

## RESIDENTS MOVING INTO NEW AFFORDABLE HOMES THIS MONTH



Block G is now complete

More than 70 West Hendon households will be moving into their new homes in Gadwell House and Bullfinch House (Block G) later this month.

Metropolitan are working with the secure tenants in preparation for their move and the homes will be ready to move into at the end of April.

The first block of housing to be completed in Phase 3, previously known as Block G, is on the site of the old Perryfield Way car park.

There will be NO house moves planned to take place on 6th, 7th and 8th May to allow residents to be free to vote in the General Election on 7th May.

### DETAILED PLANS FOR NEXT PHASE OF REGENERATION APPROVED

Councillors have given the go-ahead for the next two phases of homes to be built in the regeneration project.

Works on these buildings are unlikely to begin until a decision is received on the Compulsory Purchase Order that will allow Barnet Council to take ownership of the buildings required for demolition. Work could start in early 2016.

Phase 3B will comprise of two blocks situated between Block E and G and will provide a variety of homes including maisonettes, family and smaller homes. The blocks are staggered in height and will range from three to seven storeys.

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Of the 86 non-secure tenants due to move out of their homes in the current phase of the regeneration Barnet Homes have now rehoused 60 of them.

Barratt Metropolitan has been supporting residents with their impending moves by holding financial inclusion workshops and ensuring that secure tenants have all the information they need to make their move a success.



Computer generated image of the next phase of development

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## NEW INFORMATION WEBSITE FOR WEST HENDON RESIDENTS.

A new, easy-to-use information website will soon be launched for residents of the West Hendon Estate.

The website aims to provide regular updates and information about the project, including news of upcoming construction work.

There will also be more community news and important information for leaseholders, and secure and non-secure tenants of the estate.

You will find it at the same web address: [www.west-hendon.co.uk](http://www.west-hendon.co.uk)

## FREE FINANCIAL ADVICE FOR RESIDENTS

Metropolitan held a Financial Inclusion Workshop at 189 The Broadway to assist residents with planning and preparing for their upcoming moves.

Experts were on hand to help with advice on:

- Identifying any benefits you are entitled to e.g. family tax credit
- Budgeting and debt advice
- Identifying other agencies offering support

Barnet Homes and Metropolitan staff were available to answer other questions and are available at all times to offer personal advice to around 15 West Hendon residents.

These workshops will be held at each stage of the regeneration project.

## OPEN MEETING FOR RESIDENTS

The West Hendon Partnership Board held an open meeting on Monday 13<sup>th</sup> April at the West Hendon Community Centre.

Items discussed included: decanting of secure and non-secure tenants, secure tenants' rents and service charges, leaseholder valuations and the use of 'Guardians' to occupy empty properties.

For more information about the Partnership Board please contact Robert Webb, West Hendon Residents Independent Advisor, on 07730 624 358 or [robert.w@pep.org.uk](mailto:robert.w@pep.org.uk).

## BARRATT METROPOLITAN HELP BOUNCE BALL COURT BACK INTO LIFE

Young basketball players are now able to hone their skills on the West Hendon estate after Barratt Metropolitan helped refurbish the ball court.

BMLLP refurbished the court by providing a new fence, brand new basketball equipment, refurbished goal posts, and newly painted court lines across the ball park.

Several thousands of pounds has been invested by Barratt Metropolitan. The court will now be used by the wider public.



West Hendon has a ball court once again

## DETAILED PLANS FOR NEXT PHASE OF REGENERATION APPROVED

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Of the 298 new homes in this phase, 99 homes will be made available to existing secure council tenants and some will also be made available to leaseholders in 33 -135 Tyrell Way and Warner Close.

Plans for 2,000 new homes and a range of community facilities were approved by Barnet Council in July 2013.

The development is being built in six phases with Phases 1 and 2 having already been built. Phase 3 is split into three sub-phases: 3A, 3B and 3C.

Phase 3A was granted planning permission in November 2013 – when approval was also given for the overall regeneration - and is currently being built.



A computer generated image of the view across the regenerated estate

## BARRATT DEVELOPMENTS AND RSPB JOIN FORCES

Barratt Developments and the Royal Society for the Protection of Birds have signed a national three year agreement that will see Barratt Developments introducing nature friendly designs into its housing.

Barratt Developments is trialling the project on a development in Aylesbury Vale but it is hoped that some of the same measures will be rolled out in the next stage of the West Hendon regeneration project.

The development in Aylesbury includes orchards, hedgehog highways, newt ponds, tree-lined avenues, fruit trees in gardens, bat, owl and swift nestboxes and nectar-rich planting for bees. Barratt Metropolitan LLP is already making a £500,000 financial commitment, through S106 contributions, to help protect and enhance the Welsh Harp.

