

Appendix I | Annual Regeneration Report

April 2014 – March 2015 update and April 2015 – March 2016 forward plan



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THE AIM OF THE GROWTH AND REGENERATION PROGRAMME

The aim of the Growth and Regeneration Programme is to improve the quality of life for all Barnet residents, and create vibrant happy communities within the borough, through:

- Building of new, quality, mixed tenure homes.
- Improving public spaces and parks.
- Rationalising existing community facilities, providing new purpose built facilities where necessary. This includes community spaces, doctor's surgeries, libraries, and sports facilities.
- Developing the retail offer of the borough by improving existing retail/town centres, providing increased employment opportunities in the process.
- Improve employment opportunities of local residents through skills development and training opportunities.
- Supporting local businesses.

INTRODUCTION

The London Borough of Barnet's Growth and Regeneration Programme combines an ambitious schedule of physical regeneration combined with key economic development initiatives, focusing on the following:

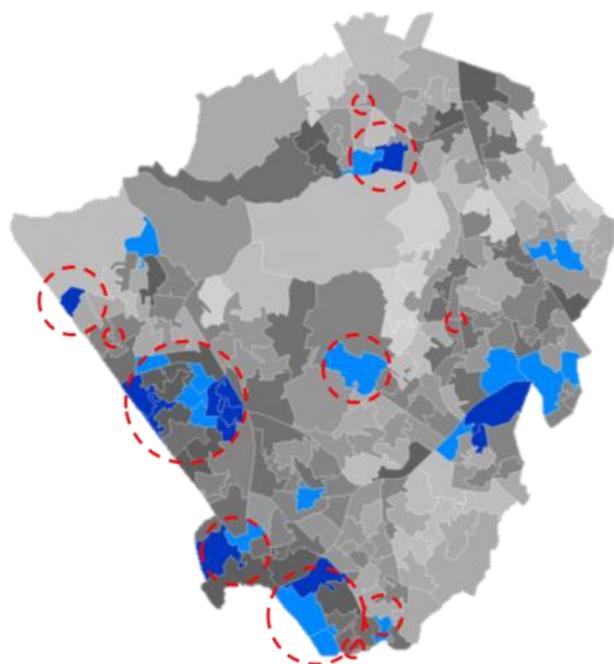
- Creating a mix of high quality, affordable and private homes and more balanced communities.
- Creating new school places to meet the needs of the growing younger population.
- Ensuring services are available to support our increasing older population.
- Increasing the prospect of better paid employment by generating new jobs and providing residents and businesses with the tools and support to prosper and grow in Barnet.
- Providing new and replacement community, leisure, health and education facilities and open spaces for the benefit of all residents.
- Enhancing public transport, road networks and local cycle and pedestrian networks to provide improved accessibility for those who live in the regeneration areas and for the wider community.



KEY FACTS

Barnet is London's most populous borough and is set to grow significantly over the next 10 years. Generally affluent, it is suburban in nature. At 6.9% Barnet has low unemployment rates. The local economy is dominated by micro businesses, and there is evidence of health and education sector growth; and of a recent resurgence in the construction and property sector associated with the Council's regeneration programme.

There are persistent pockets of deprivation located along the west side of the Borough, which Barnet Council and Re seek to improve through the extensive regeneration activities in these areas; and the targeted work of the Skills, Employment, and Enterprise programme. With a third of the Borough designated as Green Belt, the location of the high number of new homes required is being carefully considered.



£583

WEEKLY MEDIAN
EMPLOYEE
INCOME

Barnet has a dynamic labour market with high levels of skilled workers and occupations.

13.5%

EMPLOYED THROUGH
THE RETAIL SECTOR

Retail is the largest private employment sector across Barnet, much of which is concentrated around the 16 main town centres in the borough. The health sector provides the highest proportion of employment at 15%.

53.1%

BUSINESS 3 YEAR
SURVIVAL RATE

Barnet has particularly high start-up rates. In 2012 Barnet saw 2,995 new businesses created, which represents 15.5% of the business stock.

£100

MILLION

The revenue generated annually from business rates in Barnet.

BARNET COUNCIL STRATEGIES THAT SUPPORT REGENERATION IN THE

- LBB CORPORATE & REGENERATION STRATEGIES

The Growth & Regeneration Programme supports the strategic objectives of the Corporate Plan 2013-2016¹ and particularly ‘*to maintain the right environment for a strong and diverse local economy*’ by promoting growth and development, and supporting enterprise and employment across the Borough. Barnet’s Growth & Regeneration Programme supports the four priorities of: regenerating priority areas; improving skills and employment opportunities, engaging with business; and providing infrastructure to support growth.

The objectives as set out in the Regeneration Strategy² are:

- Enhance Barnet as a Successful London Suburb through delivery of quality new places and neighbourhoods in the areas of the Borough in greatest need of investment and renewal.
- Deliver sustainable housing growth and infrastructure, and improve the condition and sustainability of the existing housing stock.
- Ensure residents in all areas of the Borough can share in Barnet’s success while taking responsibility for the well-being of their families and their communities.
- Promote economic growth by encouraging new business growth while supporting local businesses and town centres.
- Help residents to access the right skills to meet employer needs and take advantage of new job opportunities.

- LBB HOUSING STRATEGY

The Growth & Regeneration Programme also complies with strategic objectives in the Council’s Housing Strategy 2010-2025³ which include:

- Increasing housing supply, including family sized homes, to improve the range of housing choices and opportunities available to residents.
- Promoting mixed communities and maximising opportunities available for those wishing to own their home.
- Supporting residents into employment.

The Council is currently consulting on a new Housing Strategy for 2015 – 2025 which includes increasing the housing supply through regeneration as a key objective.

- ENTREPRENEURIAL BARNET

“*Entrepreneurial Barnet 2015-2020*” aims to make Barnet the best place in London to be a small business. Our approach focuses on making sure the Council is easy to deal with (for example when seeking planning permission, starting a new business, applying for a licence, or supplying goods and

¹ http://www.barnet.gov.uk/download/downloads/id/1803/corporate_plan_2013

² Approved by Cabinet 14 September 2011, <http://barnet.moderngov.co.uk/Data/Cabinet/201109141900/Agenda/Document%205.pdf>

³ http://www.barnet.gov.uk/downloads/download/343/barnet_housing_strategy

services to the council); that initiatives are shaped by the business community; and that the Council is seen as a help rather than a hindrance. Entrepreneurial Barnet focuses on five key themes:

1. Getting the basics right
2. A great place to live, work and invest
3. Skilled employees and entrepreneurs
4. Access to markets and the public sector supply chain
5. Facilitating business growth

Entrepreneurial Barnet sends a strong signal that the council and its partners are fully committed to economic success, and to creating a business environment that is conducive to long-term capital investment and growth.

To support Barnet residents and businesses to achieve their full potential, we also have programmes to support unemployed residents to get back to work, training initiatives for those who want to improve their employment prospects, business initiatives shaped by the business community. Key areas of focus are:

- Better connections between business and education
- Addressing unemployment in the Borough, particularly worklessness and young people who are Not in Employment, Education or Training (NEET)
- Enhanced support for our town centres to support their prosperity
- Better coordination of business support and engagement
- Encouraging economic development by exploring growth and inward investment opportunities

STRATEGIC PLANNING

Strategic Planning is key to facilitating the growth and regeneration in the Borough. The Local Plan sets out a 15 year vision to guide and shape the kind of place that the Borough will be. It sets out when, where and how growth will be delivered, and contains cross-cutting objectives and policies that the Council and its partners will seek to deliver.

The Strategic Planning team is undertaking a number of activities to ensure quality schemes are delivered efficiently, including planning for: the Peel Centre, Brent Cross Shopping Centre, West Hendon, and Granville Road, amongst others; CIL/S106 collection; site allocations; master plans for the Copthall estate green space and Grahame Park; protecting heritage; and housing strategy.

Given the extent of regeneration in the Borough the Infrastructure and Delivery Team have developed a plan for highlighting the infrastructure needs in the Borough within the context of the extensive regeneration and growth taking place. The Infrastructure Delivery Plan sets out key infrastructure programmes and projects to support the housing growth outlined in the Core Strategy of the Local Plan. As spatial strategy through the site allocations plan takes shape, the infrastructure requirements may change facilitating a review of the infrastructure delivery plan.

A health strategy for Colindale will be completed in 2015/16 that will set out the requirement for GP surgeries and other primary health facilities within Grahame Park and Colindale. A sustainable energy strategy is also being developed for the area.

Barnet Parks and Open Spaces Strategy will also be completed in 2015/16 that will set out how these public spaces can be dramatically improved for the benefit and enjoyment of local people.

Mainly in response to an underestimation of London's demographic growth in the previous version the London Plan, the London Mayor has revised the Plan (as Further Alterations) which will be adopted in March 2015. As set out in the Further Alterations, the Mayor has raised Barnet's housing target by 4%, over a 10 year period, to 2,349 units per annum. This will require the Council to consider different approaches to its housing supply, such as an increase of homes in town centres, and providing a greater range of products including student accommodation and older persons housing. Despite the Further Alterations, a full review of the London Plan is expected by 2018/19.

The Government continues to reform the planning system in order to speed up delivery of housing. This has focused on the relaxation of planning controls such as the requirement for planning permission for office to residential conversions, and more recently, a relaxation on the obligation to provide affordable housing when vacant buildings are being brought back into use (the Vacant Building Credit). These changes are likely to affect the delivery of mixed use development in Barnet's town centres and may impact on the supply of business space for small to medium enterprises.

The table below shows how the Regeneration Programme contributes to achieving the objectives of the Local Plan.

Linkage between the Core Strategy and the Regeneration Programme	
Local Plan Objectives	How the Regeneration Programme contributes?
To manage housing growth to meet housing aspirations	<ul style="list-style-type: none"> • New housing provision in the priority housing estates as well as through the regeneration of Colindale, Mill Hill East and Brent Cross Cricklewood.
To meet social infrastructure needs	<ul style="list-style-type: none"> • Ensuring that developments contribute appropriate infrastructure. • The provision of new and improved primary and secondary schools. • The provision of new and improved community facilities, including libraries and health facilities. • Improving open spaces, green spaces and sports provision, including delivery of the Sports and Physical Activity project.
To promote Barnet as a place of economic growth and prosperity	<ul style="list-style-type: none"> • Supporting the improvement and expansion of further and higher education. • Encouraging new business growth while supporting local businesses. • Delivering new jobs across the regeneration areas. • Initiatives to help residents access the right skills to meet employer needs and take advantage of new job opportunities. • Supporting existing town centres and creating a new town centre at Brent Cross Cricklewood.
To provide safe effective and efficient travel	<ul style="list-style-type: none"> • Delivery of high quality transport systems in regeneration areas. • Improvements to the road network, new strategic road linkages, local roads, pedestrian and cycle routes. • A new Thameslink mainline and bus station at Brent Cross. • Improvements to Brent Cross, Mill Hill East and Colindale underground stations. • Replacement bus station at Brent Cross Shopping Centre. • Bus service enhancements. • Promoting sustainable travel via improvements to cycle and pedestrian routes.
To promote strong and cohesive communities	<ul style="list-style-type: none"> • Programme of community events delivered as part of the Outer London Fund projects. • New and improved community facilities. • Establishment of resident partnership boards and community trusts.
To promote healthy living and well-being	<ul style="list-style-type: none"> • Promoting cycling and walking through new and improved routes. • Improved open spaces. • New health facilities at Colindale, Mill Hill East and Brent Cross Cricklewood.
To protect and enhance the suburbs	<ul style="list-style-type: none"> • The regeneration schemes seek to respect local context and distinctive local character. • Developments should address the principles, aims and objectives set out in the following national design practices: By Design, Secured by Design, Safer Places, Inclusive Design, Lifetime Homes and Building for Life.

