



Lakeside, West Hendon



LATEST NEWS:

COME AND SEE THE LATEST PLANS FOR THE REGENERATION

Barratt Metropolitan LLP are working on revised proposals for the regeneration of the West Hendon Estate. We would like to invite all residents to an open drop-in session to see how the plans are taking shape and give their views to the development team.

EVENT DETAILS:

WHEN:

Tuesday 27th March between
3.00pm and 8.00pm

WHERE:

Community Space,
189 West Hendon Broadway

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Lakeside phases

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YOUR QUESTIONS ANSWERED

WHY HAS THE REGENERATION BEEN DELAYED?

While we have been able to make progress with the first two phases of development – Pilot and Lakeside – the economic circumstances of the last few years have left the overall regeneration at risk.

The previously approved plan faces a shortfall of £85 million in funding, which has made it impossible to continue with the current proposals. We are therefore looking at how we can revise our proposals to see the regeneration move forward.

HOW DO THE NEW PLANS MAKE A DIFFERENCE?

We've been working hard to see if the regeneration could be delivered in a better way that would help to plug the £85 million funding gap.

We believe that the new plan can solve many of the funding problems and allow us to carry on with the regeneration, but we want to hear from residents about what they think before we go any further.

WHAT ARE THE DIFFERENCES BETWEEN THE OLD PLAN AND THE NEW ONE?

We are still working on the new plans and there is some more information on the page opposite about progress so far.

At the moment, the new plans will see the same number of new homes delivered on the estate – 2,171 – but the redevelopment is now unlikely to include the houses in Ramsey Close along with a number of commercial properties along the Broadway which were to be purchased and demolished.

The main changes to the scheme will see a new layout for the site and there may be a change to the order in which new buildings are built and old buildings are demolished.

We will have more information at the drop-in session on the 27th March and in future newsletters on the proposed order of construction and demolition.

WILL THOSE RAMSEY CLOSE TENANTS ALREADY ALLOCATED A HOUSE IN THE LAKESIDE PHASE STILL BE MOVING TO THEIR NEW HOMES?

Yes, they will move when the new houses are complete later this year.

WHEN WILL I BE MOVING?

At this stage, we don't know in what order residents will move. We will be providing detailed information on residents' individual situations in the near future, as we progress the plans.

WHO DO I CONTACT IF I HAVE GOT A QUESTION ABOUT MY SITUATION?

If you have any questions or queries about your personal situation, please contact Metropolitan on 020 3535 4250 or email westhendon@mht.co.uk

You can also contact your Independent Advisor from Solon Community Network, Helena Trippe, free of charge on 0800 884 0800 between 9am and 5pm Monday to Friday. If you call in the evening or at weekends you can leave a message and she will phone you back. You can also email info@solon.org.uk

WHEN WILL WE SEE MORE DEVELOPMENT AND WHERE?

We hope to submit a fresh planning application for the new masterplan later this year. We will be keeping all residents updated regularly on progress and we should have more definite timescales towards the end of this year.

WHAT IS HAPPENING WITH THE LAKESIDE DEVELOPMENT ON SITE?

The Lakeside development is progressing well and is due for completion in March 2013. It includes 35 rented homes for Barnet Council tenants currently living on the estate. These tenants have already been notified that they will be moving.

MORE NEWS ON PROGRESS AT LAKESIDE IS ON THE BACK PAGE.

The Emerging Plans

Barratt Metropolitan LLP has been working with new architects, Allies and Morrison, on a revised masterplan for the site.

The previous proposals, agreed by the London Borough of Barnet in 2008, have suffered as a result of the recent economic downturn. This has made it impossible to continue with the previous plan, which was suffering from a funding gap of approximately £85 million.

The proposals are still at a very early stage and we would like residents to let us know what they think before we develop more detailed plans.

In summary, the new proposals will include the same number of new homes (2,171), but will see a likely reduction in the total new affordable homes on-site to 543 units (previously 680) to help close the £85 million funding gap.

Ramsey Close is unlikely to be included within the scheme and will remain as it is now along with a number of properties along the Broadway which were to be purchased and demolished.



Sketch image showing how the new layout might evolve



An early sketch showing the revised proposals

Please come along to our drop-in session on the 27th March for more details and to talk to the development team.

The Development Team

The development team is made up of a number of different partners. Barratt Homes and Metropolitan (known together as Barratt Metropolitan LLP) are leading the regeneration project, in conjunction with architects, Allies and Morrison.

The team is working closely in partnership with the London Borough of Barnet and Barnet Homes to ensure that the regeneration is delivered in the best way possible for residents.

Over the next few months we will be consulting with residents as the new proposals develop, before submitting a planning application later on this year. We hope to continue work on the new properties next year, following the completion of Lakeside.

TIMELINES

PILOT COMPLETED

The first new 8 houses to be built on the estate, on the former site of the Lakeview Children's Centre, have been completed and tenants from the estate have moved in.



LAKESIDE PROGRESSING WELL

The development of Phase 2, known as Lakeside, is progressing well and the first properties are expected to be finished in July 2012.

The 186 properties include 35 rented homes which will house existing tenants from the estate. They will create an attractive new area on Cool Oak Lane.



DROP-IN SESSION REMINDER

Remember to come along to our drop-in session on the 27th March at 189 West Hendon Broadway.

Representatives of Allies and Morrison, Barratt Homes, Metropolitan and Barnet Council will be on hand to explain the emerging new masterplan and answer any questions.

We look forward to seeing you then.



Translations

Si vous désirez un résumé de ce document traduit en français, veuillez contacter: Sheila Morcombe

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Eğer bu belgenin bir özetinin Türkçe'ye çevrilmesini isterseniz, lütfen Şuraya başvurunuz: Sheila Morcombe

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Sheila Morcombe

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

જો તમને આ દસ્તાવેજના ઓછામાં ઓછા સારાંશની જોડણી હોય
તો કૃપા કરી સંપર્ક કરો. Sheila Morcombe

جس اگر آپ کو اردو میں درکار ہو تو براہ مہربانی رابطہ کیجئے:
اس دستاویز کے خلاصے کا تر
Sheila Morcombe

Sheila Morcombe 020 3535 4250

If you would like a copy of this in large print, on audio tape or in any other format please phone 020 3535 4250.

Contact Details

To find out more about the regeneration you can contact:

Metropolitan

t: 020 3535 4250

e: westhendons@mht.co.uk

London Borough of Barnet

t: 020 8359 7188

Barnet Homes

t: 020 8359 5410

You can also contact your Independent Advisor from Solon Community Network, Helena Trippé, free of charge on **0800 884 0800** between 9am and 5pm Monday to Friday. If you call in the evening or at weekends you can leave a message and she will phone you back. You can also email info@solon.org.uk