

Development yearbook 2016/17

Building high quality, contemporary new homes



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Foreword by Terry Rogers

Chair of The Barnet Group Board

I am delighted to tell you about Opendoor Homes, an exciting new company within The Barnet Group, whose remit is to increase the housing stock for Barnet by providing over 500 new homes in the coming two years on sites within the borough.

The popularity of Barnet as a place to live and work has seen a huge increase in population from 300,000 to 400,000 in the past few years and substantial new housing is needed to meet this demand.

The unprecedented rise in homelessness and the shortage of appropriate accommodation has led us to look for more imaginative and long term solutions. Initially our programme has looked at infill sites around current estates and is bringing redundant areas back into beneficial use. Already we have completed schemes in Muswell Hill, Edgware, Mill Hill and Finchley.

The second phase is well under way with schemes approved for development or already under construction in Barnet, East Finchley, Burnt Oak and Colindale and our first extra care scheme in Mill Hill.

Making use of small in-fill sites eradicates eye-sores and, with a minimum of additional infrastructure, leads to lower costs. New residents are quickly absorbed into the community and the benefits are already clear to see.

The Barnet Group has great ambitions to substantially increase the numbers of new homes we can build and witness a resurgence in all forms of social housing. We will not only use current housing sites but are looking at wider areas.

Our current target of providing 500 new homes is only the tip of the iceberg, and we look forward to working with partners who are equally committed to meeting the current and future housing needs in Barnet.

Terry Rogers

Chair The Barnet Group

Introduction

“Building high quality, contemporary new homes” in a successful suburb like Barnet in one of the greatest cities on earth is an absolute privilege; there can be no greater legacy that you could wish to leave for future generations.

We are proud that we have been able to create an effective development function within The Barnet Group less than three years after completing the first three new build council houses in the borough in a generation. Today we have a development pipeline with circa 500 new affordable homes either on site, or in preparation, and will invest around £100m in new build activity over the next two years alone. More importantly we have an appetite and desire to deliver far more.

It is well worth reminding ourselves of just some of the many benefits that arise from developing new homes.

On a human level **the provision of a quality home is the absolute cornerstone of creating improved life chances** giving the opportunity to enjoy better health, secure employment and achieve better educational outcomes for the children of families housed. In a borough with one of the busiest homelessness services in London (delivered by Barnet Homes) we absolutely understand the need for delivering more homes as part of the wider borough growth agenda. The fact that we produce spacious, well designed and energy efficient homes that improve neighbourhoods is particularly important given that many of our sites are on under-used or blighted brownfield areas of land across the borough.

The delivery of our new extra care scheme for Barnet Council with an emphasis on supporting those suffering from dementia will ensure that **some of the most vulnerable residents in the borough are well cared for in a state of the art facility**. Additionally, with 10% of our new homes being wheelchair accessible we will ensure that more residents will move out of expensive care and enjoy independent living, with the right level of support provided where possible through our subsidiary company Your Choice Barnet.

The wider economic benefits of new build investment are well documented. However, we are particularly **proud to support small and medium construction companies as part of our new build programmes** to diversify the delivery of new homes and increase capacity in the industry. We will continue to look to maximise local employment and social value for the borough from the investment that we make into new homes.

This is of course just the start!

Derek Rust,
Deputy Chief Executive and Group Lead on Development & Growth.

Who are we?



The Barnet Group [Local Authority Trading Company]

Mission

"Public sector ethos and private sector focus"

Barnet Homes

Created in 2004 Barnet Homes manages 15,000 council tenanted and leasehold homes as well as the Council's homelessness service, sheltered housing and a lifeline service known as Assist.

Your Choice Barnet (YCB)

YCB has operated since 2012 and provides services to people with learning and physical disabilities at six sites in Barnet. It also provides an enablement and personal assistant service.

TBG Flex

TBG Flex provides recruitment and employment of new staff to the Group offering flexible benefits as part of the reward package.

Opendoor Homes (ODH)

A subsidiary of Barnet Homes which achieved registration with the HCA during 2017. ODH will build and own initially 320 new affordable homes from 2017.