Linkage between the Core Strategy and the Regeneration Programme

Local Plan Objectives	How the Regeneration Programme contributes?
To ensure efficient use of land and natural resources	<ul style="list-style-type: none">• New energy centres in regeneration areas.• Sustainable design and construction of new developments.• Integration with Welsh Harp Reservoir at West Hendon.
To enhance and protect our green and natural open spaces	<ul style="list-style-type: none">• The creation of new and enhanced public open spaces including at least 18 ha in Brent Cross Cricklewood, Colindale and Millbrook Park.• Integration with Welsh Harp Reservoir at West Hendon.

HOUSING DEVELOPMENT IN BARNET

Barnet has challenging housing targets to meet set by the GLA, with over 28,000 new homes expected to be delivered between 2011 and 2025/26. Over half of this target is expected to be delivered within the current regeneration areas of Brent Cross Cricklewood, Colindale, Grahame Park, West Hendon, Stonegrove Spur Road, Dollis Valley, Granville Road, and Millbrook Park. Much of the remainder of housing delivery will be focused on development opportunities that come through the normal planning process.

So far, between 2010 and 2014, 4,493 new homes have been completed; of which 3020 are private, 1,159 social rented, and 314 shared ownership. In Colindale alone to the end of March 2014 2,696 private and 1,001 affordable homes were delivered. A large proportion of the private homes have been built by private developers and affordable homes by registered housing providers, who provide the majority of new supply of affordable housing within the Borough.

With regard to the Regeneration Estates⁴ including Millbrook Park, since 2012, 925 homes have been built (552 private and 373 affordable); in the 2014/15 period so far 180 private homes and 161 affordable homes have currently been delivered.

A significant number of projects are currently in the construction stage (Beaufort Park, Millbrook Park, Grahame Park) or the planning stage with planning applications due to be considered by Committee in the early months of 2015/16 (for example The Peel Centre).

2015/16 should see an increase in housing completions, with a forecast of 419 private and 248 affordable homes completed across the Regeneration Estates which are managed by Re's regeneration team. During the same period it is estimated 303 homes will be demolished across the Regeneration Estates to enable future phases of the Regeneration Programme.

Housing delivery in 2014/15 (As of 20 th February 2015)			
Regeneration Estates	Affordable	Private	Total
<i>Grahame Park</i>	55	36	91
<i>Stonegrove Spur Road</i>	35	58	93
<i>Dollis Valley</i>	0	7	7
<i>West Hendon</i>	71	0	71
<i>Millbrook Park</i>	0	79	79
<i>Granville Road</i>	0	0	0
Total	161	180	341

⁴ Regeneration Estates: Dollis Valley, Grahame Park, Granville Road, Stonegrove Spur Road, West Hendon

- THE DRIVERS OF HOUSING DEVELOPMENT IN BARNET

There are three key elements driving Barnet Council’s ambitious regeneration programme:

Decent Homes Standard. In 2000 central government set a target to ensure that all social houses met set standards of decency by 2010. Meeting these standards often involves refurbishing existing properties however in the case of Barnet’s Regeneration Estates it was considered that simply carrying out decent homes works would not resolve the underlying problems on these Estates; and that the best option was to comprehensively regenerate these estates, and rebuild quality fit for purpose homes.

Mixed Tenure Housing. The cost to the council of demolishing and rebuilding its Regeneration Estates without external financial support would make the venture unviable. Therefore, in order to be able to deliver the required improvements to its social housing stock the council entered into a number of partnerships with housing associations and private developers. Not only does this make redevelopment of the estates possible it also changes the estates from being primarily social housing into mixed tenure developments. Such developments create more sustainable communities, with better outcomes for the local area and social housing residents.

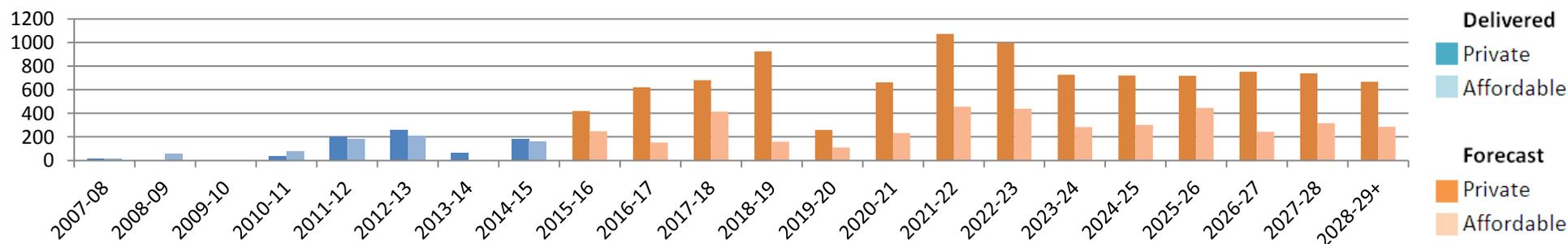
Housing Demand in the UK and London. There is intense pressure across the country, but more so in London, to significantly build more homes. In London alone 42,000 homes a year needed to be built in order to meet demand. This mean all Boroughs in London have to increase house building. By adding additional homes to the existing estates during redevelopment the council is supported in achieving its housing targets, as well as increasing revenue for the Council via the New Homes Bonus scheme.

- WORKING WITH LOCAL PEOPLE IN TRANSITION

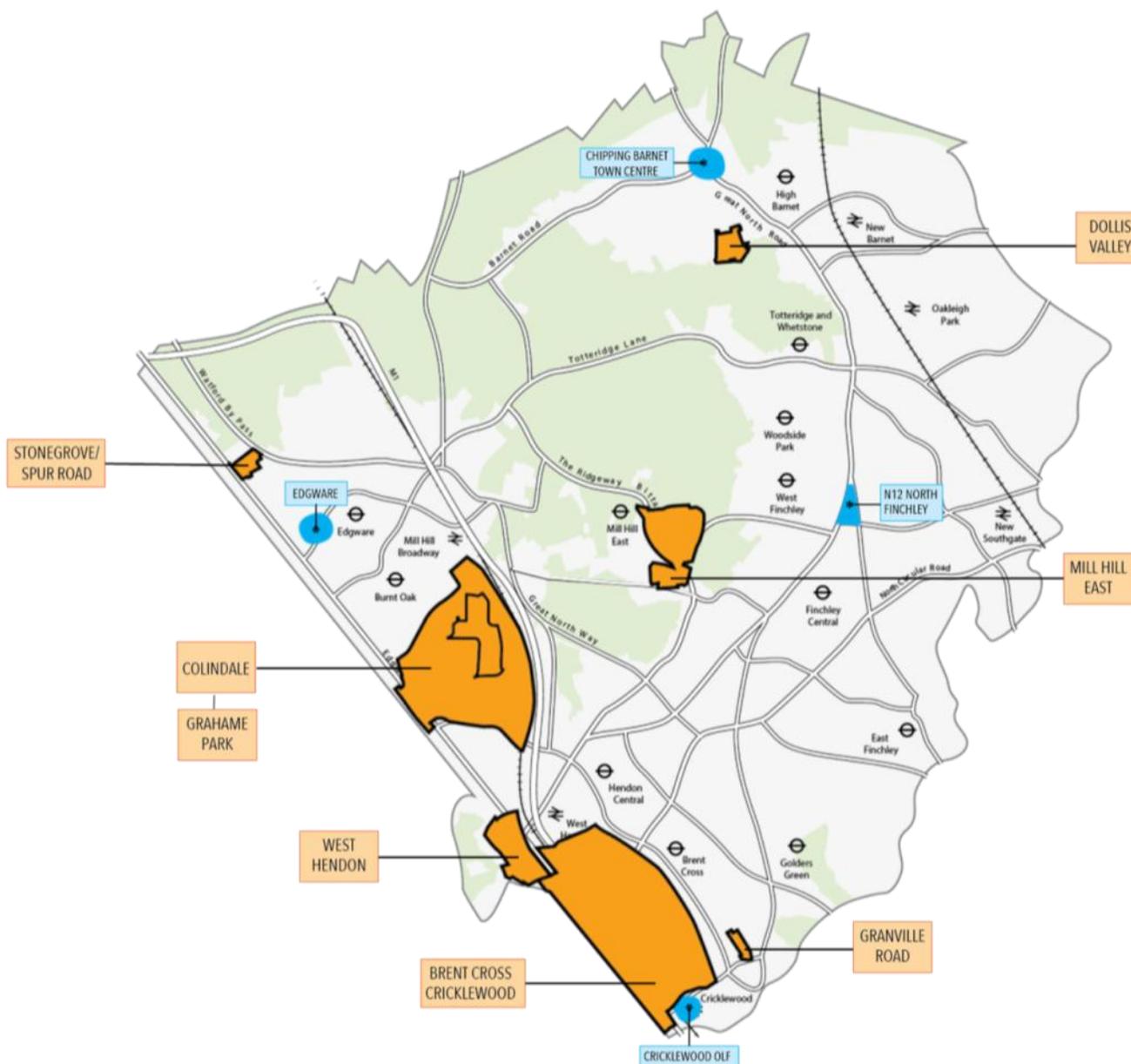
Inevitably the need to demolish existing estates in order to rebuild better housing means residents have to be moved to other properties. The Council, Regional Enterprise (Re) Ltd and the Development Partners are committed to working with local people to ensure appropriate consultation, support and communications during this and all other stages of the project development, delivery and evaluation, takes place. Some of the ways in which we work with residents include:

- Consultation with residents.
- The appointment of Independent Tenant and Resident Advisors to support local communities in transition.
- Supporting Partnership Boards consisting of local residents, development partners and the Council.
- Producing regular newsletters.
- Public meetings and regular engagement with Ward Councillors.
- The formation of Community Trusts to ensure that community facilities continue to meet local needs in the future, once the regeneration process is completed.

Over the next few years The Regeneration Programme is due to contribute to a significant part of housing delivery in Barnet, as illustrated in the graph below.



REGENERATION PROGRAMME KEY OUTPUTS



15,000+
NEW HOMES BUILT IN THE
REGENERATION ESTATES

5-6,000
NEW JOBS IN
NEW BRENT CROSS
SHOPPING CENTRE
+ 1,000 CONSTRUCTION JOBS

10
SCHOOLS ACROSS
PRIMARY, SECONDARY &
HIGHER EDUCATION LEVELS

+91,509
SQM OF RETAIL & COMMERCIAL SPACE
DELIVERED IN BRENT CROSS SHOPPING CENTRE

c£25m+
NEW HOMES BONUS

HOUSING	EDUCATION	HIGHWAYS & TRANSPORT	COMMERCE & EMPLOYMENT	COMMUNITY	HEALTH & WELL-BEING	SUSTAINABILITY	PUBLIC REALM & SENSE OF PLACE
<p>Over 15,000 new homes, not including Colindale, of which at least 4,000 will be affordable or shared ownership (current figures 2,926 rented, 1,253 shared ownership).</p> <p>c799 new homes will be delivered by c2017, in the current phases of the schemes.</p> <p>Between 2010 and 2014, 4,493 new homes have been completed so far; of which 3020 are private, 1,159 rented, and 314 shared ownership.</p>	<p>10 new and replacement schools across Borough at Primary, secondary and higher education levels.</p> <p>Enable access to employment & apprenticeship opportunities.</p> <p>Skills training programmes in regeneration areas.</p>	<p>New mainline station and bus interchange at Brent Cross; improvements at Brent Cross, Mill Hill East and Colindale tube stations.</p> <p>Infrastructure improvements across Borough.</p> <p>New strategic road linkages.</p> <p>New pedestrian and cycle routes.</p>	<p>c116,500 sqm of retail space, including 91,500 sqm in Brent Cross.</p> <p>Up to 20,000 jobs over lifetime of projects (inc. construction).</p> <p>New and improved town centres, incl. business engagement initiatives.</p> <p>500 workplace and training opportunities for young people through the NEET Platforms project.</p> <p>Over 100 vacancies filled by local people at Brent Cross Shopping Centre, including 45 Barnet residents, who were previously unemployed.</p>	<p>New and replacement community facilities.</p> <p>Re-provision of Library and Religious space.</p> <p>Day and children activity centres across Borough.</p> <p>Resident partnership boards established on all Regeneration Estates.</p> <p>Community trusts to help deliver local community benefits.</p>	<p>Provision of at least 4 new and replacement health care facilities across Borough.</p> <p>All new homes built to Lifetime homes standards & energy efficient.</p> <p>Provision and improvement of pedestrian and cycle routes.</p>	<p>Sustainable homes in regeneration areas</p> <p>New waste handling facility & re-location of Council's depot; joint refuse & recycling street bins.</p> <p>New energy centres in regeneration areas.</p> <p>630 sqm of Sustainable Urban drainage.</p>	<p>New town centres & improvements to existing town centres.</p> <p>New and improved public and green spaces across Borough, including a new town centre at Brent Cross, a panoramic park at Mill Hill East and a new public square at Colindale.</p> <p>Place-making strategies and initiatives across Borough.</p> <p>Improve accessibility of Town Centres.</p>

KEY PROGRAMME OUTPUTS MARCH 2014 – MARCH 2015

HOUSING	EDUCATION	HIGHWAYS & TRANSPORT	COMMERCE & EMPLOYMENT	COMMUNITY	HEALTH & WELL-BEING	SUSTAINABILITY	PUBLIC REALM & SENSE OF PLACE
Completion of 55 affordable homes & 88 private in Grahame Park.	3 form of entry school at Millbrook Park completed and open.	New re-aligned Lanacre Ave road completed.	100+ job opportunities for local people at Brent Cross Shopping Centre.	Construction commenced on Kings Drive Community Centre, Stonegrove.	Adult Health Centre for Independent Living office designs completed and planning application approved as part of a larger co-located facility.	Energy masterplan for Colindale completed, looking at sustainable decentralised energy provision for the area.	Open Space Strategy for Colindale completed and initial designs & masterplan for the 4 key parks agreed.
Completion of 35 affordable homes & 58 private in Stonegrove.	Designs for new Barnet College facility at Colindale agreed and planning permission approved.	External improvement works to Colindale Tube Station complete.	Expo to support local business held in October 2015.	1 st public consultation on desired scope of Grahame Park SPD completed.		New co-located library, adult health offices and Barnet College designed to BREEAM excellence environmental standards.	First phase of Borough wide Parks & Open Spaces Strategy complete
Completion of 7 private homes in Dollis Valley.	Supporting s106 obligations of developers to create c60 apprenticeship opportunities.	East-West link road at Millbrook Park completed and opened.	Business needs survey to over 2,200 SMEs.	Grahame Park Library designs completed and planning application approved as part of a larger co-located facility.	Health Provision Strategy for Colindale commenced.		OLF funded public realm works at North Finchley Town Centre completed.
Completion of 79 private homes in Millbrook Park.		Proposals for a new Thameslink Station at BXC agreed in principle by central government.	Completion of projects to improve North Finchley and Cricklewood town centres which included business support initiatives.			Increased cycle parking in town centres to promote sustainable travel.	OLF funded public realm works at Cricklewood Town Centre completed.
Completion of 71 affordable homes in West Hendon.	BXC Employment and Skills Action Plan agreed at Assets, Regeneration and Growth Committee. The format will be rolled out across the Borough.			Shortlisted partner bidders for BXC South presented initial proposals to a Stakeholder Panel Group comprising key community representatives and third party stakeholders.			
Colindale: 2,696 private and 1,001 affordable homes were completed to March 2014.							

PROGRESS BY PROJECT & FORWARD PLAN

Brent Cross Cricklewood

OVERVIEW

Comprehensive regeneration of 250 acres to create a vibrant mixed use and accessible community; a key element of the Borough's regeneration and growth strategy. Outline planning consent was granted in 2010. The project is split into the Redevelopment of Brent Cross Shopping Centre in the North with associated roads and bridges, and a primarily residential and commercial development to the South.

DELIVERY PARTNERS

Brent Cross Cricklewood North: Hammerson UK PLC; Standard Life Investments; Cricklewood Regeneration Limited.

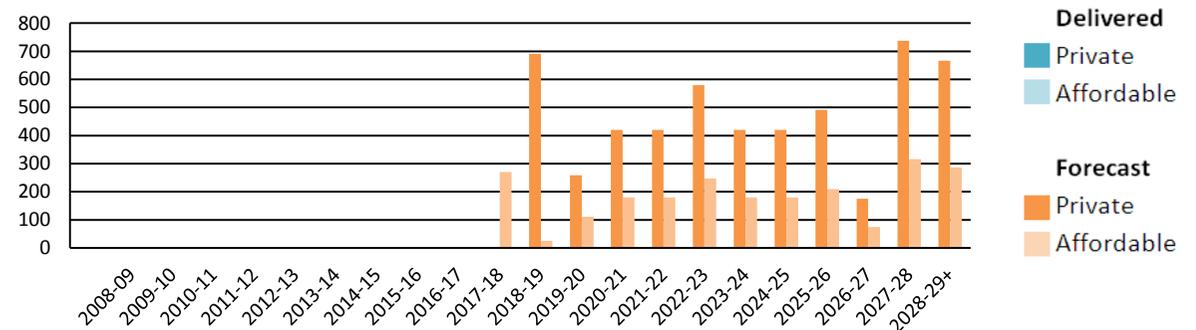
Brent Cross Cricklewood South: Argent and Related Companies; The London borough of Barnet; Network Rail.

SUMMARY (Next 10 years)

- Doubling Brent Cross Shopping Centre (91,509 additional sqm of retail and leisure space)
- Creation of a new town centre, spanning the North Circular Road
- 1300 new homes
- New landscaped pedestrian bridge connecting Brent Cross and Cricklewood communities
- New bus station and improved link to Brent Cross Tube station.
- Redevelopment of Thames Link Station.
- Major highway improvements e.g. A5/M1/A41 junction improvements
- New Claremont School and improved Clitterhouse Playing Fields
- 3,000 construction jobs
- 2,500 - 3,000 permanent jobs



Housing delivery: Brent Cross Cricklewood



PROJECT LIFETIME							
HOUSING	EDUCATION	HIGHWAYS & TRANSPORT	COMMERCE & EMPLOYMENT	COMMUNITY	HEALTH & WELL-BEING	SUSTAINABILITY	PUBLIC REALM & SENSE OF PLACE
Provision of 7500 new homes over the scheme's duration, 215 of which to replace Whitefields Estate. A minimum of 15% of new homes will be affordable in addition to 215 homes to replace Whitefield Estate.	New Claremont Primary school. Replace Whitefields Secondary and Mapledown Schools.	New bus station at Brent Cross shopping centre. Improved linkages between northern and southern developments. New Thameslink mainline station and public transport interchange. New pedestrian and cycle routes.	Double the size of Brent Cross shopping centre. Space for up to 27,000 new jobs. In October 2014 the first Employment and Skills Action Plan (Phase 1a North) was approved for RMA submission	New community facilities. Re-provision of Claremont Park.	New healthcare facilities.	New waste handling facility. Combined heat and power plant. New homes built to sustainable standards.	New town centre. New and improved public spaces. New landscaped pedestrian bridge. Improvements to Clitterhouse Playing fields.

KEY OUTPUTS AND ACHIEVEMENTS (April 2014 – March 2015)

- June 2014: Asset Regeneration and Growth Committee approved Brent Cross South Procurement and Delivery Strategy.
- Sept 2014: Asset Regeneration and Growth Committee approved Preparatory Work Relating to Land Acquisition.
- July 2014: Signing of S106 agreements.
- July 2014: Delivery strategy for Brent Cross South Procurement agreed.
- February 2014: Business Case submitted to Central government for redevelopment of Thames Link Station.
- March 2015: Argent and Related Companies selected as Development Partner for BXC South.
- March 2015: Commercial Agreements exchanged between all parties for BXC North.
- March 2015: Committee resolution to grant CPO 1 and CPO 2 for Phase 1.

CURRENT STAGE

- The Section 73 application has been approved by the Secretary of State and has been endorsed by the Mayor of London. Planning consent has been issued for the scheme. The BXC Development Partners are focusing on discharging the relevant conditions and a reserved matters application has been submitted in respect of the Phase 1A North of the Scheme.
- The Section 106 agreement has been completed.
- Partners have been working together to develop, and are beginning to implement, a robust advanced acquisition strategy which involves acquiring properties and commercial interests in both BXC North and BXC South.
- The Government has made a firm commitment to support the BXC Thameslink Station subject to an approved business case.

FORWARD PLAN (April 2015 – March 2016)

- May 2015: Outcome of Brent Cross Thameslink Station Business Case.
- April 2015: Make CPO Order for first phase of development.
- November 2015: Submission of Phase 1b (shopping centre design).
- November 2015: Estimated date of CPO Inquiry to deliver first phase development.
- September 2015: Thameslink Station funding strategy anticipated and single option design selected.
- March 2015: LBB and south side preferred development partner enter into contract.

Colindale

OVERVIEW

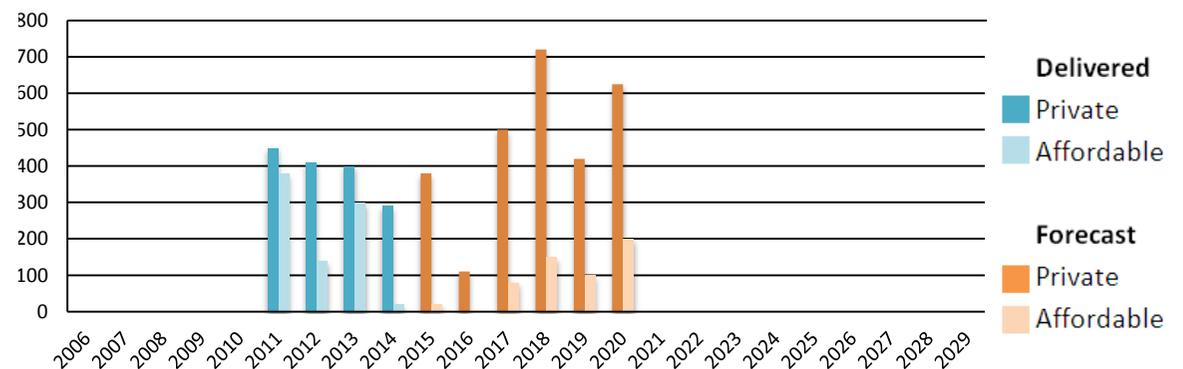
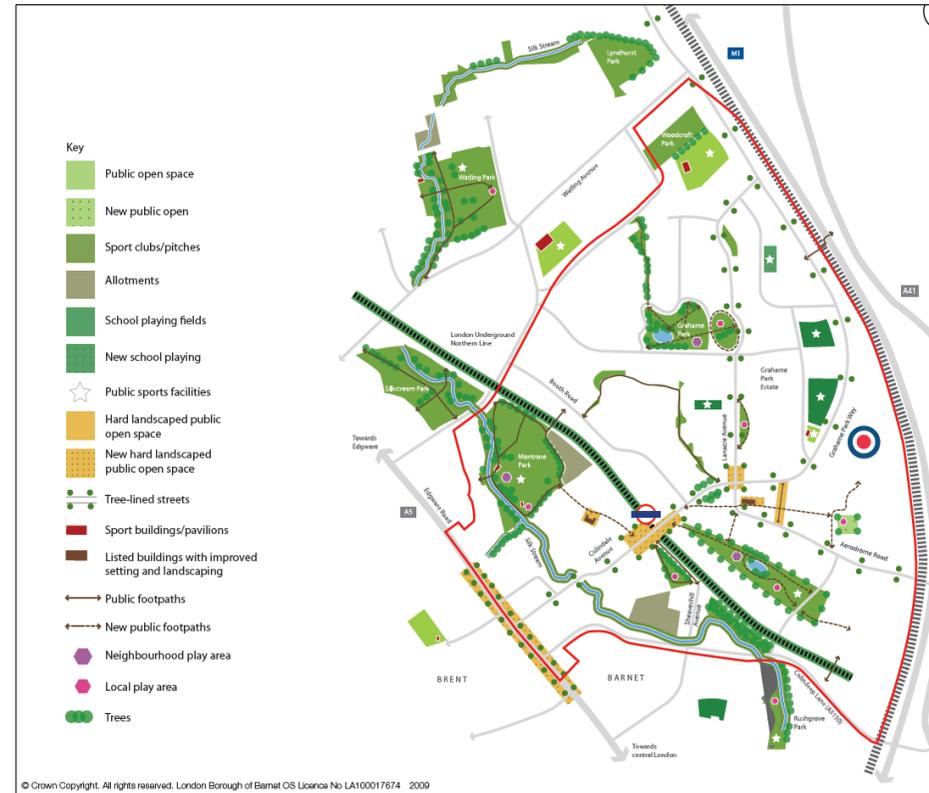
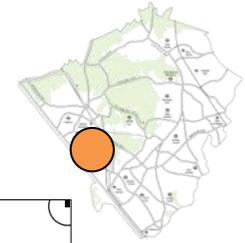
Colindale has been identified as an area for significant strategic growth via the Colindale Area Action Plan and is one of the largest growth and regeneration areas in the Borough. Colindale represents an opportunity to deliver sustainable housing growth and a new compact neighbourhood centre which will be well served by both improved public transport service and high quality public open space.

SUMMARY

- 10,170 new homes
- Of the 5,420 homes currently in the pipeline 1183 are affordable rent, and 614 are shared ownership.
- New primary schools
- Higher & further education – New Barnet & Southgate College campus
- Infrastructure & public realm strategy and improvements
- Community & health facilities

KEY SITES

- 'Pulse' / 'Rhythm', *Fairview New Homes*
- British Library Site, *Fairview New Homes*
- Grahame Park, *Genesis Housing Association*
- Beaufort Park, *St. George PLC*
- Middlesex University Site
- Peel Centre Site, *Redrow*
- Barnet College Site, *Barratt Homes*
- Zenith House, *Genesis*
- Oriental City (Brent), *Development Securities*



COLINDALE: OUTPUTS & OUTCOMES

PROJECT LIFETIME							
HOUSING	EDUCATION	HIGHWAYS & TRANSPORT	COMMERCE & EMPLOYMENT	COMMUNITY	HEALTH & WELL-BEING	SUSTAINABILITY	PUBLIC REALM & SENSE OF PLACE
10,170 new homes across various sites.	Primary, Secondary, Higher and Further Education Schools.	AAP Phase 1 highways package. Colindale tube station improvements; New pedestrian /cycle bridge to the Hospital site.	New retail, including a supermarket, on Grahame Park. New retail, pub & business centre at Beaufort Park. Improved Colindale Avenue providing core to Colindale.	Relocation of library and centre for independent living. Community Centre, Children's centre, Community meeting rooms.	Health centre re-provision. A health centre could	Energy Centre. New homes built to sustainable standards.	Improvements to Rushgrove, Colindale, Montrose and Silkstream parks. Public realm improvements at Colindale Ave and Grahame Park Way.
KEY OUTPUTS AND ACHIEVEMENTS (April 2014 –March 2015)							
c700 units currently on site.	Orion school delivered and open.	A5 junctions study & Colindale Avenue visualisation.		Commencement of signage programme.			Colindale open spaces strategy complete Montrose, Silkstream & Rushgrove park masterplans complete.

CURRENT STAGE

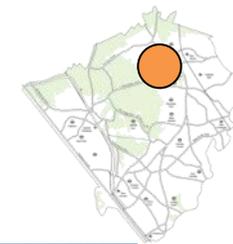
- Energy study completed and final proposal for a decentralised energy options are being developed with the GLA
- Peel Centre (Redrow) planning application submitted.
- Significant infrastructure being planned & major housing growth underway (c700 units currently on site).
- Working closely with Major Applications (Strategic Planning) team on new developments, e.g. Peel Centre site.
- Lanacre Avenue shift completed.

- Masterplans for Montrose, Silkstream, Colindale and Rushgrove parks completed.
- Tube station frontage completed.
- British Library to start on site.

FORWARD PLAN (April 2015 – March 2016)

- Decision regarding best option for Tube station.
- Awaiting outcome of housing zone bid.
- Montrose and Silkstream parks designs to be developed and consulted on.
- Grahame Park Way former college site transfer to Barratt Homes.
- Agree strategy for Health Provision on A5 Corridor.
- Agree locations for education provision.

Dollis Valley



OVERVIEW

The regeneration of the Dollis Valley estate aims to create a new integrated community by replacing the existing system built multi-storey homes on the estate with new mixed tenure housing development of 631 homes. The scheme also includes re-provision of community facilities and children's day care provision.

DELIVERY PARTNERS

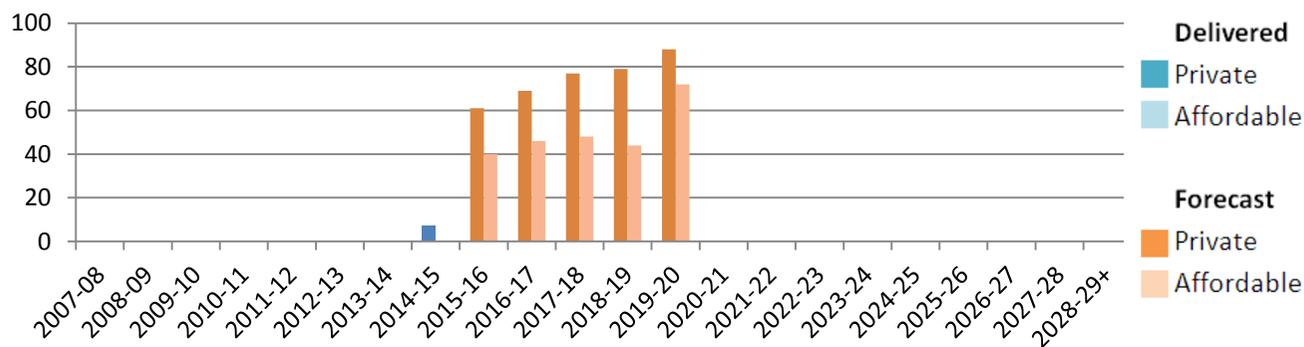
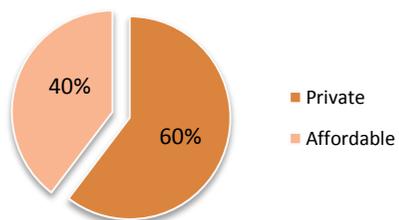
Countryside Properties UK; L&Q

SUMMARY

- New suburban area – 50% houses / 50% apartments
- Apprenticeships initiatives
- New nursery & community space



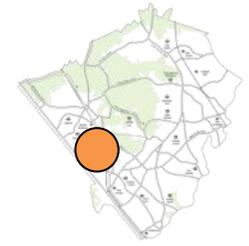
Housing Type	Originally	Proposed
Secure	189	-
Non-Secure (as at 2010)	174	-
Social Rent	-	230
Lease/Free holder	77	-
Intermediate (low cost home ownership)	-	20
Private		381
TOTAL	440	631



DOLLIS VALLEY: OUTPUTS & OUTCOMES

PROJECT LIFETIME							
HOUSING	EDUCATION	HIGHWAYS & TRANSPORT	COMMERCE & EMPLOYMENT	COMMUNITY	HEALTH & WELL-BEING	SUSTAINABILITY	PUBLIC REALM & SENSE OF PLACE
631 new homes. Outputs from Phase 1 will include: 108 units housing (40 affordable, 68 private sale)	New nursery (25 nursery places for under 5s). 4 total apprenticeships over the duration of the scheme.	A new extended bus service for the Dollis Valley locality. At least one parking space for each new home plus visitor parking.	Access to apprenticeships, work tasters, placement days, non-construction training, ESOL classes. Skills Audit completed and Skills and Enterprise Strategy being developed	New multi-purpose community space.	Provision of children day care.	New homes built to Sustainability Code Level (4) and to Lifetime Homes Standards.	Re-landscaping of the old public and private spaces that adhere to the Secure by Design guidelines.
KEY OUTPUTS AND ACHIEVEMENTS (April 2014 – March 2015)							
<ul style="list-style-type: none"> • Compulsory Purchase Order confirmed without modification and without the need for a public inquiry. • Phase 2 detailed planning decision approved. • Approval received from LBB and agreement by development partners to accelerate delivery of Phase 2. • Completion of Phase 1 shows homes. 							
CURRENT STAGE							
<ul style="list-style-type: none"> • Capita CSG (Property Services) finalising documentation required to split phase 2 into 2a and 2b to facilitate accelerated programme. • Outline draft Employment & Training Strategy presented to the Dollis Valley Partnership Board. • Circa. 90% of leaseholder negotiations concluded for phase 2. 							
FORWARD PLAN (April 2015 – March 2016)							
<ul style="list-style-type: none"> ▪ Rehousing residents of 1-15 The Ridge. ▪ Rehousing residents of 1-41 Homefields. ▪ Demolish 1-15 The Ridge. ▪ Start construction on Phase 2 block A. 							

Grahame Park



OVERVIEW

The Regeneration of the Grahame Park estate will lead to the creation of a new mixed tenure urban area within Colindale. The new area will comprise around 2,000 new private homes, around 1000 new affordable homes and 463 retained homes, subject to the outcome of Grahame Park SPD. The area will also include a wide range of new, high quality facilities including health, education, library, community and retail. By the end of 2014/15 a total of 533 new homes will have been built. Complete regeneration of the estate is expected in 2026/27.

