

## BRIEFING NOTE

Forward Plan Select Committee Meeting 23<sup>rd</sup> April 2008

## Barham Park – Redevelopment Options

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### Summary

The council, acting on professional advice on the condition of the estate, the defects inherent in the Resiform building system and the likely cost of repair and modernisation decided the estate should be redeveloped. