

**THE LONDON BOROUGH OF BARNET  
(WEST HENDON REGENERATION AREA)  
CPO No 1 2014**

**STATEMENT OF EVIDENCE OF MR PAUL SHIPWAY  
(Head of Strategy and Performance – London Borough of Barnet)**

**PLANNING INSPECTORATE REF: APP/NPCU/CPO/N5090/74016**

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## **1. INTRODUCTION**

- 1.1 My name is Paul Shipway and I am currently the Head of Strategy and Performance for RE (Regional Enterprise) Ltd, a joint venture between the Council and Capita plc. I started working for RE on 1<sup>st</sup> October 2013 and immediately prior to this I had worked for the London Borough of Barnet since 1<sup>st</sup> September 1997.
- 1.2 I am responsible for providing support and advice to the London Borough of Barnet on Housing Policy and Strategy matters, including the development of the Council's Housing Strategy and management of their relationship with Barnet Homes, an arm's length management organisation that manages the Council's housing stock and housing needs and advice services.
- 1.3 I have been responsible for developing and maintaining the Council's Housing Strategy since April 2003.
- 1.4 Prior to April 2003 I was the Housing Performance Manager for the Council's Housing Service with responsibility for producing internal performance reports, government returns and Best Value performance indicators.

## **2. SCOPE OF EVIDENCE**

- 2.1 In my evidence I will :
  - 2.1.1 Describe the Council's Housing Strategy and the role of the regeneration of West Hendon in the delivery of this
  - 2.1.2 Describe the Council's approach to decanting secure and non-secure tenants
  - 2.1.3 Provide information about the physical condition of the existing homes on the West Hendon Estate
  - 2.1.4 Respond to the following objections relating the areas covered within this evidence including:
    - Existing estate dwellings are structurally sound and adequate
    - Breakup of a strong community
    - Secure tenants should have the choice to remain Council tenants and must also have guarantees that any new lease is on the same terms as their existing lease
    - There is no provision for temporary or privately renting tenants on the estate

## **3. The Council's Housing Strategy**

- 3.1 Until 2003 the Council was required to submit a Housing Strategy document every year to the Government, and this statement provides an overview of the Council's Housing Strategy documents produced in 2000, 2001, 2002 and 2003. After 2003, Local Authorities were no longer required to produce an annual Housing Strategy document and the Council's next Housing Strategy

was produced in 2009/10 and agreed by Cabinet in April 2010. Barnet has recently produced a new draft Housing Strategy and is currently consulting on this.

### **Barnet's Housing Strategy 2000-2003 [Appendix 1]**

- 3.2 The regeneration of the Barnet's largest council housing estates, including West Hendon, Grahame Park, Stonegrove/Spur Road and Dollis Valley, has been a key component of the Council's Housing Strategy since 2000, when it was identified in Barnet's Housing Strategy 2000-2003 that a key challenge was creating holistic solutions to deal with the correlation between the highest deprivation levels in Barnet and the *"the close association between the highest deprivation levels in Barnet and our largest social housing estates"*. (Appendix 1 Part 3, Section 3 Page 24 as highlighted)
- 3.3 Barnet's Housing Strategy 2000-2003 also recognised that the Council's objectives of regenerating West Hendon and the other large council estates could not be met from the capital resources available at the time, but *"that by realising the value of the land and working in partnership with developers and Registered Social Landlords we can build sustainable communities where people will want to live in future"*. (Appendix 1 Part 3, Section 3 Page 25 as highlighted)
- 3.4 In view of this, the Barnet's Housing Strategy 2000-2003 set out plans to examine opportunities for estate regeneration on its largest estates with a view to:
- 3.4.1 *"Reconfigure the layout of the blocks to use the available space and achieve the same or higher density of dwellings,*
  - 3.4.2 *develop a mix of dwelling types which will meet our needs for new homes over the next 3-5 years*
  - 3.4.3 *Develop balanced communities by diversifying the tenure mix and introducing leisure facilities and local health provision*
  - 3.4.4 *break down the barriers which currently exist between these large estates and surrounding communities,*
  - 3.4.5 *design out crime and improve the living conditions of future generations of tenants."*
- (Appendix 1 Part 3, Section 3 Pages 24-25 as highlighted)

### **Barnet's Housing Strategy 2001 [Appendix 2]**

- 3.5 The 2001 Housing Strategy identified regeneration as the Council's key strategic challenge:
- "Barnet's key strategic housing challenge for the next five years is the regeneration of the borough's most deprived neighbourhoods- particularly our priority estates."* (Appendix 2 Executive Summary, Page 2 as highlighted)

Noting that:

“...nothing short of major regeneration will increase real opportunities for these residents, so we have made it our first, most challenging priority.”  
[Appendix 2 Part 2, Page 6 as highlighted]

- 3.6 The 2001 Strategy stated that a radical solution was needed to the needs of the West Hendon Estate as part of a wider approach to Neighbourhood Regeneration in Cricklewood and West Hendon

**Barnet’s Housing Strategy 2002-5 [Appendix 3]**

- 3.7 By 2002, as set out in the Barnet Housing Strategy 2002-5, the Council had developed its strategy for its housing stock and delivery of the Decent Homes programme. In broad terms, this involved proceeding with the regeneration of its four largest council estates, including West Hendon, and carrying out a stock options appraisal for the remainder of the portfolio.
- 3.8 In 2000 the Government had published its Housing Green Paper; *Quality and Choice: A Decent Home for All* which included a commitment that all council homes should be brought up to a decent standard, and following the 2000 Spending Review set a public service agreement (PSA) target to make all council homes decent by 2010. This meant that the Council had to develop a plan for meeting this PSA target.
- 3.9 The Decent Homes standard set out a minimum standard that the Government expected all council homes to meet by 2010, including

<b>Criterion</b>	<b>Dwellings which fail to meet this criterion</b>
(a) It meets the current statutory minimum standard for housing	Those containing one or more hazards assessed as serious ('Category 1') under the Housing Health and Safety Rating System.
(b) It is in a reasonable state of repair	those where either: - one or more of the key building components are old and, because of their condition, need replacing or major repair; or - two or more of the other building components are old and, because of their condition, need replacing or major repair.
(c) It has reasonably modern facilities and services	those which lack three or more of the following: - a reasonably modern kitchen (20 years old or less); - a kitchen with adequate space and layout; - a reasonably modern bathroom (30 years old or less); - an appropriately located bathroom and WC; - adequate insulation against external noise (where external noise is a problem); and - adequate size and layout of common areas for blocks of flats.  A home lacking two or fewer of the above is still classed as decent, therefore it is not necessary to modernise kitchens and bathrooms if a home meets the remaining criteria.
(d) It provides a	This criterion requires dwellings to have both effective

reasonable degree of thermal comfort	insulation and efficient heating. It should be noted that, whilst dwellings meeting criteria b, c and d are likely also to meet criterion a, some Category 1 hazards may remain to be addressed. For example, a dwelling meeting this criterion may still contain a Category 1 damp or cold hazard.
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Source: Section 4, Page 11, *A Decent Home: Definition and guidance for implementation June 2006*, Department for Communities and Local Government

- 3.10 As the new social homes to be provided on the regeneration estates, including West Hendon, would exceed the Decent Homes standard, they were not included in the Council's subsequent bid for Decent Homes funding which was submitted to the Government in 2003 and described in Barnet's Housing Strategy 2002-2005:
- 3.11 *"Our first priority will continue to be the current regeneration programme ...which already includes action to deliver modern housing that will more than satisfy the new decent homes standard."* (Appendix 3 Section 4, Page 11 as highlighted)
- 3.12 The 2002-5 Housing Strategy also set out how plans for the regeneration of West Hendon were being progressed in partnership with residents, traders and other stakeholders as a discrete component of the Council's wider plans for the regeneration of Cricklewood and Brent Cross. (Appendix 3 Section 5, Page 15 as highlighted)
- 3.13 In addition, the plans for regenerating West Hendon were set out in more detail, including the replacement of the existing 600 homes with some 2000 new homes built to a very high design standard, along with the redesign of the existing town centre which was in decline, and significant improvements to local transport infrastructure, including improvements to the local Thameslink rail station. (Appendix 3 Section 5, Pages 15-16 as highlighted)

**Barnet Housing Strategy 2003-2010 (Appendix 4)**

- 3.14 Delivery of the Council's regeneration plans was predicated on the cost of each scheme being met through the realisation of land values and the sale of private homes; this was set out in Barnet Housing Strategy 2003- 2010:  
  
*"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".* (Appendix 4, Page 17 as highlighted)
- 3.15 The 2003-2010 Housing Strategy also reported that in December 2002, in a non-statutory test of opinion, 74% of West Hendon residents on a 62% turnout voted in favour of the principle of proceeding with the Council's plans to regenerate the estate. (Appendix 4, Page 63 as highlighted)