DELIVERY PARTNERS

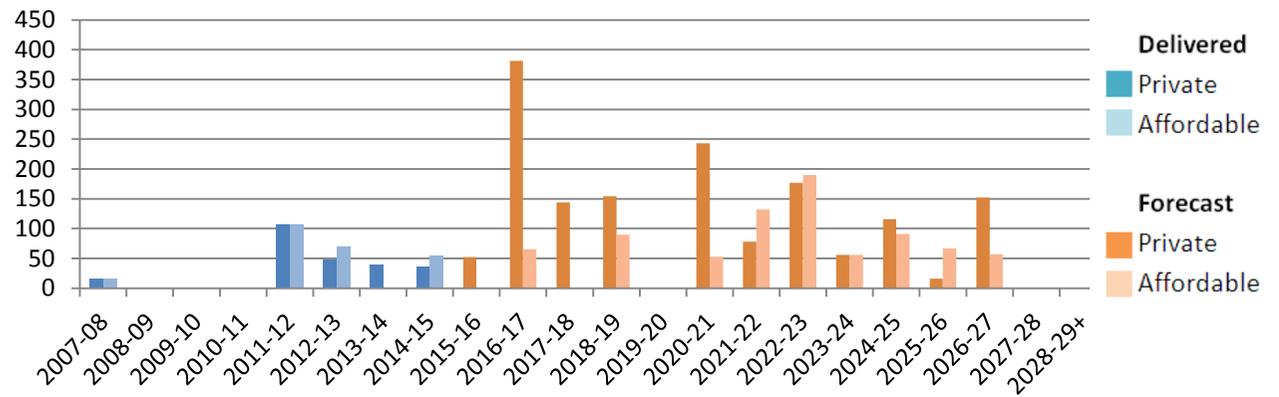
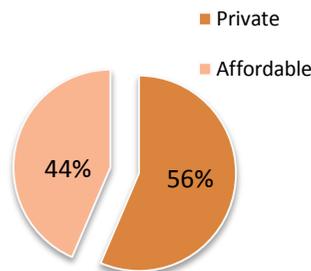
Genesis Housing Group

SUMMARY

- Barnet college re-location
- Major highways and infrastructure works
- Replacement library & Centre for Independent Living
- New Lanacre Avenue



Housing Type	Originally	Proposed
Secure	1428	-
Non-Secure	-	-
Lease/Free holder	349	-
Social Rent	-	1076
Shared Ownership	-	325
Affordable Rent	-	38
Private	-	1867
TOTAL	1777	3306



GRAHAME PARK: OUTPUTS & OUTCOMES

PROJECT LIFETIME							
HOUSING	EDUCATION	HIGHWAYS & TRANSPORT	COMMERCE & EMPLOYMENT	COMMUNITY	HEALTH & WELL-BEING	SUSTAINABILITY	PUBLIC REALM & SENSE OF PLACE
<p>3,440 number of homes, 1000 new affordable, 2000 new private sale.</p> <p>533 homes (301 affordable) will have been completed by March 2015.</p>	<p>Barnet College to be relocated in Grahame Park in a newly build Campus.</p> <p>Colindale Training Programme, "Towards employment outcomes", being delivered on a termly basis.</p> <p>3 Apprenticeship opportunities being delivered</p>	<p>New road network.</p>	<p>Retail and commercial floorspace as part of Phase 1b & Stage B.</p>	<p>Replacement library, community centre & children's activity centre (Greentop Centre).</p>	<p>Health Centre to be re-provided.</p>	<p>All new homes built to sustainable code 4.</p>	<p>Heybourne Park already delivered in July 2011 (see picture on page 24).</p>
KEY OUTPUTS AND ACHIEVEMENTS (April 2014 – March 2015)							
<p>Phase 1b(i), 86 homes (55 affordable) should be complete by March 2015</p> <p>Central Government has announced Genesis to be given loan of £56 million for acceleration of the demolition of the Concourse.</p>	<p>Various agreements for the re-location of Barnet College were signed March 2014.</p>	<p>New Lanacre Avenue opened on 16th December 2014.</p>	<p>Audit of Concourse commercial leasehold units taken place during 2014.</p> <p>Negotiations on new Council offices are taking place.</p> <p>New Sainsbury's will handover in March 2015.</p>	<p>New Grahame Park SPD will look at re-provision of community facilities.</p>	<p>Feasibility Study has been undertaken to look at re-location of health centre.</p>	<p>All new homes built to sustainable code 4.</p>	<p>Proposals for new southern square at bottom of new Lanacre Avenue.</p>

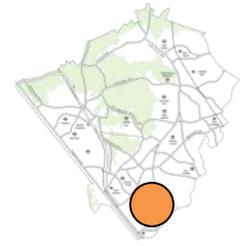
CURRENT STAGE

- Council is working with Genesis Housing Group to produce a Grahame Park SPD to develop proposals for Phase 1b(iii) (Plots 5 to 9) and Stage B. First SPD consultation took place February 2015.
- 88 homes from Phase 1b(i) (Plot 3) (143 homes) completed, which includes 55 for social rent.
- Land swap deal on GPW school site about to complete.
- College to take possession of new site in February 2015.

FORWARD PLAN (April 2015 – March 2016)

- Full SPD consultation to take place Summer 2015.
- Plots 5, 6, 7 and 8 in development.
- Plots 5 and 6 to go on site 2015.
- CPO to be initiated for Plots 10, 11 and 12 following Government loan to Genesis.

Granville Road



OVERVIEW

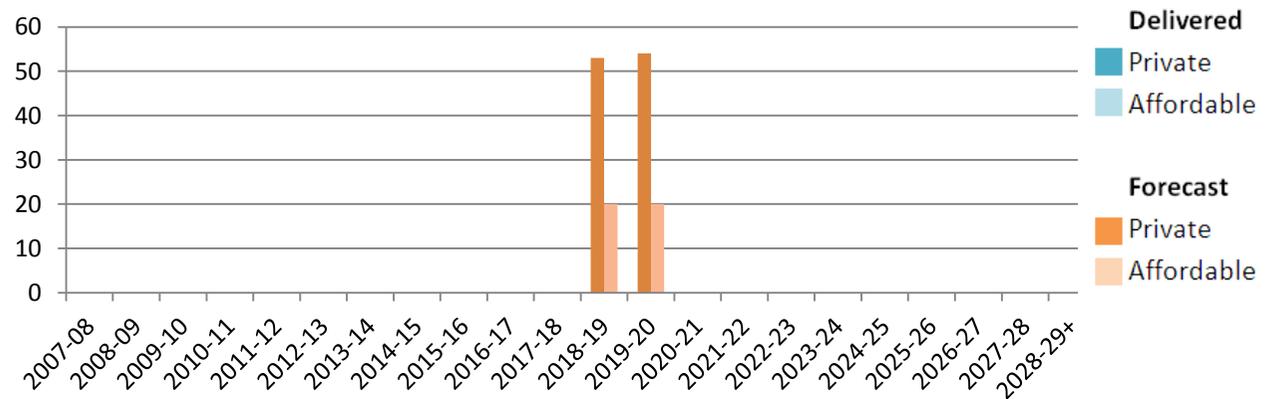
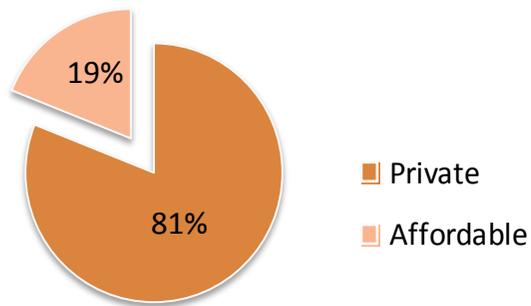
Following the completion of Phase 1 in 2012, phase 2 is tasked with the improvement the estate environment and public realm through the creation of a mixed tenure, balanced community with new homes for sale and shared ownership, a coherent sense of place and integration with the surrounding areas.

DELIVERY PARTNERS

Mullalley; One Housing Group

SUMMARY

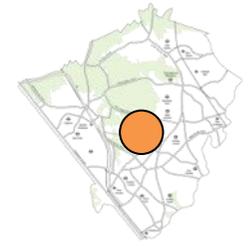
- 132 new homes (107 private, 25 affordable)
- Provision of construction jobs
- Public realm improvements



GRANVILLE ROAD: OUTPUTS & OUTCOMES

PROJECT LIFETIME							
HOUSING	EDUCATION	HIGHWAYS & TRANSPORT	COMMERCE & EMPLOYMENT	COMMUNITY	HEALTH & WELL-BEING	SUSTAINABILITY	PUBLIC REALM & SENSE OF PLACE
132 new homes (30% shared ownership).		Designated parking for each block.	Creation of jobs during the construction (no. to be agreed).	Integration with existing communities.		Design employs sustainable construction techniques.	Improved public realm.
KEY OUTPUTS AND ACHIEVEMENTS (April 2014 – March 2015)							
<ul style="list-style-type: none"> • Masterplan Revised. • Planning application submitted, but not approved. 							
CURRENT STAGE							
<ul style="list-style-type: none"> • Reviewing current design proposals 							
FORWARD PLAN (April 2015 – March 2016)							
<ul style="list-style-type: none"> • Agree a revised scheme and vision for the future. 							

Millbrook Park



OVERVIEW

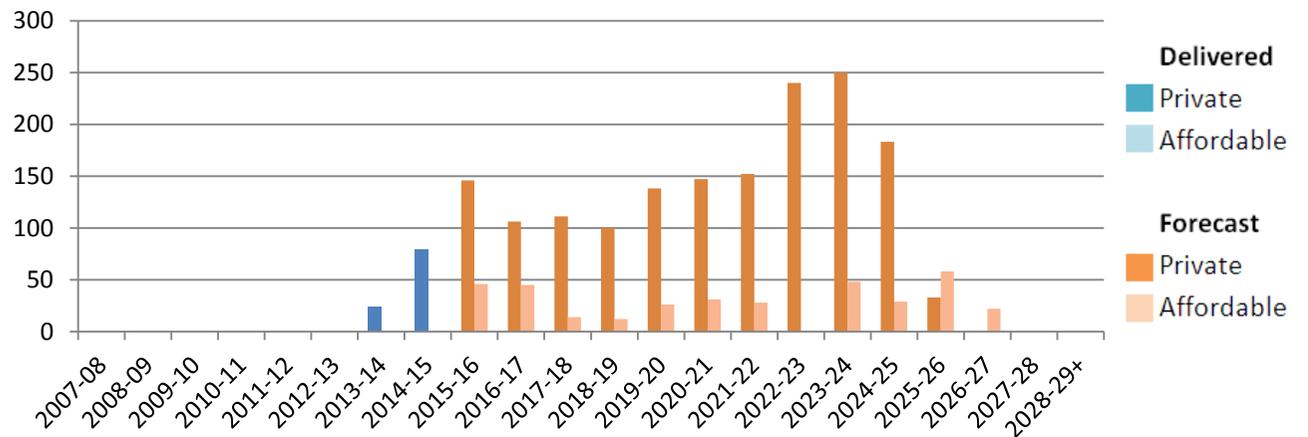
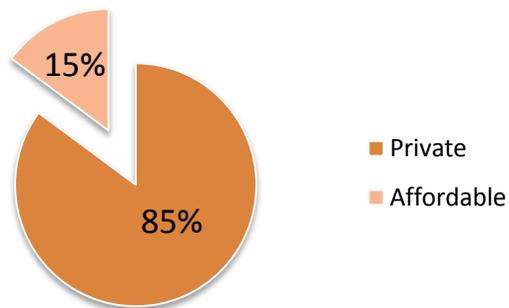
The regeneration of Mill Hill East, in line with the Mill Hill East Area Action Plan, will create a sustainable ‘suburban’ village with a new mixed use high street, primary school, health and community facilities, open space and improved transport links.

