

# WEST HENDON REGENERATION

## UPDATE FOR LEASEHOLDERS/FREEHOLDERS



Barratt Metropolitan LLP (BMLLP) has now finalised its proposals for the regeneration of the West Hendon Estate and a planning application has now been submitted to Barnet Council.

If the application is approved then building work on the next phase of the regeneration could start later this year and we know that leaseholders and freeholders living on the estate have many questions about how they will be affected.

We want to answer as many as we can in this newsletter.

## FAQs

### Is the regeneration actually going to happen?

If the application is approved then BMLLP will begin building work later this year. BMLLP remains fully committed to the regeneration of the West Hendon Estate and the funding to start building work is in place. Initial work on improving the Warner Close Car Park is due to begin at the end of March.

### Who will have to move first?

Residents of Franklin House and Marriotts Close will move first but only when new homes have been built. Depending on getting planning approval, this is likely to be in 2015. Residents of Marsh Drive, Tyrrel Way, Parade Terrace, Warner Close and the Marriotts Close houses will move after 2017.

### Will Shared Equity properties be available to us?

You may remember that in the original proposals for the project, all leaseholders and freeholders were to be offered the option of a shared equity property on the new build estate at the time that their existing home was due to be demolished. Unfortunately, the current financial status of the project means that this is not possible in the early phases.

# Survey

To help us plan for the next phase we need to know how many leaseholders might be interested in taking up a Shared Equity property on the estate if one was available. Completing this form in no way commits you to anything and we are still some months away from starting the process.

If you wish to complete this form anonymously, it would be very helpful if you could indicate which block you live in.

Please cut out this slip and return in the envelope provided.  
You can also complete the survey by emailing [blee@hardhat.co.uk](mailto:blee@hardhat.co.uk)

**Name:**

**Flat/House/Maisonette number:**

**Block:**

**Would you be interested in taking up a Shared Equity Property on the estate?**

**Yes / No**

**Questions / Comments:**

## How many shared equity homes will be available?

Currently, when leaseholders living in Franklin House, the Marriotts Close flats and Tyrrel Way are required to sell their properties and move, no homes available for shared equity will have been built. By the time leaseholders in Warner Close need to move, 18 shared equity homes will have been built in Phase 3c. When freeholders in the Marriotts Close houses and leaseholders in Marsh Drive need to move 70 shared equity homes will have been built in Phase 4.

## What will happen to leaseholders in Franklin House and Marriotts Close?

Barratt Metropolitan LLP is currently reviewing the financial viability of the project. As part of this process we are assessing whether it might be possible to make more shared equity units available earlier in the programme. This will be dependent on the financial viability of the scheme.

Unfortunately we do not have a definitive answer on bringing forward more shared equity units so after discussions with the Residents Regeneration Group have agreed in the meantime to consult with leaseholders and freeholders on the likely take up of shared equity where available.

## How many properties are affected?

There are 109 leasehold and 7 freehold properties on the estate that will be acquired. Each phase of development will be carried out in stages and BMLLP are contractually not allowed to purchase properties in advance of a stage beginning. People who wish to sell their homes on the open market are currently free to do so.

## Why aren't you listening to our concerns?

Discussions with individual leaseholders at BMLLP's December public exhibition and with the RRG have highlighted the importance of providing as many shared equity properties as possible in the new estate.

As a direct result of those discussions we are reviewing the financial viability of providing shared equity properties earlier in the scheme. We will also be meeting leaseholders and freeholders, at an open meeting, at a time to be arranged with the Residents Regeneration Group.

## Will you still be covering our moving costs?

Franklin House and the Marriotts Close flats will be required for demolition after the next phase (3a), is completed in March 2015. It is likely that BMLLP will start talking directly to leaseholders about purchasing their properties 12 months before the block is required for demolition. This will be on the basis that a Compulsory Purchase Order (CPO) is in place. This means BMLLP will purchase the properties at market value plus 10% home loss plus your actual disturbance costs which include moving costs.

For further advice please contact Solon Community Network on 0800 884 0800 or [info@yoursolon.com](mailto:info@yoursolon.com)