## Housing Strategy 2010- 2025

- 3.16 Following publication of Barnet Housing Strategy 2003-2010 in January 2004, Barnet's next and current Housing Strategy was agreed by the Council's Cabinet in 2010, and has the overarching objective of *Providing housing choices that meet the needs and aspirations of Barnet residents.*(CDA.26)
- 3.17 Barnet's 2010 Housing Strategy sets out how the Council will deal with a number of challenges including high prices, a shortage of affordable housing and a potential threat to the qualities that make the Borough attractive. In addition it was recognised that in some areas, particularly in the West of the Borough there were opportunities for significant transformation and regeneration without damaging successful suburban areas. (Paragraph 3, Page 4 CDA.26)
- 3.17 The Council's regeneration plans continue to be a key element of the 2010 Housing Strategy which restates the opportunities for significant transformation and regeneration in some areas of the Borough, including West Hendon and other regeneration estates.
- 3.18 The 2010 Housing Strategy (CDA.26) identifies the following core objectives:
- 3.18.1 Increasing housing supply, including family sized homes, to improve the range of housing choices and opportunities available to residents (Page 6)
  - 3.18.2 Improving the condition and sustainability of the existing housing stock (Page 12)
  - 3.18.3 Promoting mixed communities (Page 16)
  - 3.18.4 Maximising opportunities available for those wishing to own their home (Page 19)
  - 3.18.5 Providing housing related support options that maximise the independence of Residents (Page 21)
  - 3.18.6 Providing excellent value services that exceed resident's expectations (Page 28).
- 3.19 Housing is a key driver for the Council's growth and regeneration plans, and the regeneration of West Hendon will contribute significantly towards the delivery of the 2010 Housing Strategy objectives "increasing housing supply" and "promoting mixed communities". These will be delivered through the provision of both affordable and market housing. The Scheme will provide up to 2000 new homes, of which a minimum of 25% will be affordable, including no less than 43% social rented units.
- 3.20 The rationale for estate regeneration is set out in the 2010-2015 Housing Strategy (CDA.26) as follows:

*"Our estate regeneration schemes will see the dismantling of our largest mono tenure council estates which have proved to be unpopular and limiting in terms of*

*opportunities for residents living on them. These failing post war estates, Grahame Park, West Hendon, Stonegrove/Spur Road and Dollis Valley will be replaced by mixed tenure estates with new social housing, but also opportunities for entry level and market home ownership.”* (Paragraph 3, Page 7, CDA.26)

3.21 This is expanded upon further as follows:

*“Barnet is generally a prosperous place, but with pockets of deprivation particularly in the West of the Borough and on our largest council estates. Deprivation figures which were last updated in 2007 show that Barnet has 6 super output areas that are amongst the 10% most deprived in the country – as the map below shows these coincide with our largest council estates at Grahame Park, West Hendon, Stonegrove and Dollis Valley. The main themes of Barnet’s Local Area Agreement are **Driving Success** and **Tackling Disadvantage** and we want to create communities in these areas where residents have the same opportunities and access to economic success enjoyed across the Borough as a whole. A key objective of the Council’s strategy for these estates and other less affluent areas is regeneration which will involve the demolition and replacement of existing mono tenure social housing with more diverse mixed tenure communities.”* (Paragraph 1, Page 16 CDA.26)

### **Draft Housing Strategy 2015- 2025**

3.22 The Council is currently developing a new draft Housing Strategy(CDA.27). The Council’s Housing Committee approved the draft strategy on 27 October 2014 and have authorised officers to carry out a consultation exercise on it between December 2014 and February 2015, following which a revised draft will be considered by the Housing Committee for final approval in April 2015.

3.23 The Council’s draft housing strategy (CDA.27) includes the following core objectives:

3.23.1 Increasing Housing Supply (Page 12)

3.23.2 Delivery of Homes that people can afford (Page 20)

3.23.3 Sustaining quality in the Private Rented Sector (Page 23)

3.23.4 Tackling Homelessness (Page 25)

3.23.5 Providing suitable housing to support vulnerable people (Page 28)

3.23.6 Deliver efficient and effective services to residents (Page 35).

3.24 Regeneration is dealt with under the first of the above objectives, in the following paragraphs of the draft Housing Strategy:

*“**Estate regeneration**- focuses on the Council’s largest estates, Grahame Park, West Hendon, Stonegrove/Spur Road and Dollis Valley, and seeks to*



*replace poor quality mono-tenure estates with high quality and modern mixed-tenure developments. Much of this is achieved through taking advantage of existing low densities which provide the opportunity for a higher number of new homes financed through private sales. Once fully completed, estate regeneration will see 3,000 existing council dwellings replaced with almost 7,000 mixed tenure homes, with existing secure council tenants rehoused in new homes provided by housing associations.*

*Although hampered by the economic downturn, good progress has been made with the estate regeneration programme. A total of 388 new homes have already been delivered at Stonegrove/Spur Road, with the whole scheme expected to complete by 2018, and 194 new homes have been built at West Hendon. Grahame Park has proved more challenging, but 390 new homes have already been provided with 147 currently on site. Following the appointment of new delivery partners, Countryside Properties and London and Quadrant Housing Association, the first phase of Dollis Valley is now on site with the whole scheme expected to complete by 2018.” (Paragraphs 4&5, Page 14 2015-2025 CDA.27)*

