

**THE LONDON BOROUGH OF BARNET (WEST HENDON REGENERATION
AREA) COMPULSORY PURCHASE
ORDER (No 2) 2016**

And

**THE LONDON BOROUGH OF BARNET (WEST HENDON MAJOR
HIGHWAY WORKS) COMPULSORY PURCHASE ORDER
(No 2a) 2016**

SUMMARY STATEMENT OF EVIDENCE OF **MR PAUL SHIPWAY**
(Strategic Lead Housing – London Borough of Barnet)



PLANNING INSPECTORATE REF : ENV/3164290

: NPCU/CPO/N5090/77105

1. INTRODUCTION

- 1.1 My name is Paul Shipway and I am currently the Strategic Housing Lead for the London Borough of Barnet within the Council's Commissioning Group.
- 1.2 I am responsible for strategic housing matters for the Council, including maintaining the Council's Housing Strategy and the commissioning of housing services within the borough.

2. SCOPE OF EVIDENCE

- 2.1 My statement covers three areas:
- The Council's Housing Strategy
 - Stock Condition
 - The Decant Strategy
- 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's latest Housing Strategy 2015-2025 (**CDA.24**) was approved by the Council's Housing Committee on 19 October 2015. This builds upon the

principles outlined in the previous strategies and sets out the case for increasing housing supply.

- 3.4 The regeneration of the Barnet's largest council housing estates has been a key component of the Council's Housing Strategies 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 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 London Borough of Barnet 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 sets 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 Estate contributes to the Council's 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 Housing Strategy 2015–25 notes the progress that has been made with the regeneration programme, including the delivery of 257 new homes at West Hendon. It also notes the disruption that regeneration can create for residents and seeks to minimise this at the point that tenants are required to move.

4. STOCK CONDITION

- 4.1 Existing homes on the Estate are in a poor state of repair and many of them fail the Decent Homes Standard.
- 4.1 The Secretary of State in confirming CPO1 agreed with the Council that and Inspector that the residential accommodation on the estate is dated and significant financial resources would be required to bring the homes up to Decent Homes Standards.
- 4.2 Additional expenditure to address the condition of the existing homes would not address inherent problems associated with the large panel construction of homes and the layout of the Estate.
- 4.3 Further major works to the Estate would generate additional charges for leaseholders.

5. DECANT STRATEGY

Secure Tenants

- 5.1 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.

- 5.2 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. This 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**).
- 5.3 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 ("**CDA.28**") which is used to allocate social housing in the Borough.
- 5.4 29 secure tenants need to move to accommodate the next phase of the West Hendon regeneration, and at March 2017, 24 of these have already accepted the offer of a new home on the Estate.
- 5.5 Of the 5 tenants who have not accepted an offer of alternative accommodation, 1 will need to move prior to their replacement home on the estate being ready due to urgent medical needs, 1 is considering making a request to be moved away from the estate and the remaining 3 have not returned their acceptance forms.

Non-Secure Tenants

- 5.6 There are 73 non-secure tenants who need to be moved by the summer 2018 to accommodate the next phase of West Hendon regeneration.
- 5.7 Non-secure tenants will be rehoused in accordance with the Council's Housing Allocations Scheme.
- 5.8 The Council has a good track record of rehousing non-secure tenants in alternative accommodation from its regeneration estates. For the 86 non-secure tenants within phase 3b at West Hendon, 39 were provided with secure tenancies elsewhere, 33 were rehoused in other forms of long term

temporary accommodation, and 14 were cancelled following discharge of the Council's homelessness duty. All but 4 households were rehoused within the London Borough of Barnet, with 2 of the 4 having requested to move outside of the Borough.

- 5.9 The process of visiting the non-secure tenants and establishing their current housing needs will commence during the summer 2017. Barnet Homes have a Decant Project Officer who will work full time on ensuring that the assessments are completed in a timely manner.
- 5.10 The Council will endeavour to minimise the amount of disruption experienced by non-secure tenants. As part of the rehousing assessment, the individual circumstances of each household will be considered in detail, including access to schools, medical facilities, support networks and protected characteristics. The Council will seek to rehouse tenants within the borough or local area wherever reasonably possible.
- 5.11 A range of help will be available to non-secure tenants when they move including removals and furniture and decoration vouchers.

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 of my main proof and 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.

There is no longer a guarantee to stay or return to the estate and that communities, families and social networks are being fragmented and people are being forced outside London 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 Estate from their inception.

6.3 As described in section 4 above, non-secure will be rehoused in accordance with the Council's Housing Allocations Scheme ("**CDA.28**") and the Council has a good track record of providing alternative accommodation within the Borough.

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 London Borough of Barnet.

7.3 Arrangements are in place to rehouse both secure and non-secure tenants currently living on the Estate, and the former are guaranteed a new home on the Estate of at least the same size as they currently occupy.

7.4 The existing Housing stock at the Estate is in poor condition and significant investment would be required 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.

A handwritten signature in black ink, consisting of a circular scribble followed by a long horizontal stroke.

Mr Paul Shipway

March 2017