

barnetregen

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Barnet Council's Regeneration Service is now part of a new joint venture with Capita called Re

Regeneration in Barnet

London is growing rapidly. After a falling population following the war, the population of London has grown every year since 1988. It has been predicted that the population of the city will increase by slightly over a million between 2010 and 2031.

The population of all London boroughs is increasing, and over these four pages we illustrate how Barnet Council is coping with this growing demand and using private sector investment in new homes to rebuild run down estates and fund new affordable housing.

By concentrating new building in a limited number of areas, the council has been able to preserve the largely suburban nature of the borough. The funding released by the private sector investment is also paying for new facilities in the borough. For example, the Pulse development in Colindale has paid for improvement work to the tube

station. And the new Millbrook Primary School at the successful Mill Hill barracks redevelopment is being paid for by the developers, which includes the council.

In all of these schemes the council has been at great pains to break down the old-fashioned barriers between social housing and privately owned homes. In most of the estates it is impossible to tell which homes are designed for sale and which are for rent.



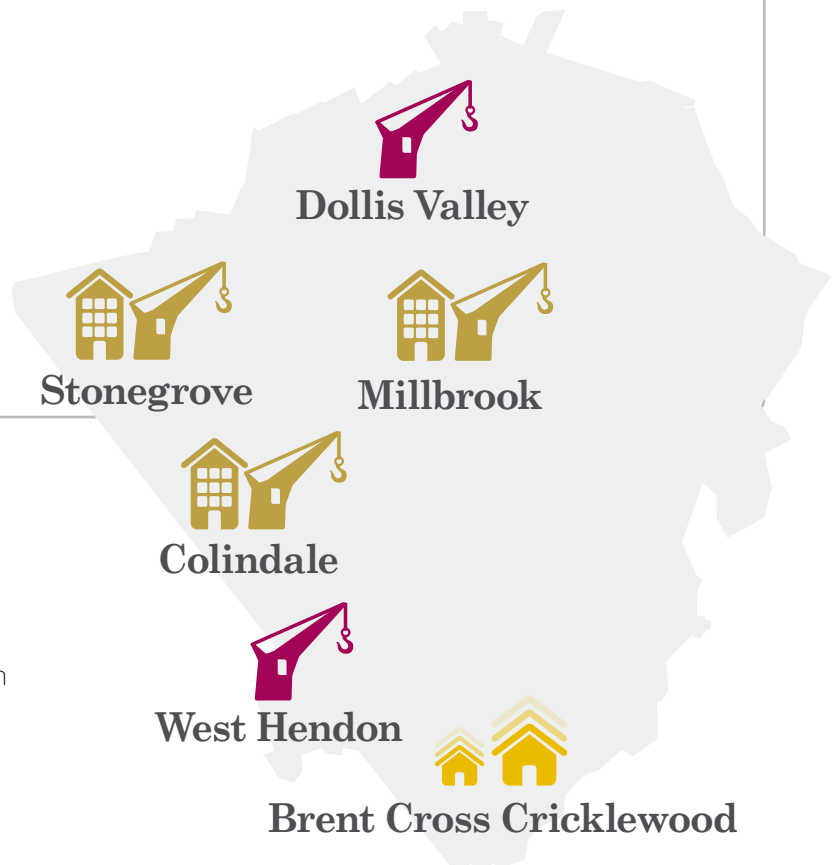
In development



Work on site about to begin



In construction



Colindale

The council, with its partners Genesis Housing and Countryside Properties, is gradually redeveloping the Grahame Park estate into the New Hendon development. Over the next 15 years, approximately 3,000 new homes will be built, forming part of a new heart for Colindale.

Just down the road, Beaufort Park has already built 1,233 of a total 2,990 flats. Of these, 615 will be affordable. The new Pulse development overlooking Colindale Tube Station will see 714 homes built, 193 of them affordable.

After



Before



Grahame Park

Dollis Valley and West Hendon

Work on the replacement for 1960s housing at Dollis Valley will get underway in the New Year. The new scheme will see the development of new family homes along much more conventional suburban streets.

The West Hendon development will overlook the Welsh Harp reservoir, with a 20-metre 'buffer' to

protect wildlife in this Site of Special Scientific Interest. The scheme provides 2,000 new homes of which 500 are affordable, replacing 597 poor quality council-owned homes. A new school will be built as part of the development and improvements made to local roads and public transport.

Dollis Valley



West Hendon

The Stonegrove and Spur Road estates

The Stonegrove and Spur Road estates are on the edge of the green belt at the very northern edge of the borough. The estates were built in the 60s and 70s, and are a mixture of 11-storey tower blocks and four-storey maisonette blocks. Due to the poor state of repair of the buildings and their high energy costs, the council has been planning to replace the estates for some time.

When regeneration of the estates is complete all 603 properties will have been demolished and replaced by a mix of social and privately owned housing. There will also be much more attractive public spaces.

There will be 937 new homes, about a third of which will be for rent, half for sale and the remainder for low-cost home ownership.



The Stonegrove Estate

Brent Cross Cricklewood

In October 2010 the council gave planning permission for an expansion of Brent Cross shopping centre and the redevelopment of the surrounding area. The council is currently considering proposals to make changes to the design of the shopping centre and to bring forward some of the development including improvements to the road network.



In the New Year, the council will begin the process of appointing a developer on the south side of the North Circular Road, with plans for 7,500 new homes, a new train station, new buildings for three local schools, new health facilities, and high-quality parks and open space.

After