- 3.25 The draft Housing Strategy also recognises that the process of regeneration can be disruptive for residents and sets out the Council’s intention to minimise this:

*“We recognise that regeneration can be a disruptive process for residents, particularly those that are living in non-secure accommodation, and will seek to minimise this disruption at the point that tenants are required to move by making use of flexibilities within our allocations scheme and providing advice and support.” (Paragraph 6, Page 14CDA.27)*

- 3.26 In summary, progressing the Regeneration Project is fundamental to delivery of the Council’s Housing Strategy, since as well as ensuring that the social existing homes are replaced with homes that meet the Decent Homes Standard, it will enable the delivery of up to 2000 new homes to meet housing need in the borough. In addition, the Estate, which suffers from high levels of deprivation, will be replaced with a new mixed tenure development that integrates with the surrounding area, meeting a key objective for the Council in tackling the problems associated with its largest council estates.

#### **4. Decant Strategy**

- 4.1 The high level strategy for decanting residents on the West Hendon Estate is described in the Residential Decant Strategy (CDB.12). This document sets out that all residents should normally expect to receive at least 12 months' notice before they are expected to move. (Paragraph 3, Page 1 CDB.12)
- 4.2 The decanting of both secure and non-secure tenants is managed by Barnet Homes on behalf of the Council.

#### **Secure tenants**

- 4.3 The Residential Decant Strategy also confirms that the Developer is contractually obliged to rehouse the Council's secure tenants within the new development and those tenants are entitled to a property of at least the same size or larger if required by their housing need in accordance with the West Hendon allocations protocol which has been incorporated into a moving pack for secure tenants, West Hendon Regeneration Secure Tenants' Moving Pack (developed in conjunction with the Resident's Regeneration Group). (Appendix 5, Page 9)
- 4.4 Secure tenants may also choose to be rehoused away from the Estate; in which case their needs will be assessed in accordance with the Council's Housing Allocations Scheme that sets out how the Council allocates social housing in the Borough and other assistance that it provides to housing applicants, including advice and access to housing in the private rented sector.
- 4.5 Under the Council's Housing Allocations Scheme, households are assessed against a set of banding criteria which determine the level of priority that they will have for council and housing association homes that become available for letting. The scheme also sets out the size of accommodation that households will be considered for based on their size. Extracts from the Housing Allocations Scheme are attached at Appendix 6 and the full document can be accessed on the Council's website here: [http://www.barnet.gov.uk/download/downloads/id/3187/revised\\_housing\\_allocations\\_scheme\\_october\\_2013](http://www.barnet.gov.uk/download/downloads/id/3187/revised_housing_allocations_scheme_october_2013).
- 4.6 All secure tenants are entitled to a Home-loss Payment to compensate them for the loss of their home, as well as a disturbance payment to meet costs that they may incur in moving home, including removal expenses, disconnection and reconnection of existing telephones and appliances including plumbing washing machines, disability adaptations, redirection of post for 3 months and the provision of carpets.
- 4.7 All secure tenants who need to move in order to enable phase 3b and 3c of the Scheme to proceed have been visited by Barnet Homes and their housing needs assessed using the Secure Tenants Allocations Protocol for new West Hendon Homes (Appendix 5, Pages 9, 10, 11 & 12) for those wishing to

remain on the Estate, and the Council's Housing Allocations Scheme (Appendix 6) for those wishing to move elsewhere. The accommodation requirements identified through this assessment is summarised in the following table:

Size Required	Number of Secure tenants
1 Bed	26
2 Bed	35
3 Bed	7
4 Bed	6
Total	74

- 4.8 Of the 74 secure tenants, two occupy homes which are not due to be demolished until a later phase of the Scheme and one of these has opted not to move for the moment.
- 4.9 As described at page 47 paragraph 10.2 of the Council's Statement of Case [CDA.11], vacant possession of properties occupied by secure tenants has been sought through the use of possession proceedings following Secretary of State approval of the redevelopment and regeneration of the Estate on 1 August 2014 (CDA.16).
- 4.10 Notices of Seeking Possession (NOSPs) were served on all remaining secure tenants on 13 November 2013. Following the requisite 28 day notice period (i.e. from 15 December 2014) the Council may issue proceedings seeking a possession order under section 83 of the Housing Act 1985 and Ground 10A of Part II to schedule 2 of that Act.
- 4.11 However, as at November 2014, 4 of the above secure tenants have been housed outside of the estate at their own choice, 64 have accepted offers of a secure tenancy in a new home in one of the new blocks within the Scheme that are due to be completed in April 2015. In addition, 1 tenant completed a right to buy purchase of their home in May 2014. This leaves 4 tenants who need to be allocated a new home.
- 4.12 Of the 4 tenants who have not accepted an offer of alternative accommodation, 2 cannot be accommodated within the new blocks at this stage as they need larger homes than they currently occupy, so will be moved temporarily and rehoused permanently in a later phase of the Scheme. The remaining two did not wish to move to a home in one of the new blocks, and Barnet Homes is currently discussing with them the possibility of moving temporarily elsewhere on the Estate, with a view to rehousing them permanently as secure tenants on a later phase of the Scheme.