DELIVERY PARTNERS

Inglis Consortium LLP consisting of key partners: London Borough of Barnet, VSM Estates Ltd., & Annington Property Ltd.

SUMMARY

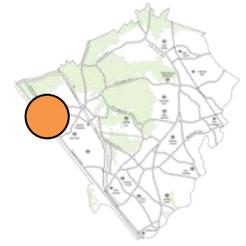
- 2,174 new homes (1850 private sale, 324 affordable).
- New primary school and health facility
- Upgrades to tube station & strategic East West Link route
- New employment space, parks and open spaces, including a “Panoramic Park”.



MILLBROOK PARK: OUTPUTS & OUTCOMES

PROJECT LIFETIME							
HOUSING	EDUCATION	HIGHWAYS & TRANSPORT	COMMERCE & EMPLOYMENT	COMMUNITY	HEALTH & WELL-BEING	SUSTAINABILITY	PUBLIC REALM & SENSE OF PLACE
2,174 new homes (1850 private sale, 324 affordable).	<p>A new three-form entry primary school.</p> <p>Apprenticeship opportunities and CTI work placements being created through s106 agreements</p>	<p>Upgrades to Mill Hill East tube station & enhanced bus services.</p> <p>East-West link route; junction improvements at Bittacy Hill / Frith Lane and Holders Hill Circus.</p> <p>Access roads for individual plot development.</p>	<p>3,470 sqm employment; 1,100 sqm town centre retail.</p> <p>Conversion of the historic former officers' mess building to mixed uses.</p> <p>Creation of 500 jobs.</p>	Community facilities and new park.	New health facility including a 530sqm GP surgery.	<p>New energy centre of 630sqm Sustainable Urban Drainage.</p> <p>Relocation of the Council's Depot and Recycling facilities.</p> <p>Practical Code Level 4 for new homes.</p> <p>BREEAM Excellent for commercial buildings.</p>	<p>New parks and open spaces including a "Panoramic Park" providing excellent views across London.</p> <p>A new public piazza opposite the station.</p>
KEY OUTPUTS AND ACHIEVEMENTS (April 2014 – March 2015)							
<ul style="list-style-type: none"> Phase 3a land sale complete. Millbrook Park 3 form school complete. East-West Link Road completed. 							
CURRENT STAGE							
<ul style="list-style-type: none"> Relocating residents of affected properties on Walden Way. Review, amendment, and approval of highways junction proposals. 							
FORWARD PLAN (April 2015 – March 2016)							
<ul style="list-style-type: none"> Central and Panoramic Parks completed Phase 4B works including demolition of properties on Walden Way and retaining walls of Depot. Completion of Phase 4B and 4C. Completion of highway works at the junction of Pursley Road/Bittacy Rise and Bittacy Hill/Frith Lane. 							

Stonegrove Spur Road



OVERVIEW

The regeneration of the Stonegrove Spur Road estates aims to create a new integrated community by replacing the existing homes on the estates with a new mixed tenure housing development of 999 homes. The scheme also includes improved transport links, a new academy, a community hall and church buildings, improved parking and open space.

In 2014/15, construction commenced on Academy Lane and Kings Lane Mews, which on completion will deliver a total of 212 new private and social homes. Delivery of all new homes is on track for completion in 2018/19, along with a delivery of a new joint Community Centre and Church, and new roads.

DELIVERY PARTNERS

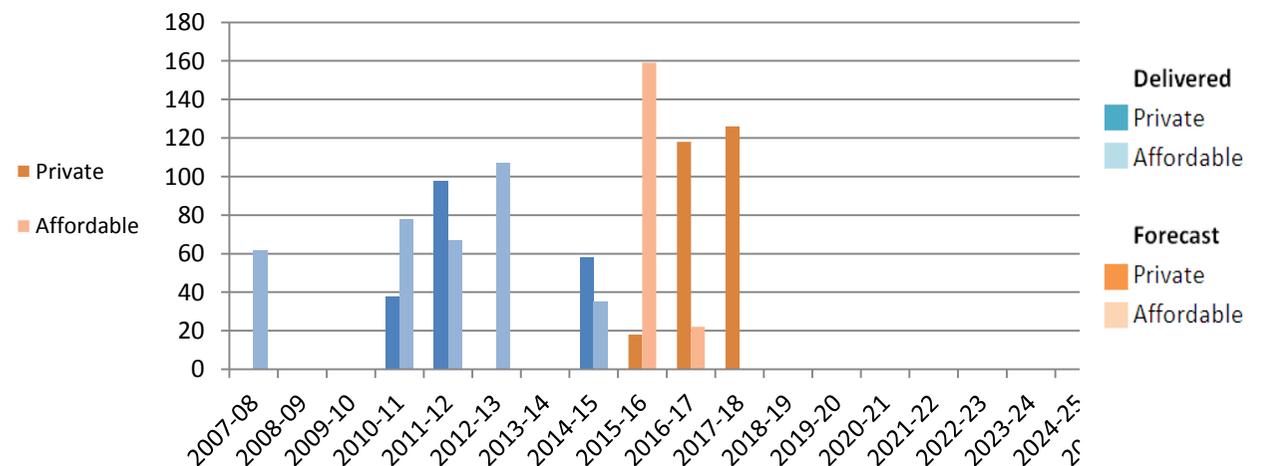
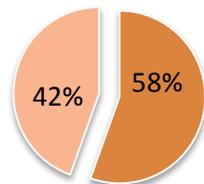
Barratts Evolution Limited; Family Mosaic

SUMMARY

- Provision of school & sport facilities (finished – London Academy)
- New roads and improvements
- Joint Community/church replacement facility
- New open spaces



Housing Type	Originally	Proposed
Lease/Free holder	201	-
Secure	402	-
Social Rent	-	280
Shared Ownership	-	101
Shared Equity	-	8
Private	-	548
TOTAL	603	937



STONEGROVE SPUR ROAD: OUTPUTS & OUTCOMES

PROJECT LIFETIME							
HOUSING	EDUCATION	HIGHWAYS & TRANSPORT	COMMERCE & EMPLOYMENT	COMMUNITY	HEALTH & WELL-BEING	SUSTAINABILITY	PUBLIC REALM & SENSE OF PLACE
937 new homes (417 affordable, 520 private sale (an additional 62 affordable units were provided in Phase 0 – Peniwell Close).	Re-provision of school and sports facilities (London Academy) as part of phase 0 (prior to PDA).	New roads and improvements to junctions between Spur Road and Green Lanes, Spur Road and Stonegrove.	Skills and job training for residents. Skills Audit completed and Skills and Enterprise Strategy being developed	Re-provision of a joint church and community centre, together with ancillary buildings. Establishment of Community Trust.		All homes built to Decent Homes and energy saving standards.	Improvements to existing play facilities and open space.

KEY OUTPUTS AND ACHIEVEMENTS (April 2014 – March 2015)

- Agreement reached on final design for Joint Community Centre and Church, with planning application submitted and approved.
- Commencement of construction on site for Joint Community Centre and Church in January 2015.
- 93 new homes completed with new residents already in occupation. Sale of new private homes supported by new marketing suite.
- Stonegrove Community Trust - formally established, with the appointment of a volunteer resident Chairperson, and the appointment of a project manager and an employers agent to support the fledging Trust during the build process.
- Completion of CPO Phase 2, 3 and 4.

CURRENT STAGE

- Commencement of construction work on site for Joint Community Centre and Church.
- Phase 5 (Academy Lane), and Phases 6a/6b (Kings Lane Mews) - ongoing construction on site, to deliver 212 units of housing.
- Planning application for final phase to deliver 14 units of housing plus a vicarage has been submitted for determination in April 2014.

FORWARD PLAN (April 2015 – March 2016)

- Completion of CPO Phase 5, final phase including Haviland Court, which is the last remaining block.
- Completion of Joint Community Centre and Church in March 2016.
- Last remaining residents move to new homes in mid-2015.

West Hendon



OVERVIEW

The regeneration of the West Hendon estate aims to create a new integrated community by replacing the existing homes on the estate with new mixed tenure housing development of 2,194 homes, a net gain of 1,553 over a 17 year period. The scheme also includes improved transport links and creation of a commercial hub. Delivery of new homes is expected to complete in 2026/27.

DELIVERY PARTNERS

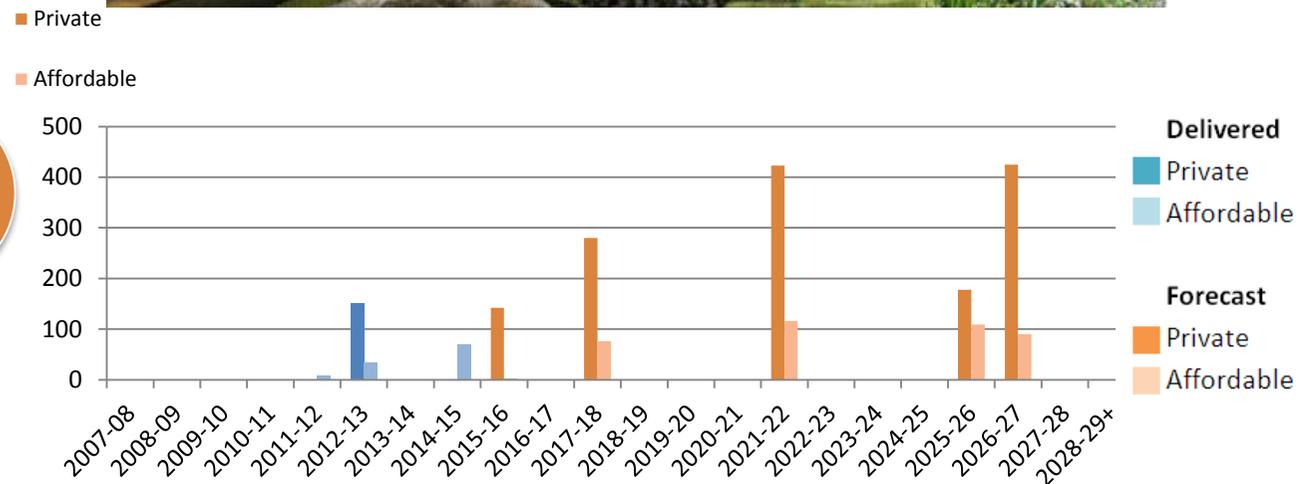
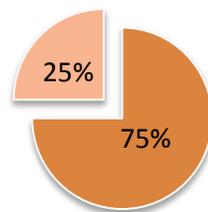
Barratt Metropolitan Limited Liability Partnership

SUMMARY

- 2,000 new homes; 1,600 car park spaces
- A new town centre & commercial hub
- 2 new bridges & creation of a vista
- Integration to the Welsh Harp Reservoir
- Three-form community school



