**THE LONDON BOROUGH OF BARNET (GRANVILLE ROAD ESTATE PRAMSHEDS AND BEECH COURT) COMPULSORY PURCHASE ORDER 2018**

PROOF OF EVIDENCE OF **PAUL SHIPWAY**, on behalf of the London Borough of Barnet acquiring authority

Dealing with matters relating to the Council's housing strategy and the impact of the order on the residents of Beech Court

PLANNING INSPECTORATE REF: APP/PCM/CPO/N5090/78325

Document reference: AA PS 1.1

**26 June 2018**

1. **INTRODUCTION**
	1. My name is Paul Shipway and I am the Strategic Housing Lead for the London Borough of Barnet within the Council’s Commissioning Group.
	2. I started working for the Council on 1st July 2015 and immediately prior to this I was Head of Strategy and Performance for Regional Enterprise, a joint venture between the Council and Capita, between October 2013 and June 2015. Prior to October 2013 I had worked for the London Borough of Barnet since 1st September 1997.
	3. I am responsible for strategic housing matters for the Council, including maintaining the Council’s Housing Strategy and the commissioning of housing services within the borough.
	4. I have been responsible for developing and maintaining the Council’s Housing Strategy since April 2003.
	5. Prior to April 2003 I was the Housing Performance Manager for the Council’s Housing Service with responsibility for producing internal performance reports, government returns and Best Value performance indicators
	6. Whilst I have not been directly involved with the delivery of the Granville Road proposals, I have worked on the Council’s Housing Strategy since 2003. This provides the overarching framework within which housing proposals for Granville Road are framed.
	7. I have a Degree in Philosophy and Literature.
2. **The Council’s Housing Strategy**
	1. The Council regularly produces a Housing Strategy document which considers the current and anticipated housing needs of current and future residents.
	2. Since the inception of the Granville Road regeneration proposals, the Council has produced housing strategy documents in 2010 and 2015.
	3. The 2010 and 2015 Housing Strategy documents are exhibited with this proof as AA/PS 3.1 and 3.2.
	4. The Granville Road proposals (approved under the planning permission (CD 20)) will contribute towards the Housing Strategy by contributing to meeting the housing needs of the Borough by providing 132[[1]](#footnote-1) new high quality mixed tenure new homes.

**Housing Strategy 2010- 2025**

* 1. Barnet’s Housing Strategy 2010-2025 was by the Council’s Cabinet on 12 April 2010, and had the overarching objective of '*Providing housing choices that meet the needs and aspirations of Barnet residents'* (AA/PS 3.1 Cover page).
	2. Barnet’s 2010-2025 Housing Strategy sets out how the Council will deal with several challenges including high prices, a shortage of affordable housing and a potential threat to the qualities that make the Borough attractive. In addition, it was recognised that in some areas, particularly in the West of the Borough there were opportunities for significant transformation and regeneration without damaging successful suburban areas.
	3. Granville Road is specifically identified a priority for investment in section 9 of the 2010-2025 Housing Strategy which explains the Council’s Borough Investment Plan. (AA/PS 3.1. top of Table at page 32)
	4. Barnet’s 2010-2025 Housing Strategy included the objective *Increasing housing supply, including family sized homes, to improve the range of housing choices and opportunities available to residents* (AA/PS 3.1 heading at Page 6)*,* which the Granville Road estate proposals will contribute to by providing 132 new homes in the borough*.* The new homes will comprise 74 flats and 58 houses in a mix of bedroom sizes ranging from 2 bedrooms to 4 bedrooms, and 35% will be affordable.
	5. The 2010-2025 Housing Strategy also talks about the importance providing family sized accommodation (AA/PS3.1 Page 8 and Page 9) and the aim of ensuring that 70% of new homes have at least 2 bedrooms; the new homes at Granville Road will all have at least 2 bedrooms.

**Housing Strategy 2015- 2025**

* 1. The Council’s latest Housing Strategy is the 2015-2025 Housing Strategy (AA/PS 3.2) was approved bythe Council on 20th October 2015. The Council’s housing strategy 2015-2025 includes the following core objectives:
		+ Increasing Housing Supply (Page 11)
		+ Delivery of Homes that people can afford (Page 19)
		+ Sustaining quality in the Private Rented Sector (Page 23)
		+ Tackling Homelessness (Page 26)
		+ Providing suitable housing to support vulnerable people (Page 32)
		+ Deliver efficient and effective services to residents (Page 41).
	2. The Housing Strategy 2015-2025 also recognises that the process of regeneration can be disruptive for residents and sets out the Council’s intention to minimise this:

“*We recognise that regeneration can be a disruptive process for residents, particularly those that are living in non-secure accommodation, and will seek to minimise this disruption at the point that tenants are required to move by making use of flexibilities within our allocations scheme and providing advice and support.”* (Paragraph 6, Page 13 AA/PS 3.2)

* 1. Granville Road is specifically identified in two places in the Housing Strategy 2015-2025. At the top of page 18, there is a target to deliver 26,000 new homes across the Borough, including 130 at Granville Road. On page 44, paragraph 5, it is confirmed that the Housing Revenue Account capital programme includes investment to improve Granville Road.
	2. The Housing Strategy 2015-2025 sets out the case for increasing housing supply based on a growing population in the Borough, which is expected to increase by 76,000 people by 2039, and a need for 27,500 new homes identified in a Housing Needs assessment commissioned by the Council in 2014. Granville Road proposals will contribute to the objectives of Increasing Housing Supply and Delivery of Homes that people can afford by providing 132 new homes, of which 35% will be affordable.
	3. The Phase 2 Scheme makes optimal use of the land available to deliver 132 new homes, including new family dwellings, to help meet the housing need identified in the Housing Strategy.
1. **The Granville Road Estate**

**Overview of the Granville Road Estate**

* 1. The Estate is a typical 1960s local authority estate comprising 257 dwellings contained in 3 fifteen storey tower blocks (Granville Point, Harpenmead Point, Templewood Point) and 3 lower rise blocks of flats (Mount Field, Beech Court, Nant Court) as summarised in the following table:

|  |  |  |  |
| --- | --- | --- | --- |
|  | Leasehold/Private | Affordable/Rented | **TOTAL** |
| Beds | 1 | 2 | 3- | Total | 1 | 2 | 3 | Total |  |
| Mountfield | 1 | 0 | 4 | 5 | 4 | 0 | 6 | 10 | **15** |
| Beech Court | 5 | 0 | 0 | 5 | 16 | 0 | 0 | 16 | **21** |
| Nant Court | 2 | 0 | 19 | 21 | 13 | 0 | 7 | 20 | **41** |
| Granville Point | 0 | 16 | 0 | 16 | 2 | 42 | 0 | 44 | **60** |
| Harpenmead Point | 0 | 16 | 0 | 16 | 2 | 42 | 0 | 44 | **60** |
| Templewood Point | 0 | 16 | 0 | 16 | 2 | 42 | 0 | 44 | **60** |
| **TOTAL** | **8** | **48** | **23** | **79** | **39** | **126** | **13** | **178** | **257** |

* 1. The freehold of the Estate is owned by the Council and is managed by Barnet Homes, an Arm’s Length Management Organisation set up by the Council to manage and maintain the Authority’s housing stock in 2004.
	2. Beech Court is due to be demolished under the Phase 2 Scheme, and comprises 21 one-bedroom flats, of which 5 have been sold under the Right to Buy, and were occupied on a leasehold basis, with the remainder let as secure tenancies.
	3. Prior to November 2017, 14 of the flats let on secure tenancies had been vacated, and Barnet Homes were actively seeking to rehouse the remaining two tenants at 6 and 14 Beech Court.
	4. On 8 November 2017, the Secretary of State approved the Council's application under Part 5 of Schedule 2 of the Housing Act 1985 for possession of properties occupied on secure tenancies at Numbers 6 and 14 Beech Court. When approving the possession application, the Secretary of State took into account the matters set out in paragraph 3(1) in Part V of Schedule 2 to the Housing Act 1985 and considered that the Phase 2 Scheme proposed by the Council would enhance the housing accommodation in the neighbourhood and that disposal and redevelopment would take place in an acceptable time-scale.
	5. All the 16 affordable rented units have now been vacated.
	6. Some of the vacated units are occupied by Guardians and Helen Philips explains the basis of this occupation in her proof (AA/HP 1.1 para 4.9).
	7. The developer has successfully acquired all 5 residential leasehold interests in Beech Court.
1. **Responses to Objections**
	1. No objections have been received to the CPO that relate to the Council’s Housing Strategy.
2. **Conclusion**
	1. The Phase 2 Scheme will deliver new homes to meet the identified housing need in the borough.
	2. In delivering the 132 new homes (111 net) the Phase 2 Scheme is an effective contribution to the Council's Housing Strategy.
	3. If the Phase 2 Scheme is not delivered then this will cause the Council to have a shortfall in its housing provision of 111 homes. There are currently no alternative proposals within the Borough that will meet this shortfall.
3. **Declaration**

I believe that the facts stated in this proof of evidence are true.



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**Mr Paul Shipway**

**Dated: 26 June 2018**

1. This is a gross figure which does not take account of the demolition of 21 one bedroom units at Beech Court [↑](#footnote-ref-1)