Objectives, achievements and ambitions

What we seek to do

- Build high quality, contemporary and affordable new homes that meet the needs of our customers
- Enhance the built environment and create resilient communities
- Create strong and enduring professional partnerships that share our passion and ethos
- Delivery... on time and on budget... every time
- Embrace innovation.

Our achievements

We have:

- Created an effective and well regarded new build function from zero
- Moulded a team based on experience and home grown talent that shares our ambition
- Built on our strengths in resident engagement to deliver quality consultation and create support for our developments
- Created strong networks, partnerships and wider professional teams to deliver quality viable developments
- Delivered quality new build schemes on challenging brown field infill sites
- Established our credentials to deliver complex extra care schemes including a wrap-around care service offer through Your Choice Barnet
- Developed and are delivering a large complex programme across many sites in a wide geographic area with multiple contractors
- Developed an innovative funding approach to deliver more affordable housing in the borough
- Delivered both traditional and modern methods of construction solutions
- Developed "top hatting" solutions to maximise the use of existing assets by putting additional stories on existing blocks.

Our ambitions:

- To be an established development partner of choice delivering quality new homes
- To further diversify including wider tenures and broader complementary partnerships that share our ethos
- To receive industry recognition for quality and innovation of approach to development
- **Delivery of 750 new build or purchased homes by April 2021 for Opendoor Homes¹**



Our journey



February 2014
Completion of first
3 new build council
homes in a generation



May 2015
Planning consent
granted for 53 home
extra care scheme

December 2014
Approval to fund
development of 40
new affordable homes

**January-August
2016**
Completion of
development of 40
new affordable homes





October 2016

Start on site for 53 home extra care scheme in Mill Hill

March 2017

Opendoor Homes becomes Registered Provider with the HCA

December 2016

Final approval to develop 320 new affordable homes by Opendoor Homes

March 2017

First start on sites for Opendoor Homes programme for 320 homes



Recently Completed schemes



Sapara Court, N10 (Coppetts Ward)

Unit mix

9 homes for affordable rent

Completed

June 2016

Architects

HTA

Employers Agent

Walker Management

Contractor

Bugler

Funded by

Barnet Council





Benson Close, EN5 (Underhill Ward)



Unit mix
5 homes for affordable rent

Completed
June 2016

Architects
Peter Barber Associates

Employers Agent
Walker Management

Contractor
Bugler

Funded by
Barnet Council



Tarling Road and Octavia Court, N2 (East Finchley Ward)

Unit mix

9 homes for affordable rent

Completed

August 2016

Architects

HTA

Employers Agent

Walker Management

Contractor

Bugler

Funded by

Barnet Council





Barnes Close, HA8 (Edgware Ward)



Unit mix

3 homes for affordable rent

Completed

January 2016

Architects

Daria Wong Architects

Employers Agent

Walker Management

Contractor

Bugler

Funded by

Barnet Council



Bedford Road, NW7 (Hale Ward)

Unit mix

4 homes for affordable rent

Completed

May 2016

Architects

Biscoe + Stanton

Employers Agent

Walker Management

Contractor

Bugler

Funded by

Barnet Council





Beacham Court, N10 (Coppetts Ward)



Unit mix
10 homes for affordable rent

Completed
May 2016

Architects
HTA

Employers Agent
Walker Management

Contractor
Bugler

Funded by
Barnet Council

Schemes on site



Moreton Close Dementia Friendly Extra Care Scheme, NW7 (Mill Hill Ward)

Unit mix

53 homes for affordable rent

Due for completion

June 2018

Architects

PRP

Employers Agent

Hunters

Contractor

Rydon

Funded by

Barnet Council





Elmshurst Crescent, N2 Basing Way, N3 Sheaveshill Court, NW9

Unit mix

61 homes for affordable rent

Due for completion

December 2018

Architects

HTA
BPTW partnerships

Employers Agent

Hunters

Contractor

Bugler

Funded by

Barnet Council & the Public Works Loan Board



Pipeline schemes



Burnt Oak Registry Office, HA8
Basing Way Green, N3
The Croft, HA8

Unit mix

130 homes for affordable rent

Architects

HTA
BPTW partnerships

Employers Agent

Hunters

Contractors

Hill
Bugler

Funded by

Barnet Council & the Public Works Loan Board





Burnt Oak Broadway, HA8

(2 schemes)

