

## CONSULTATION ON PHASE 4 REGENERATION PLANS TO BE HELD IN THE SUMMER

We are now entering the next stage of planning for the West Hendon regeneration scheme.

Phase 4 will see the delivery of 500+ new homes, of which over 100 will be affordable, including large family homes. The new homes will be built on the southern part of the estate.

Outline plans for Phase 4 were approved in 2013, but detailed plans – called 'Reserved Matters' – need to be drawn up and approved by the planning authority before construction can begin.

The development partners have begun preparing the Phase 4 reserved matters planning application and will consult with residents on the estate and the wider area before submitting an application later this year.

The West Hendon masterplan, which outlines Phase 4 in blue, can be found overleaf.

Before the application is submitted we will be holding a public exhibition so that local residents can find out more about the plans and provide feedback. Full details of the public exhibition will be given in due course.

Alongside this, the development partners are preparing for a second Compulsory Purchase Order (CPO) to allow construction of Phase 4.

More details on this can be found on the next page.

The next Partnership Board open meeting will be on Monday 11<sup>th</sup> July (7-9pm) at the West Hendon Community Centre. All residents welcome.



Find out more about Phase 4 at the upcoming consultation

## PHASE 4 - PREPARATION FOR NEXT PHASE OF REHOUSING AND CPO2

As Barratt Metropolitan (BMLLP) move closer to preparing the 'Reserved Matters' application for Phase 4, plans are being made to rehouse residents affected by this phase of regeneration (33-125 Tyrrel Way and 11-72 Warner Close).

The development partners will need to buy land and property within Phase 4 to complete the regeneration scheme. Barnet Council and the development partners want to do this by reaching agreements with leaseholders wherever possible.

### PHASE 4 - IMPROVEMENTS TO MAJOR HIGHWAYS

As part of Phase 4, road improvement works will be made to significantly improve vehicle and pedestrian movement and access in the area. Phase 4 is shown in blue on the West Hendon masterplan below. The works include:

- Removal of Perryfield Way gyratory
- Removal of the gyratory traffic from Herbert Road
- Widening station road to allow two-way traffic and improved pedestrian area
- Improvements to the junction of Cool Oak Lane and the A5
- Improvements to the public realm

Further details will be provided in the next regeneration newsletter and if you have any queries regarding this, please contact us on 0800 1707 7270.

If agreement cannot be reached, the Council plans to use a Compulsory Purchase Order (CPO), but only as a last resort. This will give the Council powers to compel landowners to sell them land.

The CPO process has begun in order to prepare for this because it often takes 18-24 months. As part of this process, consultation has begun with residents living at 33-125 Tyrrel Way and 11-72 Warner Close.

## WEST HENDON COMMUNITY TRUST FUND: SUCCESSFUL APPLICANTS ANNOUNCED

Set up by BMLLP, the fund is open to all residents and groups on the estate to apply for funding in order to deliver community projects and activities at West Hendon.

BMLLP added £50,000 to the fund and residents could apply for money to deliver community projects in the area. Applications closed on the 30<sup>th</sup> March and a number of bids were received.

The trustees recently met to decide on the successful applicants for spring 2016 and are delighted to announce that they have awarded funds to a local organisation that provides

youth provision on the estate and an individual application from a local resident who runs classes for expectant and new mothers.

The fund will be open for applications again later this year. If you would like to apply for funding, please remember the deadline is 30<sup>th</sup> September 2016.

If you would be interested in becoming a trustee or finding out more information, please contact Despina Loizou:

**t:** 020 3535 3101

**e:** despina.loizou@metropolitan.org.uk

### BMLLP SUPPORTING PHOENIX CANOE CLUB TO DELIVER A NEW WATERFRONT CENTRE

The Phoenix Canoe Club (PCC) is a charity that provides activities for local schools and community groups on the Welsh Harp Reservoir such as kayaking, canoeing, sailing and windsurfing.

The club has become increasingly popular with over 4,500 users last year and this number is set to increase. Currently, the club is working out of old timber buildings that are no longer fit for use and limiting what the club can offer to the local community.

