

Briefing on Loss of Social Rented Homes on Regeneration Estates- requested at Housing Committee on 29 June 2015

- All boroughs were set a target by the government to ensure all social housing homes met Decent Homes Standard by 2010. In Barnet, it was considered the best option was to comprehensively regenerate the largest estates through building new quality fit for purpose homes and to cross subsidise this through also building homes for sale. This also provided the opportunity to facilitate tenure diversity and introduce more shared ownership homes.
- Barnet is in the position where there are significant new development opportunities and any reduction of certain types of homes on the regeneration estates has been compensated through new affordable homes built elsewhere in the borough. Over the last 5 years 5,392 new homes have been built. 38% of new homes completed were affordable homes and of these, 77% were affordable homes for rent (social and affordable rent).
- The borough expects this position to continue as we will see further new homes complete in Mill Hill, Brent Cross Cricklewood and Colindale with a significant number of smaller sites.
- In addition, there are opportunities for the Council to build new affordable homes on housing sites. A target has been set to deliver 500 new affordable homes on council owned sites by 2020 with a further opportunities being developed beyond 2020.

The table below summarises what has been achieved over the last 5 years.

New Build Completions from 2010/11-2014/15					
	Total completions	Rented (Local Plan target 60% of all affordable homes)	Shared Ownership (Local Plan target 40% of all affordable homes)	Total affordable (Local Plan target 40% of all homes subject to viability)	Affordable as a % of total
2010/11	1,124	299	27	326	29
2011/12	1,409	487	180	667	47
2012/13	991	236	62	298	30
2013/14	968	229	115	344	36
2014/15	900	326	69	398	44
TOTAL	5,392	1,577	453	2,030	38