

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

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

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

## **Summary Statement of Evidence: Mr Paul Shipway**

### **1. Introduction**

- 1.1 My name is Paul Shipway and I am the Head of Strategy and Performance for RE (Regional Enterprise) Ltd.
- 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.

### **2. Scope of Evidence**

- 2.1 My statement covers three areas:
- The Council's Housing Strategy
  - The Decant Strategy
  - Stock Condition
- 2.2 My statement also provides a response to a number of objection themes as detailed in section 5.

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

- 3.1 Until 2003, the Council produced an annual housing strategy as part of the Housing Investment Plan submissions required by the Government from all local authorities.
- 3.2 From 2003, local authorities were no longer required to produce a Housing Strategy every year, and the Council produced a housing strategy in 2003 and did not produce another until 2010.
- 3.3 The Council has recently produced a new draft housing strategy will consult on this from January 2014 until March 2014.
- 3.4 The regeneration of the Barnet's largest council housing estates has been a key component of the Council's Housing Strategy since 2000.
- 3.5 The various iterations of the housing strategy produced between 2000 and 2003 set out the rationale for developing plans to regenerate the West Hendon Estate by demolishing the existing homes and replacing them with new homes and associated infrastructure.
- 3.6 The Council identified a correlation between the highest levels of deprivation in the Borough and the largest social housing estates and an opportunity to reconfigure these large estates to provide new communities with a more balanced dwelling mix, whilst providing more homes by making better use of the available space.

- 3.7 The lives of existing residents would be improved by providing better integration with the surrounding communities, providing improved living conditions and designing out crime.
- 3.8 As nothing short of a major regeneration would increase real opportunities for residents living on the largest estates, regeneration was identified as the Council's first and most challenging priority.
- 3.9 The Housing Strategy set out that the regeneration estates were not included in a bid for Decent Homes funding made by the Council in 2003, as the new social rented homes being provided would exceed the Decent Homes Standard.
- 3.10 The regeneration of the West Hendon Estate contributes to the Council's current Housing Strategy 2010 - 2015 objectives "increasing housing supply" and "promoting mixed communities" by providing up to 2000 new homes of mixed tenure to replace the existing mono-tenure estate.
- 3.11 The 2010–2015 Housing Strategy reiterated the Council's objective of creating communities where residents have the same opportunities and access to economic success enjoyed across the Borough as a whole through its regeneration programme.
- 3.12 The Draft Housing Strategy 2015–25 notes the progress that has been made with the regeneration programme, including the delivery of 194 new homes at West Hendon. It also notes the disruption that regeneration can create for residents and seeks to minimise this as the point that tenants are required to move.

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

##### **Secure Tenants**

- 4.1 Secure tenants at West Hendon are entitled to be rehoused in a new home on the Estate of at least the same size that they currently occupy.
- 4.2 Secure tenants overcrowded in accordance with the *Secure Tenants Allocations Protocol for new West Hendon Homes* will be entitled to a larger new home; the Protocol also describes how priority for new homes will be determined.
- 4.3 Secure tenants have the choice to be rehoused off the Estate, in which case they will be assessed in accordance with the Council's Housing Allocations Scheme, which is used to allocate social housing in the Borough.
- 4.4 74 secure tenants need to move to accommodate the next phase of the West Hendon regeneration, and at November 2014, 64 of these have accepted the offer of a new home on the Estate, 4 have been housed outside the Estate and 1 has exercised the Right to Buy. This leaves 4 secure tenants who need to be found alternative accommodation.

## **Non Secure Tenants**

- 4.5 There are 86 non secure tenants who need to be moved to accommodate the next phase of West Hendon regeneration.
- 4.6 Non- secure tenants will be rehoused in accordance with the Council's Housing Allocations Scheme.
- 4.7 At December 2014, Barnet Homes have assessed 72 of the non-secure tenants, and of these 51 have been rehoused, with the exception of 1, within the Borough boundary and on average just over 3 miles from the Estate.
- 4.8 33 of the non- secure tenants rehoused have benefited from a secure tenancy, whilst the remaining 18 have been housed in long term temporary accommodation.
- 4.9 For the 14 non secure tenants where assessments are still to be completed, Barnet Homes are awaiting documents from 6, 3 have not engaged and the remainder are either having a change in circumstances investigated or are subject to eviction proceedings for rent arrears.
- 4.10 Barnet Homes have a Decant Project Officer working full time to ensure the remaining assessments are completed as a priority.
- 4.11 A range of help is available to non-secure tenants when they move including removals and furniture and decoration vouchers.

## **5. Stock Condition**

- 5.1 Existing homes on the West Hendon Estate are in a poor state of repair and many of them fail the Decent Homes Standard.
- 5.2 Barnet Homes estimate that at least £11.4m is needed to meet the Decent Homes Standard and address the poor state of repair of external areas of the Estate.
- 5.3 Additional expenditure would be required to address inherent problems associated with the large panel construction of homes, including mould growth, condensation and excessive cold.
- 5.4 Some essential works have been carried out on the Estate, including the replacement of electrical rising mains earlier this year, and some leaseholders have been unhappy with the contribution that they are liable to pay towards the cost of this.
- 5.5 Further major works to the Estate would generate additional charges for leaseholders.

## **6. Responses to objections**

### **Existing estate dwellings are structurally sound and adequate**

- 6.1 The properties are in a poor state of repair for the reasons set out in section 5 above. In addition, the potential for mould growth and excessive cold associated with the large panel construction method used to build them, means the existing dwellings qualify as defective dwellings under the Housing Act 1985 as amended by the Housing Act 2004.

### **Breakup of a strong Community**

- 6.2 Secure tenants can remain on the Estate and the Council has ensured that residents have been involved in the shaping of plans to regenerate the West Hendon Estate from their inception.
- 6.3 Resident involvement has been facilitated by an independent tenant advisor and there has been engagement with the Resident Regeneration Group, which was recently replaced by the West Hendon Regeneration Board, which comprises residents, the Council, the Developer and other stakeholders.

### **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**

- 6.4 Where a secure tenant wishes to remain a council tenant, Metropolitan Housing Trust will grant a 150 year lease to the Council which will then grant a standard council tenancy agreement to the tenant.

### **There is no provision for temporary or privately renting tenants on the Estate**

- 6.5 As described in section 3 above, non-secure will be rehoused in accordance with the Council's Housing Allocations Scheme.
- 6.6 Private tenants have been advised to contact their landlord to find out the date that the landlord requires them to leave the property and to contact local estate agents to register their property requirements.
- 6.7 Private tenants who are made homeless can also apply to Barnet Homes who will consider assisting them under the Council's general statutory responsibilities under homelessness legislation.


## **7. Conclusion**

- 7.1 The Regeneration of the West Hendon 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.

- 7.2 As well as improving living conditions and the local environment for residents, the Regeneration of West Hendon will provide additional new homes which will help to meet housing demand in the Borough.
- 7.3 Arrangements are in place to rehouse both secure and non-secure tenants currently living on the West Hendon Estate, and the former are guaranteed a new home on the Estate of at least the same size they currently occupy. Whilst non-secure tenants are not offered the same guarantees, many of them have already been moved elsewhere in the Borough.
- 7.4 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 panel construction of the existing homes.

**8. Declaration**

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



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**Mr Paul Shipway dated 19 December 2014**