### **Non-secure tenants**

- 4.13 The Residential Decant Strategy [Ref CDB.12, Page 1 Paragraph 9 ] sets out that non-secure tenants will be rehoused by Barnet Council in accordance

with its Housing Allocations Scheme ( see 4.5 above) in the twelve months leading up to demolition.

- 4.14 There are 86 non-secure tenants who need to be moved by March 2015 to enable phases 3b and 3c of the West Hendon Regeneration Scheme to proceed.
- 4.15 As at December 2014, Barnet Homes have visited and assessed 72 of the non-secure tenants who are due to be moved in accordance with the Council's Housing Allocations Scheme. Of these, 51 have already been rehoused. and the cases of 6<sup>1</sup> non-secure tenancies have been cancelled and homelessness duty discharged. This leaves 11 of the households whose needs have been assessed to be rehoused, of who 9 have been offered accommodation and a further 14 households where assessments of housing need still need to be completed.
- 4.16 For the 14 non secure tenants where assessments are still to be completed, Barnet Homes had conducted initial assessments of 6 and are awaiting documents from the residents. A further 3 have failed to engage with Barnet Homes. The remainder are either having a change in circumstances investigated or are subject to eviction proceeding due to rent arrears.
- 4.17 Barnet Homes have a Decant Project Officer who is working full time on ensuring that the remaining assessments are completed as a priority.
- 4.18 An assessment of Housing Supply and Demand in the Borough has been carried out and was reported to the Council's Growth and Regeneration Board in July 2014 and based on this the Council is confident that Barnet Homes will be able to complete the outstanding assessments and rehouse all non-secure tenants who need to move before the end of March 2015.
- 4.19 Of the 51 non-secure tenants who have already been rehoused, 33 have benefited from being rehoused permanently with a secure tenancy, and the remaining 18 placed in long term temporary accommodation.
- 4.20 The Council has endeavoured to minimise the amount of disruption experienced by non-secure tenants who are required to move. As part of the rehousing assessment, the individual circumstances of each household have been considered in detail, including access to schools, medical facilities and support networks. 50 of the non-secure tenants who have been rehoused have been found a new home within the Borough, with 1 household placed in Harrow. The average distance that non-secure tenants have moved from the Estate is 3 miles.
- 4.21 There is a range of help that non-secure tenants can receive when they are moved, including:

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<sup>1</sup> Of those cancelled, 6 were found to be no longer in occupation, 2 were assessed and found not in priority need following the end of a discretionary allocation of accommodation, and 6 were cancelled following refusal of a suitable offer of accommodation.

- 4.19.1 Assistance with removals.** All non-secure tenants are offered the opportunity for the removal of their belongings to be carried out by Barnet Homes' contractor JA Steels at no cost to themselves.
- 4.19.2 Discretionary Housing Payments (DHP).** Applicants with medical requirements or who are unable to move in the given timeframe can apply for the DHP to cover the rent on the property they are moving from for 1 week in order to give them time to move, as housing benefit can only be claimed on one property at a time.
- 4.19.3 Furniture and Decoration Vouchers.** Where a non-secure tenant is rehoused in a council property, up to £250 can be awarded dependent to help them furnish or decorate the accommodation.
- 4.19.4 Crisis Fund.** Tenants can be referred to the Crisis Fund in order to purchase essential furniture items such as white goods, beds, or items necessary to make a property safe and suitable to live in. The Crisis Fund can also be used in order to lessen the detrimental impact of a move on children in key educational years. For example to purchase season train tickets in order for children to continue attending the same college, universities in very specific circumstances.