Chesir House, NW4

Prospect Ring, N2

Mount Pleasant, EN5

West Close, EN5

Norfolk Close, N2

Underhill Court, EN5

Adamson Court, N2

Brunswick Park Road, N11

Friern Court, N20

Summers Lane, N12

Alexandra Road, N10

Unit mix

125 Extra care affordable homes to rent

139 homes for affordable rent

Architects

HTA

BPTW partnerships

PRP

ECD



Employers Agent

Hunters

Keegan

Contractors

Various including Bugler, Hill, Indecon, Cityline and Kind & Co

Funded by

Barnet Council & the Public Works Loan Board



What do our customers say about us?

"A really great team effort by all concerned. I would like to reiterate my previous email and thank everyone for their prompt response to any issues that raised were and everyone's commitment. Staff are already reporting that the new resident is engaging more and appears to be happy and content which is amazing"

Jigsaw Creative Care

"With the house built in the way it is, my son can move around and have more independence. It's been such pleasure to watch him enjoying the garden... He's like a different child"

Resident - Benson Close

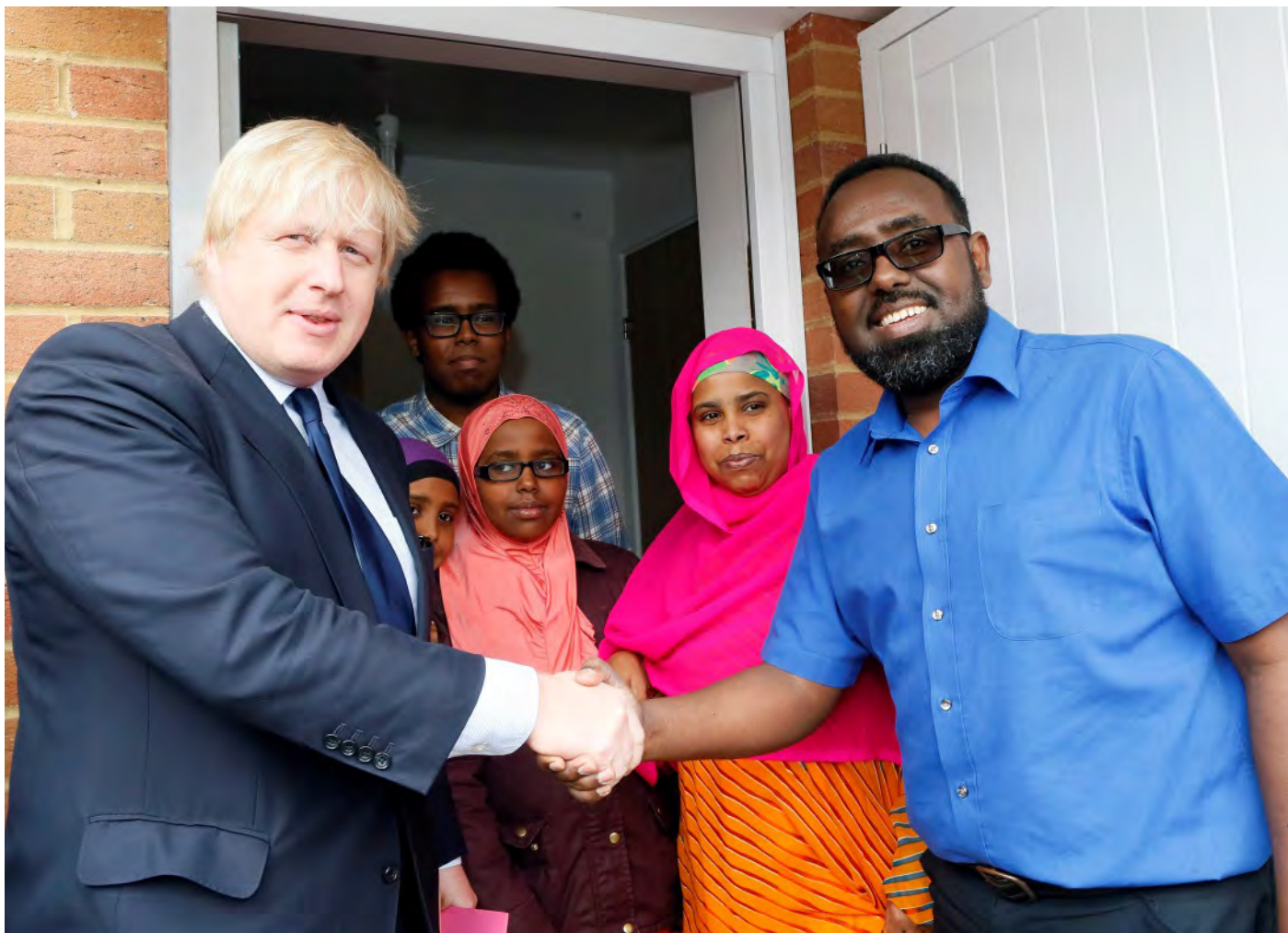
"We have a 7-year-old son with special needs and a disability. He has no sense of danger, so he just runs off. Since moving into our new home we have seen such a difference in our son; he is happy, relaxed and has space to run around and burn off all his pent up energy. He is even able to sit still for a while and watch TV, something he wasn't able to do before."

