leader of LBB had stated that 115 non secure tenants have had their tenures converted to secure tenures

I could not identify a single tenant where this could be proven.

Several had to attend court where a decision is yet to be decided.

CPOs

Several leaseholders having been served with CPO notices, find the terms and conditions a disadvantage, as they are unable to meet these demands. The final outcome may well have to be decided in the courts.

My comments

The elected members to the Partnership Board by the residents, is to represent their interest and should be allowed to do so by being properly consulted by the partners of the development scheme, on any changes to be made in advance, be allowed to challenge any decisions made without their consent whether it be legal or moral, to have questions pending answered honestly, within a reasonable given time.

The pledge and the PDA of 2009 be honoured

Housing stock transfer to a private landlord should be subjected to a proper ballot, a decision by the residents and not Barnet councillors.

The choice of landlord without any cohesion or threats

There should not be any home losses, or relocation of the residents already living here unless they choose to do so willingly.

LBB councillors as landlords have a duty to provide and protect its citizens, their homes, rather than support plans to making them homeless.

LBB are responsible to see that Barnet Homes do same, and to manage and provide repairs and maintenance to meet the Decent Homes Standard.

Yours sincerely

Derrick Chung

For and on behalf of the WHRA