## **5. Stock Condition**

- 5.1 As set out in the Council's Housing Strategy 2002- 2005 the Council's approach to meeting the Decent Homes standard on its largest council estates including West Hendon, was by delivering new homes through its regeneration programme:

*"The new decent homes standard is welcomed by the Council which has long been committed to providing comfortable decent homes for local people.*

*Our first priority will continue to be the current regeneration programme for Barnet's four largest estates covering some 3,000 homes....which already includes action to deliver modern housing that will more than satisfy the new decent homes standard." (Appendix 3, P11 as highlighted).*

- 5.2 The properties within the Estate are in a poor state of repair and many of the dwellings do not meet the Decent Homes Standard and it is estimated that a total of at least £11.429 million would need to be spent to on the dwellings as explained further in paragraphs 5.3 and 5.4 below.
- 5.3 In summary, Barnet Homes currently estimate that a total of £4.816m of investment would be required to bring the internal areas of homes up to the Decent Homes standard as summarised in the table below:

Element	Number of Properties	Estimated Cost	Fail Against Decent Homes Criterion (see 3.9 above)
Kitchens	419	£ 2,514,000	Reasonable state of repair (other components) It has reasonably modern facilities and services
Electrical	420	£ 1,302,000	It is in a reasonable state of repair
Bathrooms	410	£ 820,000	Reasonable state of repair (other components) It has reasonably modern facilities and services
Heating	76	£ 180,000	Reasonable state of repair (key component)
	384	£	
	<b>Total Cost</b>	<b>£ 4,816,000</b>	

5.4 In addition, the external areas of the estate are in a poor state of repair as summarised in the table below:

Item	Estimated Cost
Electrical rising mains	£560,000
Work to Lifts	£250,000
Replacement of Door entry systems	£1,267,500
Works to communal areas including decorating and flooring	£3,000,000
Windows	1,536,000
<b>Total Estimated Cost</b>	<b>£6,613,500</b>

5.5 The works described above would not address the increased likelihood of mould growth and condensation associated with the inherent thermal inefficiency of the properties because of their large panel concrete construction, which could only be resolved by some form of external cladding.

5.6 Even if the works described in paragraphs 5.3, 5.4 and 5.5 above were carried out, this would not address the inherent problems arising from the Estate as set out in the Council's Statement of Case (CDA.11 paragraph 3.5 page 13-14).

5.7 In addition, leaseholders on the estate would be obliged to contribute to the cost of any additional major works carried out to the Estate.

5.8 Some essential works have been carried out on the Estate, for example electrical rising mains were replaced earlier this year. Leaseholders on the estate are required to contribute to the cost of these works and some have been unhappy with the bills that they have received which are in the region of £8,000 to £10,000. In recognition of the fact that the leaseholder properties will be demolished at some point, the Council's Cabinet Resources Committee

agreed in April 2014 that bills will be discounted to reflect the number of years that remain before the dwelling is due to be demolished.

## **6. Conclusion**

- 6.1 The regeneration of the Estate has been a key element of the Council's Housing Strategy since 2000, which has focused on a programme of demolishing and rebuilding the Council's largest council estates to address inherent problems associated with their design and layout.
- 6.2 As well as improving living conditions and the local environment for residents, the Scheme will also provide additional new homes which will help to meet housing demand in the Borough.
- 6.3 Appropriate arrangements are in place to rehouse both secure and non-secure tenants currently living on the Estate, so that secure tenants are guaranteed a new home within the Scheme of at least the same size they currently occupy. Whilst non-secure tenants are not offered the same guarantees as secure tenants, many of them have already been moved to a secure tenancy elsewhere in the Borough.
- 6.4 The Housing stock at West Hendon is in poor condition and it would cost more than £11m to deal with outstanding repairs, which would still not address the inherent problems associated with the design and layout of the estate, and the large concrete panel construction of the existing homes.

## **7. Responses to Objections**

- 7.1 The Council made the Order on 17 June 2014 and following notification of all parties within Tables 1&2 of the Order, the objection period closed on 18 July 2014.
- 7.2 95 Objections were received and a summarised Schedule of Objectors can be found at **CDD.05**. The Council considers that 79 of these objectors are within the Order and are therefore Remaining Objectors, whilst 16 are not within the Order and are considered Non-Remaining Objectors.
- 7.3 A number of objections received raised similar issues, and so for convenience, the objections have been grouped by theme in the summary at **CDD.06**
- 7.4 A draft copy of the Schedule of Objection Themes in **CDD.06** was provided to the Inspector at the Pre-Inquiry Meeting held on 19 November 2014.
- 7.5 I have set out below a bullet point summary of the issues raised in objections made to the Order that I have addressed in this proof:
- Existing estate dwellings are structurally sound and adequate
  - Breakup of a strong community

- Secure tenants should have the choice to remain Council tenants and must also have guarantees that any new lease is on the same terms as their existing lease
- There is no provision for temporary or privately renting tenants on the estate

7.6 I have dealt with each of the specific points made by the individual objectors that relate to the issues identified above. Other points made by the same objector that do not fall within the context of the issues outlined above have been dealt with by other Council witnesses as set out in the Schedule at **CDD.06**.