Resident - Alexandra Road

"As soon as I saw the property from the outside, I knew I wanted to live there with my family so I wanted to accept it there and then, but the housing officer said I had to view inside the property before I could! My wife couldn't believe it. Barnet Homes has really looked after us from the day we moved in"

Resident - Bedford Road



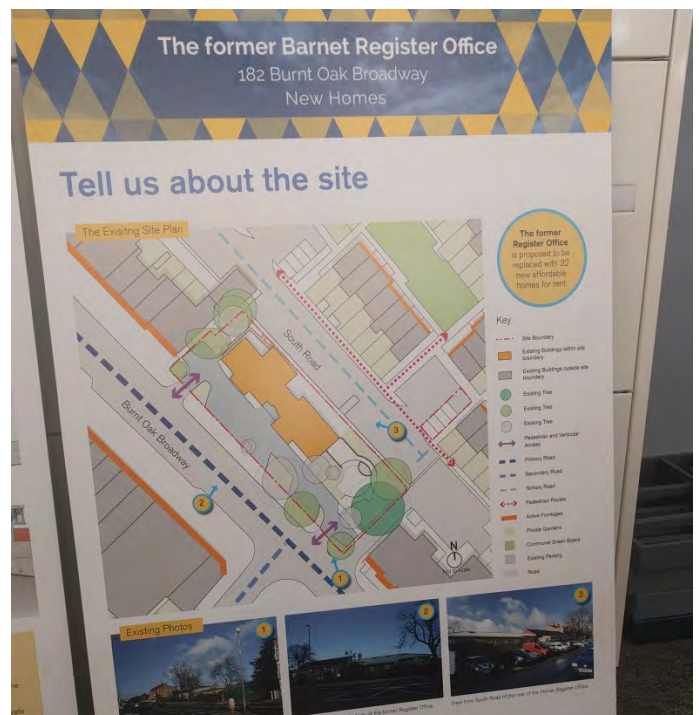


Customer engagement

One of USPs is our commitment to developing strong and engaging approaches to working within the communities that we seek to develop in.

Many of the sites we are working on are in the heart of our existing communities and are difficult infill sites. For every programme we adopt a clear stakeholder engagement plan and seek the involvement of our Community Engagement team who have excellent existing community contacts. Additionally, we have a development champion in our Performance Advisory Group to challenge our approaches towards both new development and consultation.

Whilst we understand new homes being built in any existing neighbourhood is always going to be difficult we will seek to **inform, engage, listen** and **respond positively** to concerns wherever possible.



Who are our partners, and what do they say about us?

"What has been great in working with Barnet Homes has been the vision, appetite and commitment of the team to a new brand. From a standing start they have empowered their internal team and external consultants to deliver excellence against challenging constraints. These challenges have been faced and solutions delivered. It's been eye opening and a pleasure"

Neil McCabe - Managing Director, Building Consultancy and Employer's Agent - Hunters



"We seek partners who share our ambition to help shape and improve people's lives and working with Barnet Homes is a great example of this. It has also been a pleasure to build a strong relationship with their team who are professional and genuinely care for the local communities where they work."