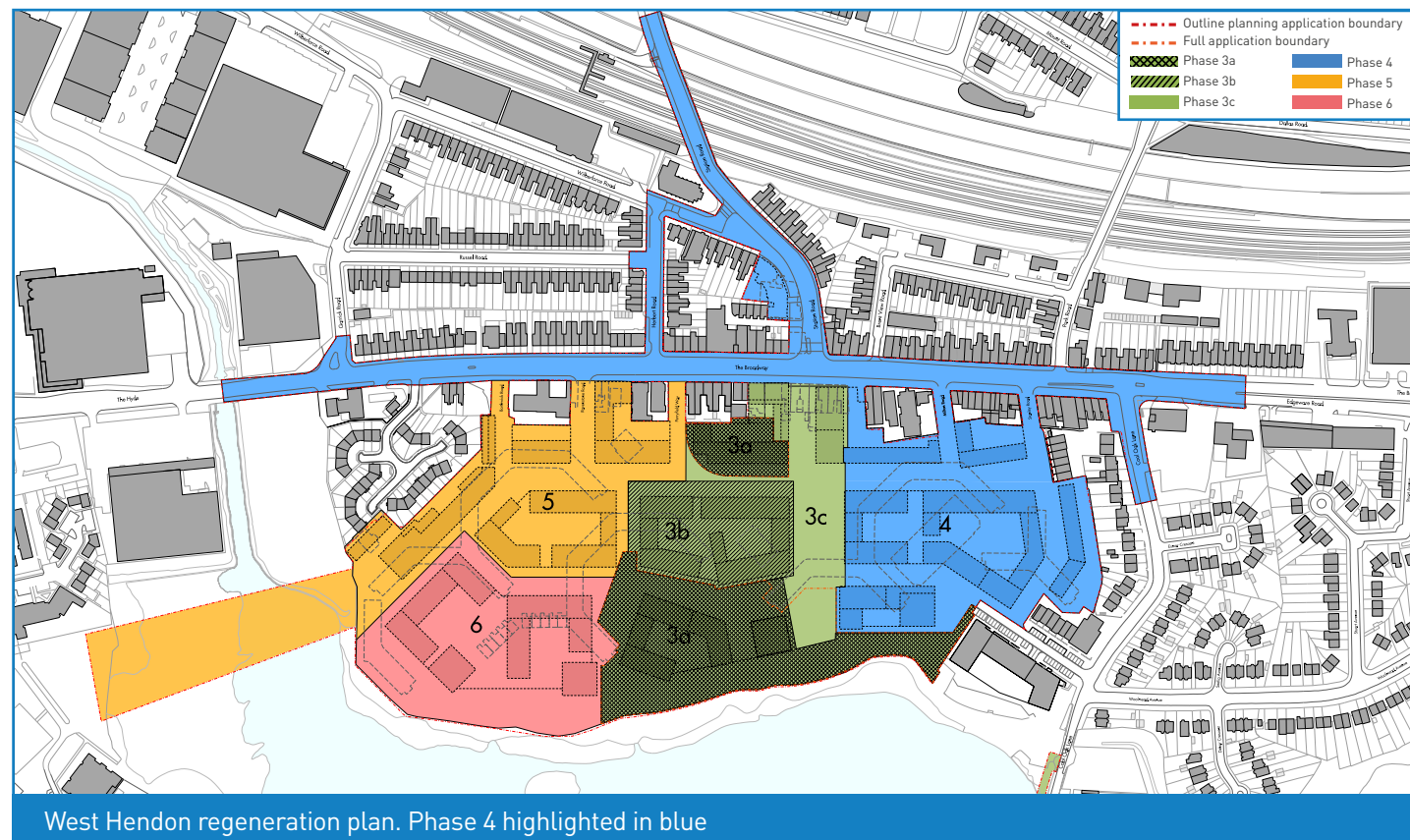
The PCC wants to build a new modern centre that offers an improved range of activities on the waterfront as well as a café, function room and terrace for all to enjoy.

BMLLP is working with the PCC to design the new centre and a planning application will be submitted later this year.



BMLLP sponsored the Bell Boat Race in May 2016, where children from local schools took to the water in a boat race.

The event was won by St. Martin of Porres RC Primary School.



West Hendon regeneration plan. Phase 4 highlighted in blue

## UPDATE: A NEW INTERIM COMMUNITY SPACE AT WEST HENDON

As you may be aware, BMLLP is offering space on the ground floor of Gadwall House as a temporary community space. This will provide an interim space to replace 189 The Broadway until a new permanent community facility is delivered in a later phase of the regeneration.

The plan is being revised to include an additional floor. This new space will be used to house the West Hendon regeneration office. Residents will be able to drop-in to the new space if they have any questions and it is hoped that this will assist with the rehousing process.

BMLLP are currently working with the Partnership Board to prepare the new plans. It is expected that the new space will be open in the summer.



# LATEST NEWS ON PROGRESS OF PHASE 3B

Demolition of 1-32 Tyrrel Way, 11-98 Marriotts Close and 1-76 Franklin House started in April. It is expected that demolition will be complete in the summer and will allow construction of the new homes in Phase 3B to begin.

Nearly 100 of these new homes will be available to secure tenants living on the West Hendon estate. If you are a secure tenant and you would like to find out further details please contact Barnet Homes (see below for contact details).

A number of shared-equity properties will also be available for leaseholders. For further details about this please contact Despina Loizou at Metropolitan (see below for contact details).



New homes being delivered at Phase 3B

If you have any questions about the CPO process and would like to discuss it with a resident member of the Partnership Board then please contact Rob Webb, the Residents Independent Advisor, who will be able to arrange this. His contact details are:

t: 07730 624 358 e: robert.w@pep.org.uk

## CONTACT US

### BARNET COUNCIL

Regeneration contact:

#### Regeneration Services

t: 020 8359 7248

e: regeneration@barnet.gov.uk

### GVA

Private treaty arrangements contact:

#### Michael Walton

t: 020 7911 2773

e: michael.walton@gva.co.uk

### BARNET HOMES

Management of the existing estate and non-secure tenant rehousing contact:

#### Regeneration Team

t: 020 8359 2900

e: talktous@barnethomes.org

### METROPOLITAN

Moving to your new home on the estate contact:

#### Reshmun Nehar

t: 020 3535 2926

e: reshmun.nehar@metropolitan.org.uk

### BARRATT LONDON

Building works on-site contact:

#### Community hotline

t: 0800 170 7270

e: info@west-hendon.co.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

w: pep.org.uk/west-hendon-regeneration.html

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