### **Existing estate dwellings are structurally sound and adequate (Objection Theme 7)**

7.7 The following objectors have submitted objections stating that the existing Estate dwellings are structurally sound and adequate.

Objector Number	Plot	Objector	Remaining/Non-Remaining
8.01 - 8.42	Various	Various	13 Non - Remaining & 29 Remaining

**7.8 Response:** Whilst there is no suggestion that the Estate dwellings are structurally unsound, properties on the Estate are considered to be in a poor state of repair, providing sub-standard accommodation for residents and due to the potential for damp and mould growth and excessive cold associated with the large panel construction method used to build them, qualify as defective dwellings under the Housing Act 1985 as amended by the Housing Act 2004. Estimates undertaken by the Council suggest that upgrading the existing housing to Decent Homes Standard would require considerable investment as set out above in paragraphs 5.3 and 5.4 and in any event, would still fail to address some of the inherent problems arising from the Estate as set out in paragraph 3.5 of the Statement of Case (CDA.11).

### **Breakup of a strong community (Objection Theme 24)**

7.9 The following objectors have submitted objections stating that they are concerned about the breakup of a strong community.

Objector Number	Plot	Objector	Remaining/Non-Remaining
7	N/a	P M Cooke	Non-Remaining
8.01 - 8.42	Various	Various	13 Non - Remaining & 29 Remaining



17	14	Adekunbi Adubifa	Remaining
18	14	Afsanah Monafred	Remaining
21	T2-20	Marlene Guimaraes	Remaining
22	T2-20	Michael & Anne Thoumine	Remaining
23	T2-20	James & Mary Benham	Remaining
24	T2-20	Mohammed Naveed Siddiqui	Remaining
25	T2-20	Sadaf Ahmed	Remaining
26	T2-20	Aasif & Amina Variava	Remaining
27	T2-20	Adeoba & Adebimpe Okekunle	Remaining
28	T2-20	Piyush & Dipavali Patel	Remaining
29	T2-20	Mary Olubi	Remaining
30	4 & 5	Amratlal & Bharti Asawala	Remaining
31	4 & 5	Ronald Green & Luke Sabarta	Remaining
32	5	L De Montfort	Remaining
33	5 & 6	Alexander Whelan	Remaining
36	10 & 11	Diane Steel	Remaining
37	10 & 11	Mazhar & Zahida Hussein	Remaining
39	10 & 11	Siobahn Rothnie	Remaining
40	10 & 11	Fuard & Facel	Remaining
41	T2-20	Peter Wicker	Remaining
42	T2-20	Ali Rahimian	Remaining
43	T2-20	Kate Merrell & Branko Pajevic	Remaining
44	N/a	11 Warner Close	Non-Remaining

		12 Warner Close 14 Warner Close 25 Warner Close 46 Warner Close 59 Warner Close  2 Marsh Close 4 Marsh Close 11 Marsh Close 36 Marsh Close 124 Marsh Close 161 Marsh Close 164 Marsh Close 229 Marsh Close	
45	18 & 19	Adelaide Adams	Remaining
46	18 & 19	Felicity Ibe	Remaining
47	18 & 19	Jacqueline Parsons	Remaining
49	18 & 19	Hassan & Maria Osman	Remaining
50	18 & 19	Collis Graham & Marlene Newman	Remaining
51	18 & 19	Eagle Bay Limited (Farhat Baig)	Remaining
52	20	Imad Hazeez	Remaining
53	20	Joseph Killeen	Remaining
54	20	Naseem Kadiri	Remaining

**7.10 Response:** A key driver of the Regeneration Project is to improve the conditions for local residents and address problems associated the existing estate which have a negative impact on the local community which are set out in more detail in paragraphs 3.4, 3.5, 3.13 and 3.14, of the Council's Statement of Case (page 13-14 and 16 CDA.11).

7.11 Once completed, the new estate will benefit from high quality and well-designed homes, a more balanced tenure mix, better integration with the surrounding area and increased access to public open spaces.

- 7.12 The Council's approach to the Regeneration Project has always been to provide existing secure tenants with the opportunity to remain on the Estate as part of what will be a stronger local community, with a guarantee that they will be rehoused in the new replacement social homes that are being provided.
- 7.13 The Council has also ensured that residents have been involved in the shaping of plans to regenerate the Estate from their inception, initially with a consultation process which culminated in a test of opinion in November and December 2002.
- 7.14 On-going consultation continued through engagement with the Resident Regeneration Group (RRG), facilitated by an independent tenant advisor and open to all residents of the Estate.
- 7.15 In June 2014, the RRG was replaced by the West Hendon Regeneration Partnership Board, which comprises resident representatives, the Council, the Developer and other stakeholders, which will act as a consultative body in relation to the Scheme.
- 7.16 An overview of the consultations that have taken place on West Hendon between 2002 and 2014 is provided in the Statement of Case (CDA.11 pages 8 – 12 paragraphs 2.12 to 2.16 inclusive).
- 7.17 Non-secure tenants are not guaranteed rehousing on the West Hendon Estate, but as described in section 4 above, will be rehoused according to their current needs in accordance with the Council's Housing Allocations Scheme, and 33 out of 51 non-secure tenants housed so far have been found a home within the Borough and on average just over 3 miles from the estate.
- 7.18 Through the delivery of improved new homes and an improved tenure mix in addition to the Council's continued commitment to resident engagement, it is envisaged that a strong community will be retained.