Housing Type	Originally	Proposed
Secure	478	-
Non-Secure	-	-
Lease/Free holder	171	-
Social Rent	-	258
Low cost Home Ownership	-	285
Private	-	1651
TOTAL	649	2194



WEST HENDON: OUTPUTS & OUTCOMES

PROJECT LIFETIME							
HOUSING	EDUCATION	HIGHWAYS & TRANSPORT	COMMERCE & EMPLOYMENT	COMMUNITY	HEALTH & WELL-BEING	SUSTAINABILITY	PUBLIC REALM & SENSE OF PLACE
Up to 2,000 new homes (25% affordable). 257 homes completed to Feb 2015 (151 private, 106 Affordable).	3-form community school for around 400 pupils. Nursery.	2 new bridges. Improvements along the A5 and Station Road & removal of the gyratory system. Improved A5 crossings and pedestrian links to Hendon train station.	A new town centre and commercial hub with new shops and restaurants. 1000 full time construction jobs, 126 non-construction full time jobs.	Community use facilities.	Lifetime homes standards and better quality homes will lead to improved health and living conditions for the residents on the estate.	Code Levels 4 and above for new homes. BREEAM Excellent for commercial buildings.	Improvements to York Park. Integration to the Welsh Harp Reservoir.
KEY OUTPUTS AND ACHIEVEMENTS (April 2014 – March 2015)							
<ul style="list-style-type: none"> Estate management strategy agreed and signed off. Conditions Precedent cleared and PDA went live. Completion of 71 affordable units completed as part of Phase 3a. CPO public inquiry completed, awaiting Secretary of State decision. 							
CURRENT STAGE							
<ul style="list-style-type: none"> Heads of Terms for Deerfield site purchase almost complete. The Deed of Variation to accelerate the delivery of units as part of the developer's Strategy is under financial review. CPO lessons learnt review will be taking place. 							
FORWARD PLAN (April 2015 – March 2016)							
<ul style="list-style-type: none"> Phase 3C submission of planning application. Complete Phase 3B Demolition of Franklin House & 11-98 Marriotts Close. Complete Phase 3C detailed design. Outcome of CPO Inquiry. Obtain Secretary of State approval for phase 3B and 3C Land transfer. Agree major change variation to Principle Development Agreement. 							

SKILLS AND ENTERPRISE PROGRAMME

The Barnet Skills, Employment and Enterprise Programme supports the strategic objectives set out in Entrepreneurial Barnet, which aim to maximise the positive impact of the public sector on Barnet's economy and ensure that local businesses and entrepreneurs have the space and support they need to thrive.

- KEY STRATEGIC OBJECTIVES

- Improved customer access
- Thriving town centres that people want to live, work and spend time in.
- Working with employers to develop a skilled workforce
- Supporting residents to develop the skills they need to succeed
- Encouraging a culture of entrepreneurship
- Local and small businesses can access council contracts
- Businesses able to access the support they need
- Connecting businesses and universities



PROJECTS OF THE SKILLS AND ENTERPRISE PROGRAMME

NEET PLATFORMS

Platforms Phase 2 extension projects continues the most successful elements of Platforms to support 16-24 year olds who are Not in Employment, Education or Training (NEET) into employment and further training. The focus is on paid internships, paid voluntary sector work placements and Employability support programmes.

WORKFINDER PROJECT

A jobs brokerage project has been commissioned, commencing in 2015, which will assist unemployed residents who experience multiple barriers to gaining work into sustainable job opportunities. Support will be based around the needs of the individual. Engagement with local employers will build knowledge according to business requirements.

S106 APPRENTICESHIPS AND CTI CONTRIBUTIONS.

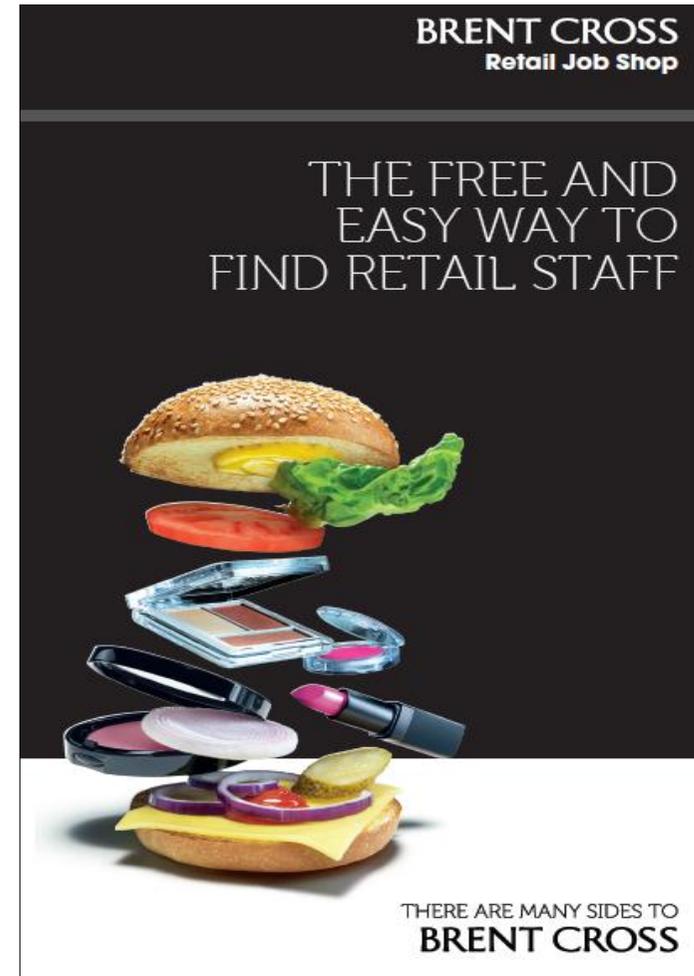
S106 Employment and Training obligations outline that property developers make provision to train Barnet residents. Partnership working enables Barnet applicants to enter employment and training with a range of developers and training providers. Current obligations across 9 sites have approximately 60 apprentice obligations throughout their oncoming construction periods. Construction Training Initiative (CTI) obligations for work placement may also be included. Developers are monitored as triggers for S106 obligations vary across developments.

LET'S TALK SHOP – BRENT CROSS RETAIL JOB SHOP PROJECT.

The Brent Cross Retail Job shop was launched in July 2014 at Brent Cross Shopping Centre. The Retail Job shop is a virtual Job Shop that is supported by our Employer Brokerage Officer and Job Centre Plus. The project is focused on engaging employers to offer retail, hospitality, management and customer service vacancies to local people. As of Christmas 2014 over 100 vacancies had been filled by local people, which included 45 Barnet residents who were previously unemployed.

Links to the Brent Cross Shopping Centre vacancies have been established on the Council and partner websites including www.barnet.jobs and MDX.jobs. In addition to the job vacancies, there are plans in development with employers to explore opportunities for apprenticeships and work placements.

Training and jobs matching of residents takes place through Barnet and Southgate College at the flagship 'Hospitality House' facility in East Finchley and in partnership with Job Centre Plus. Barnet Council's Education Services are working closely to engage local schools in raising the awareness and aspirations of their pupils of the career opportunities in retail and hospitality.



TOWN CENTRES

Work in North Finchley and Cricklewood Town Centres, funded through the Mayor of London's Outer London Fund (OLF), is near completion. The projects focused on enhancing each town centre's distinctiveness through a series of interventions which included public realm improvements, signage and wayfinding and a programme of business support and events. Initial outputs include:

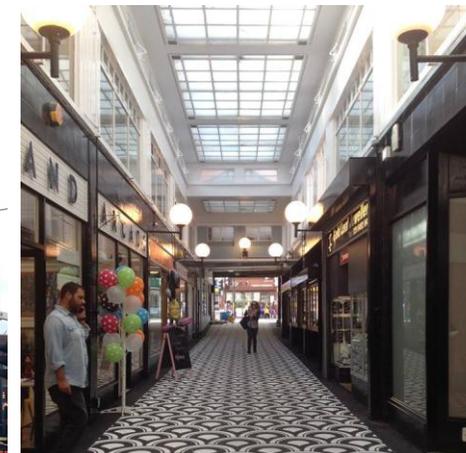
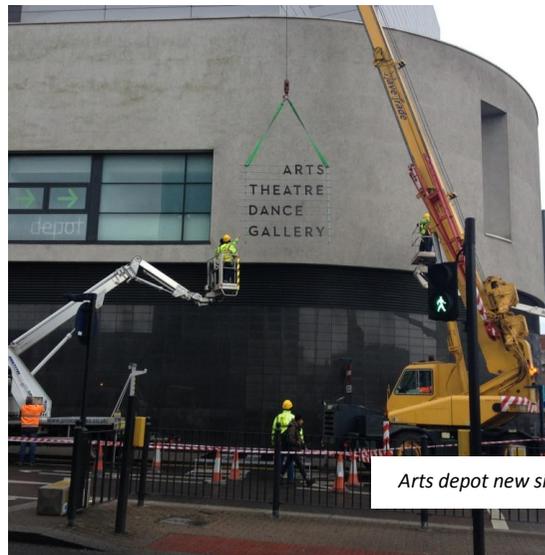
- 1000+ sqm of improved public realm
- Contributed to creation of 52 jobs and safeguarding 121 jobs
- 38 people supported into employment or apprenticeships
- 98 trees planted
- 3 vacant units activated; 9 improved shop fronts
- 2 town teams established
- 2 markets established and 8 events held
- Signage and wayfinding improvements in both town centres

Evaluations to obtain an end-of-project measure the overall outputs and outcomes, including overall satisfaction and footfall improvements, for both projects is on-going and will complete in Q1 2015-16.

The Council will also continue to work with local town teams and community groups to identify further funding and investment priorities in our Town Centres.