## UPDATE ON CPO INQUIRY

The government inspector who held the recent Compulsory Purchase Order (CPO) inquiry will be passing her report to central government for consideration. Due to the General Election the decision may be delayed until the end of the summer.

The CPO inquiry verdict will confirm whether or not Barnet Council has a legal right to compulsorily acquire the properties required to start work on the next phase of the regeneration. Barratt Metropolitan continue to work hard on acquiring properties via the private treaty process, without the need to use a CPO.

## HELP TO BUY EVENT A SUCCESS

First time buyers hoping to get on the housing ladder have been taking a look around Barratt London's show apartments.

An event for purchasers interested in using the Government's Help to Buy scheme was held in March with large numbers of buyers registering their interest.

## CONSTRUCTION WORKING GROUP

The last Construction Working Group was held from 6.30pm - 7.30pm on 16<sup>th</sup> April at 189 West Hendon Broadway. To attend or to find out more please call 0845 460 6011.

## KEY DATES

<b>West Hendon Careers Fair</b>	23 <sup>rd</sup> July
<b>Residents start moving into Block G</b>	April - May
<b>Completion of Block E</b>	Second half of 2015

## APPRENTICESHIPS ON OFFER NOW

Are you interested in joining us as an apprentice and building a future together?

Two apprentices have recently joined the West Hendon Construction Team and Barratt London is currently recruiting for more!

With a Barratt Apprenticeship you will get to work towards industry recognised qualifications and experience practical on-the-job training with plenty of support.

To join us as an apprentice, you'll need to be good with your hands, good with people, and happy to work outdoors in all kinds of weather.

**A Careers Fair will take place at West Hendon Community Centre from 2pm – 5pm on 23<sup>rd</sup> July.**

If you are interested in joining us as an apprentice please visit:

[barratffuturetalent.co.uk](http://barratffuturetalent.co.uk)

Or email us on:  
[info@west-hendon.co.uk](mailto:info@west-hendon.co.uk)



# BARRATT APPRENTICESHIPS

Why choose between a university/college education, or paid employment – when you can have the best of both worlds, and a little bit more besides? With a Barratt apprenticeship you'll not only get to work towards industry-recognised qualifications, you'll also get to experience practical on-the-job training with plenty of support.

**We are currently offering the following apprenticeships:**

To join us as an apprentice, you'll need to be good with your hands, good with people, and happy to work outdoors in all kinds of weather. Willing to learn and study, you'll have a good general education, ideally with GCSEs in Maths and English. Naturally, you'll also demonstrate enthusiasm, initiative and dedication. In return, you'll enjoy good rates of pay and benefits including 21 days holiday and a pension scheme.

To find out more about how we can build a future together, visit  
**[barratffuturetalent.co.uk](http://barratffuturetalent.co.uk)**

Twitter - @BarrattApps

Facebook - barratffuturetalent

## CONTACT US

### Barnet Council

For information about the regeneration please contact:

### Regeneration Services

t: 020 8359 7381  
e: [regeneration@barnet.gov.uk](mailto:regeneration@barnet.gov.uk)

### Capita

For information about the private treaty leaseholder acquisition process please contact:

### Rosie Moore

t: 020 7544 2000  
e: [hendon.regen@capita.co.uk](mailto:hendon.regen@capita.co.uk)

### Barnet Homes

For information about management of the existing estate and non-secure tenant rehousing please contact:

### Regeneration Team

t: 020 8359 2900  
e: [talktous@barnethomes.org](mailto:talktous@barnethomes.org)

### Barratt London

For information about building works on site please contact:

### Community Hotline

t: 0845 460 6011  
e: [info@west-hendon.co.uk](mailto:info@west-hendon.co.uk)

### Metropolitan

For information about moving to your new home on the estate please contact:

### Sheila Morcombe

t: 020 3535 4250  
e: [westhendons@metropolitan.org.uk](mailto:westhendons@metropolitan.org.uk)

### Independent Advice

If you would like to speak to someone independent of the Council and Barratt Metropolitan LLP then you can obtain information and advice from:

### Robert Webb of Priority Estates Project (PEP)

t: 01793 737294  
m: 07730 624358  
e: [Robert.w@pep.org.uk](mailto:Robert.w@pep.org.uk)  
w: [pep.org.uk/west-hendon-regeneration.html](http://pep.org.uk/west-hendon-regeneration.html)

## Translations

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خلاصه این نوشتار دارید، لطفاً از تماس زیر استفاده کنید  
در صورتیکه میل به دریافت ترجمه فارسی Sheila Morcombe

श्री ममने आ दसुवेदमा प्रसारणे नरदुमो दुजरेल्लिमी शोरोमो शोय  
नो वृया केली संकेत साशो. Sheila Morcombe

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Sheila Morcombe 020 3535 4250

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