

Forward Plan Select Committee Meeting – 25/10/2006

SERVICE AREA: POLICY AND REGENERATION

Report ref	Report title
H&CC 06/07-07	Barham Park Estate Redevelopment Options
<p>Summary:</p> <p>On 13/12/04 the Executive selected Notting Hill Housing Trust as preferred partner for Barham Park estate regeneration and asked them to develop a scheme, which is acceptable to tenants of the estate and the council. Notting Hill has been working in consultation with estate residents since then. Its initial proposal were not acceptable to tenants mainly on grounds of building density and they have more recently been developing lower density proposals, although this will have implications in terms of how the scheme can be financed.</p> <p>At the Executive meeting on 17th July 2006, members received a petition: “Stop the Demolition” which referred to the proposals to redevelop the estate and opposed ‘plans to create an access route for the much enlarged Barham Park Estate’. Members asked for a report to a future meeting on options for the Barham Park development to include:</p> <ul style="list-style-type: none"> • concerns raised in the petition • rent levels • the increase in the number of units planned for the area • options for vehicular access, to include an area of car free development, together with advice on the maximum number of units permissible without the need for a second exit. <p>In order to be comprehensive, in addition to various Notting Hill scenarios, the options being examined will include the council redeveloping the estate itself and this in particular requires more time to be considered.</p> <p>On the particular question about the cost implications of delay in redeveloping the estate, this falls into two parts. Firstly, it is inevitably true that because of build cost inflation, the cost of any redevelopment scheme will go up over time. However, the proposed financing mechanism depends on the sale of additional units and sale values also tend to increase over time, although not necessarily smoothly and continuously. However, until an acceptable solution is found, which is also deliverable financially, delay is inevitable.</p> <p>Secondly, it might be expected that a dilapidated estate would cost more than average to manage and maintain, to ensure it remains habitable. However, Brent Housing Partnership says that the estate does not generate an exceptional volume of repair requests and is no more expensive to maintain than any other. The estate requires major investment to modernise household amenities – bathrooms and kitchens in particular - and this work is not being pursued pending decisions on the future of the estate.</p>	

Nature of Decision to be taken/Intended Outcome

Executive will be asked to decide on the option for the future of the estate:

- redevelop or refurbish
- direct council action or with a partner such as Notting Hill
- the range of acceptable number of new units to be built
- the boundaries of any redevelopment scheme

Timescale for decision:

December 2006.

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