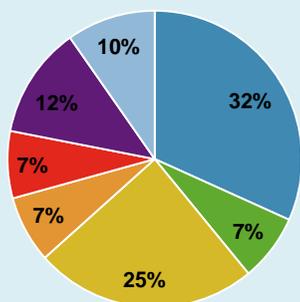


New market & town square (l) and signage (r), Cricklewood



Arts depot new signage (l). Refurbished Grand Arcade (r), North Finchley

Type of support received in Cricklewood Town Centre, Outer London Fund 2012-15



- Business support
- Business networking
- Improvements / VM
- Events/ Promotions
- Apprenticeships
- Marketing
- Other



Shop front improvements, Cricklewood

SKILLS AND ENTERPRISE PROGRAMME: OUTPUTS & OUTCOMES

EDUCATION	HIGHWAYS & TRANSPORT	COMMERCE & EMPLOYMENT	COMMUNITY	PUBLIC REALM & SENSE OF PLACE
PROJECT LIFETIME				
Enable access to Apprenticeships, Internships, Work Placements and to support Barnet residents into Sustainable Employment in the Regeneration Estates and Town Centres.	Infrastructure improvements and feasibility studies in the Council's Priority Town Centres, including over £2m improvements through the Outer London Fund.	Business engagement and support through the creation of business forums and events. Direct business support. Jobs created and safeguarded.	Establishment and on-going support for Town Teams to ensure the legacy and on-going improvements to Town Centres.	Public realm improvements to improve the overall experience of our town centres, including de-cluttering, greening, supporting sustainable modes of travel, signage and way finding.
KEY OUTPUTS AND ACHIEVEMENTS				
<p>NEET Platforms Programme has engaged with c500 young people, with c350 young people actively participating in the 8 projects over the lifetime of the project.</p> <p>A new WorkFinder Project started in March 2015, supporting local employers and assisting unemployed residents into sustainable jobs.</p> <p>12 Apprenticeships created through s106 Regeneration Agreements, partnership working arrangements and town centre projects.</p> <p>Colindale (including Grahame Park) Employment and Training Plan 2014/15 delivered.</p> <p>Skills Audit at Dollis Valley Estate has been completed in July 2014. The Dollis Valley Employment</p>	<p>Infrastructure improvements and feasibility studies in Whetstone Town Centre.</p> <p>Traffic modelling in North Finchley completed.</p> <p>New high quality granite paving in Cricklewood completed.</p>	<p>4 pilot business start-up workshops.</p> <p>3 Business leaders breakfasts.</p> <p>Business expo, 100+ attendees.</p> <p>Business needs survey completed by over 100 SME's in December 2014 to 2200 SMEs complete, October 2013.</p> <p>Business 1-to-1 support to 31 retailers in Cricklewood.</p> <p>Launch of Let's Talk Shop Retail One Stop Shop and engagement with Brent Cross Retailers leading to job opportunities for local residents.</p> <p>Brent Cross Retail Job shop launched in July 2014, to date over 100 vacancies have been filled by local people, which included 45 Barnet residents,</p>	<p>Silk Road Festival held in Cricklewood, successfully funded via the GLA's Summer of High Streets.</p> <p>Food and Crafts Christmas specialist markets held in North Finchley and Cricklewood in December 2014.</p> <p>Weekly market at Cricklewood Town Centre successfully established.</p> <p>'Best Practice for Town Centres' roundtable held with heads of Town Teams.</p> <p>Ten Grand Arcade successfully established by North Finchley Town Team, including "In Our Manor" series of cultural exhibitions throughout 2014/15. Plans for a further year of events</p>	<p>98 trees planted in Cricklewood and North Finchley Town Centres.</p> <p>New Town Square at Cricklewood Town Centre.</p> <p>Signage and way finding at Cricklewood and North Finchley.</p> <p>9 improved shop fronts at Cricklewood Town Centre</p> <p>Successful bid for GLA funding toward improvements at Burnt Oak Town Centre.</p>

<p>and Training Strategy has been developed to start delivery from end of March 2015.</p> <p>Brent Cross Cricklewood Employment and Training Action Plan for Phase 1a (North) was approved and submitted with the Reserve Matters Application in February 2015.</p>		<p>who were previously unemployed.</p> <p>52 jobs created and 121 jobs safeguarded through town centre improvements.</p> <p>88 young people supported into employment, apprenticeships or given business advice and support through town centre projects.</p>	<p>and business support.</p>	
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CURRENT STAGE

NEET Platforms, Phase 2 extension projects: have been underway since July 2013 with an additional 60 employability placements, 30 voluntary sector three-month work placements and the delivery of 45 3-month internships (12 within the council and 33 with SMEs).

The WorkFinder Project is currently being contracted to commence by Spring 2015.

S106 Apprenticeship Opportunities:

- Supplementary Planning Document for Skills, Employment and Enterprise produced Autumn 2014.
- 3 Apprenticeship opportunities have been created in Grahame Park.
- The development and delivery of 14 apprenticeships is being supported at Beaufort Park.
- Barratt Homes opened up their Apprenticeship Programme for residents on Stonegrove Spur Road as a result of the Skills Audit carried out, whilst 4 apprenticeships were negotiated as part of the s106 for Dollis Valley.
- In addition to the large regeneration estates, circa 40 apprenticeships have been negotiated as part of the s106 from other developments (for example at Millbrook Park and Colindale Hospital).

North Finchley Outer London Fund: the project completed in 2014 and included: :

- Re-activation of 3 vacant units and refurbishment of the Grand Arcade; Ten Grand Arcade successfully established.
- “North Finchley Feast” trial markets delivered throughout 2014.
- Wayfinding and signage scheme around the Town Centre.
- 3 apprenticeships created; employment advice and training for 20 young people.

Cricklewood Outer London Fund: the project completed in 2014 and included::

- De-cluttering and improvements to Cricklewood Broadway, Cricklewood Lane and a new public space outside B&Q.
- Extensive refurbishments to the shop and building facades of 9 properties along Cricklewood Broadway.
- Establishment of a new weekly market at Cricklewood.
- YES Project: Supporting 38 young people into employment and apprenticeships and help for 30 business start-ups.
- New town centre identity and branding, including new signage and lighting scheme.

PROGRAMME OBJECTIVES & FORWARD PLAN OF ACTIVITIES FOR 2015-16

1. Improved Customer Access	<ul style="list-style-type: none"> • Support the development of the dedicated customer centre for businesses, as part of the "One Stop Shop" Project for businesses. • Develop a Business Contacts Database for the Borough.
2. Thriving Town Centres that people want to live, work and spend time in.	<ul style="list-style-type: none"> • Support town teams in key town centres, bringing together local businesses and residents to lead improvements. • Seek new funding opportunities to improve the promotion, business support and physical appearance of town centres. • Support town teams in developing community bids for submission to the GLA's Community High Streets Fund. • Support town centres to maximise use of mobile technology and social media, for example through phone-based payment and loyalty schemes. • Support co-ordination of council-wide activity in town centres in order to maximise positive benefits and to generate maximum new investment and publicity. • Deliver town centre improvements where funding is agreed - e.g. Burnt Oak. • Share best practice to mentor other town centres in improving their vitality.
3. Working with employers to develop a skilled workforce. Supporting Residents to develop the skills they need to succeed. Encouraging a culture of entrepreneurship.	<ul style="list-style-type: none"> • Actively promote the benefits of Apprenticeships and other training opportunities to local employers. • Work with development partners to maximise local employment and training opportunities through regeneration and development schemes. • Work with the construction sector skills council to reflect best practice in the local construction employment models in support of future growth. • Ensure the Skills, Employment, and Enterprise Supplementary Planning Document is implemented in future developments. • Facilitate better links between schools and employers and support the development of young peoples' skills

PROGRAMME OBJECTIVES & FORWARD PLAN OF ACTIVITIES FOR 2015-16	
	and understanding of career pathways through schemes such as Let's talk shop and the Retail One Stop Shop and Construction opportunities.
4. Local and small businesses can access council contracts.	<ul style="list-style-type: none"> • Support Customer and Support Group (CSG) workstream in helping businesses to access local procurement opportunities. • Work with the Council to develop an approach to CSR (corporate social responsibility) and its supply chain, ensuring that local businesses have equal opportunities to gain from the Borough's growth.
5. Business able to access the support they need. Connecting business and universities.	<ul style="list-style-type: none"> • Develop an approach to small business support through the creation of a business support social enterprise, which will provide a central point of contact for business engagement, mentoring advice and networking • Create a portal –digital hub – that will provide information and signposting to maximise the use of existing business support services. • Facilitate the provision of appropriate and affordable workspace for small and micro businesses. • Develop a bespoke programme for the Borough's ambitious and high growth businesses. • With WLA (West London Alliance), develop Knowledge Transfer Partnerships that bring together the expertise of universities and colleges with the skills of entrepreneurs to boost growth opportunities. • Share best practice to mentor other town centres in improving their vitality.

FORWARD PLAN OF PROJECT MILESTONES

Project milestones are important, as they set targets for the delivery of certain elements of the project and on this basis ensures the project as a whole remains on track. They can also give an early warning of when there are problems facing a project if there is difficulty or delays in completing a milestone. The below milestones have been identified for the Regeneration Programme for year 2015/16. A number of these milestones will be used to monitor the performance of the Regeneration Programme, ensuring they are completed when scheduled. Any delays will be highlighted and reviewed at an early stage to identify and mitigate any project risks or issues in a timely manner.

Regeneration Area	Milestone Description	Forecast Delivery Date
Grahame Park	Construction starts on Site 5.	Jun-15
Grahame Park	Construction starts on new Barnet College.	Jun-15
Grahame Park	DPR/ARG Report for PDA amendments to enable office development to proceed.	Jun-15
Grahame Park	2nd consultation completed for GP Stage B SPD.	Jul-15
Grahame Park	Planning application submitted for office development in Grahame Park	Sep-15
Grahame Park	Construction starts on Site 6.	Dec-15
Dollis Valley	BT and Fibrenet optic cable diversions complete.	Jun-15
Dollis Valley	Rehouse residents of 1-15 The Ridge.	Aug-15
Dollis Valley	Construction starts on block A.	Sep-15
Dollis Valley	Demolition of 1-15 The Ridge complete.	Oct-15
Dollis Valley	Rehouse residents of 1-41 Homefields complete.	Feb-16
West Hendon	Rehouse residents of 1-76 Franklin House & 11-98 Marriotts Close into G1 & G2.	May-15
West Hendon	Phase 3C submission of planning application.	Sep-15
West Hendon	Phase 3B Demolition of Franklin House & 11-98 Marriotts Close complete.	Nov-15
West Hendon	Phase 3B Blocks F5 & F6 (87 Units) construction starts.	Jan-16
West Hendon	Phase 3C detailed design complete.	Mar-16
West Hendon	Confirmation of CPO order	Dec-15
West Hendon	Obtain Secretary of State approval for phase 3B and 3C Land transfer.	Nov-15

Stonegrove	Remaining Secure Tenants move to new homes	May-15
Stonegrove	Execution of final CPO Phase (Phase 5, Haviland Court)	Apr-15
Stonegrove	Zone 4B Canon's Way South Block A2 start of infrastructure work on Site.	Jun-15
Stonegrove	Completion of Joint Community Centre & Church.	Mar-16
Stonegrove	Completion of Kings Mews & Kings Lane.	Mar-16
Stonegrove	Completion of Block A1 Canons Square South (21 social housing units).	Mar-16
Millbrook Park	Central and Panoramic Parks completed	Jun-15
Millbrook Park	Temporary Energy Centre to serve phases 3a and b	Aug-15
Millbrook Park	Phase 4B works inc. Demo. of properties on Walden Way and retaining walls of Depot.	Aug-15
Millbrook Park	Reprofiling of phase 10	Aug-15
Millbrook Park	Completion of highway works at the junction of Pursley Road/Bittacy Rise.	Aug-15
Millbrook Park	Completion of highway works at the junction of Bittacy Hill/Frith Lane.	Oct-15
Millbrook Park	Completion of Phase 4B.	Aug-15
Millbrook Park	Completion of Phase 4C.	Jun-15
Colindale	Completion of Colindale Health Strategy options appraisal	May-15
Colindale	Completion of stage D detail design Montrose and silkstream parks.	Mar-16
Colindale	Approach to decentralised energy masterplan agreed by LBB and GLA.	Sep-15
Colindale	Colindale Opportunity Area joint working statement and heads of terms for the vision Agreed.	Dec-15
BXC	Make CPO 1 and CPO 2 one for first phase of development.	Apr -15
BXC	Submission of Phase 1b shopping centre design .	Nov-15
BXC	CPO Inquiry to deliver first phase of development.	Dec-15
BXC	Thameslink Station single option design selected.	Sep-15
BXC	LBB and south side preferred development partner enter into contract.	Mar-16