**Secure tenants should have the choice to remain Council tenants and must also have guarantees that any new lease is on the same terms as their existing lease (Objection Theme 27)**

- 7.19 The following objectors have submitted objections stating that secure tenants should have the choice to remain Council tenants and must also have guarantees that any new lease is on the same terms as their existing lease.

<b>Objector Number</b>	<b>Plot</b>	<b>Objector</b>	<b>Remaining/Non-Remaining</b>
4	N/a	Andrew Dismore	Non-Remaining
8.01 - 8.42	Various	Various	13 Non - Remaining & 29 Remaining

**7.20 Response:** All existing secure tenants within the Estate will be given the opportunity to move into new homes within the Scheme. Secure tenants will have a choice of either remaining a secure Council tenant or transferring over to an assured Metropolitan Housing Tenancy. Secure tenants will be able to retain their Right-to-Buy entitlement. If secure tenants do not want to remain on the Estate they will be offered suitable alternative accommodation off the Estate.

7.21 Where secure tenants opt to move into a new home on the estate and remain a Council tenant, the Metropolitan Housing Trust will grant the Council a lease of 150 years, and the Council will then grant a standard Council tenancy agreement to the tenant.

7.22 The new homes for existing secure tenants will be built to the Mayor's London Housing Design Guidelines and will be at least as large as the existing homes.

7.23 Secure tenants will be offered a new build home on West Hendon with the same number of bedrooms as their current home or more if their housing need requires. If they would prefer to move to a smaller home this option will be considered.

7.24 Of the 74 secure tenants who need to be rehoused by the end of March 2015, 4 have already chosen to be rehoused outside of the Estate and have moved, whilst 64 have accepted an offer of accommodation in one of the new blocks within phase 3a of the Scheme which are currently being built, and will be ready for occupation in April 2015.

**There is no provision for temporary or privately renting tenants on the estate (Objection Theme 28)**

7.25 The following objectors have submitted objections stating that there is no provision for temporary or privately renting tenants on the Estate.

<b>Objector Number</b>	<b>Plot</b>	<b>Objector</b>	<b>Remaining/Non-Remaining</b>
4	N/a	Andrew Dismore	Non-Remaining
8.01 - 8.42	Various	Various	13 Non - Remaining & 29 Remaining

**7.26 Response:** As stated at paragraph 4.3 (page 10) above, the contractual obligation on the Developer to rehouse existing tenants within the Estate only applies to the secure tenants.

- 7.27 Non-secure tenants will be visited by officers from Barnet Homes' Housing Options team to discuss their housing needs for the future with a view to rehousing them following an assessment in accordance with to the Council's Housing Allocations Scheme (see paragraph 4.5 above).
- 7.28 As at 1 November 2014, Barnet Homes have visited and assessed 72 of the non-secure tenants who are due to be moved. Of these, 51 have already been rehoused and 10 tenancies which have been cancelled, (including 2 who were found to be no longer in occupation, 2 were found to be not in priority need, and 6 following refusal of suitable alternative accommodation). This leaves 11 of the households whose needs have been assessed to be rehoused, of which 9 have been offered accommodation, and a further 14 households where assessments of housing need still need to be completed.
- 7.29 Of the 51 non-secure tenants who have already been rehoused, 33 have been rehoused permanently with a secure tenancy, and the remainder placed in long term temporary accommodation.
- 7.30 50 of the non-secure tenants who have been rehoused have been found a new home within the Borough, with 1 household placed in Harrow at their request. The average distance that non-secure tenants have moved from the estate is just over 3 miles.
- 7.31 Private Tenants have been informed to contact their landlord to find out the date that the landlord requires them to leave the property. They have also been advised to start contacting local estate agents at this early stage to register their property search requirements. In the event that a private tenant is made homeless, they can make a homelessness application to the Council via Barnet Homes, which will be considered as part of the Council's general statutory responsibilities under homelessness legislation.

## 8. Declaration

I believe that the facts stated in this proof of evidence are true.



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**Mr Paul Shipway dated 19 December 2014**