Tim Edwards, Pre Contract Director, Rydon Construction



"It has been a pleasure working with Barnet Homes in the last few years and helping them bring much needed social housing projects back to the borough. Redeveloping old garage sites into wonderful new homes and seeing what it means to the families when they receive their keys has been especially rewarding. I look forward to a lasting working relationship with all my contacts in the Development Team."



Steve Hurworth, Associate

"Having successfully completed the regeneration of six former garage sites creating 40 new dwellings, we are delighted to be embarking upon the next phase of projects with the Barnet Homes team on a number of new developments throughout the borough. It has been an absolute pleasure to work with such a motivated and engaging client and we are confident this mutually rewarding partnership will prosper in years to come."

Andy Bugler, Bugler Group Chief Executive



"Working with Barnet Homes over the past year has been very enjoyable. Their new development team have been really proactive in pushing forward with their goal to build affordable new homes. We have been able to achieve planning permission for over 60 new homes in the borough on sites that were previously under-utilised and we are now looking forward to progressing two much larger sites in the borough over the coming months."

bptwpartnership

Mark Jefferson, associate - architecture

"Barnet Homes has become a forward-thinking organisation with an innovative approach to older people's housing, promoting high-quality, aspirational homes for residents in the borough. We have enjoyed working collaboratively with their development team and stakeholders during the design of Moreton Close and we look forward to seeing the project delivered on site."

PRP

Jenny Buterchi, Partner - PRP Architects



The team



Derek Rust

Deputy Chief Executive Officer

Derek has worked in housing for over 30 years in London working for Westminster, Tower Hamlets and Barnet. He has led on large scale regeneration schemes and established Barnet Homes as an ALMO before going on to be the Director of Operations. As Deputy Chief Executive of The Barnet Group he leads on the Development and Growth portfolio.



Meera Bedi

Head of Development

Meera was the first new team member in May 2016 and with over 25 years' experience she will be leading the Development Team on this exciting journey to provide new affordable housing throughout the borough of Barnet. Meera has worked for a large number of housing associations of various sizes, including Circle 33 through to smaller ones such as Housing for Women and Asra.



Debbie Bowden

Project Administrator

Debbie came to work at Barnet Homes in July 2016; she has a background in banking and customer services. With a variety of experience she offers administrative support to the team on a day-to-day basis.



Christine Coonan

Development Manager

Christine joined Barnet Homes in July 2016 as Development Manager. Christine has a background in development for various housing associations including Aldwyck, Devon and Cornwall Housing and Coastline. She also worked at the Housing Corporation (the HCA's predecessor). Christine will be leading the project managers in their delivery of proposed schemes.



Harry Dodd

Project Manager

Harry is also a chartered Town Planner, and the remaining part of the week he is employed at HTA Design LLP as a planning consultant. At Barnet Homes, Harry is leading on various schemes within Tranche 3 to assist with Opendoor Homes' delivery of 320 new homes for affordable rent by 2020.



Nick Fletcher

Senior Project Manager

Nick has gained a mixture of experience predominantly in local government, and after studying a Planning Master's degree, found his niche at the London Borough of Enfield working in housing development and regeneration, on a wide range of projects at different stages. Nick is looking forward to helping Barnet Homes/ ODH deliver the Tranche 3 programme while continuing to undergo structured training to become a Chartered Surveyor.



Eileen Russell

Senior Project Manager

Eileen has varied experience in Project Management ranging from Housing to the NHS. Having over 20 years' experience she has worked predominantly in the Midlands.



Nannette Sakyi

Project Manager

Nannette joined the Development Team in October 2016. Nannette has over 11 years' experience working across Barnet Homes including Housing Options Management and managing the New Business Team, and during this time has obtained a Master's Degree in Housing. Nannette is leading on various schemes to support Opendoor Homes' delivery of new affordable homes.

We are always on the look out for great development opportunities, new land and high quality partners.

Please contact our Head of New Build, Meera Bedi, at meera.bedi@barnethomes.org or phone **020 8359 5243**.





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