

Member Briefing on Affordable Homes on Grahame Park Estate

1. In 2003 Grahame Park residents voted in favour of a full regeneration of the Grahame Park estate and in 2004 a Masterplan secured outline consent for the whole site. However, the masterplan is now over 10 years old and out of date with only a small amount of the envisaged regeneration implemented. Since its production, significant private development has taken place on a number of other sites within the immediate area, which has not only affected the viability of Grahame Park, but also threatens to leave it isolated.
2. Genesis Housing Association and the Council have therefore undertaken a review of the remaining part of the masterplan for the regeneration of the Grahame Park estate, known as Stage B. The decision has been taken to undertake a comprehensive reappraisal of the site to address various issues, primarily viability but also other issues of product, sales and context within the wider Colindale area where large quantities of private apartments for sale are being developed.
3. A draft Grahame Park Supplementary Planning Document (SPD) was approved at the 16th December Policy and Resources Committee with a view to adoption by the Council in April 2016 following a consultation exercise.
4. This SPD does not affect the Council's policy with regard to the rehousing of secure council tenants. This provides that:
 - Secure council tenants housed before 1st April 2003, have a commitment from Genesis/LBB that they will be rehoused in a new home on Grahame Park; and,
 - Secure council tenants who were housed after 1 April 2003 will be moved by Barnet Homes by the time the properties are demolished are unlikely to be rehoused in a new home on Grahame Park.
 - Non secure council tenants will have their housing needs assessed, and re-housed in accordance with the Council's allocations policy if they are found to be in housing need.
5. The S106 Agreement entered into at the time of the 2007 permission, and which is still binding on the developer, requires the provision of 889 units for social rent, 80 shared ownership units, and 85 low cost units. The development has so far provided 202 social rented units leaving a balance of 687 units, and 30 shared ownership units, leaving a balance of 50 units.
6. In addition to this requirement, which relates to the replacement of existing accommodation, each phase of the development will be assessed in accordance with the Council's requirements for the provision of affordable housing in accordance with policies contained in the Development Plan.
7. It is expected that the Grahame Park Principal Development Agreement will be varied to take into account the various changes made as a result of the SPD once the document has been adopted in April 2016.
8. Below is the link for the papers for the 16th December Policy & Resources Committee. The Grahame Park SPD is on page 235.

<http://barnet.moderngov.co.uk/documents/g8349/Public%20reports%20pack%2016th-Dec-2015%2018.30%20Policy%20and%20Resources%20Committee.pdf?T=10>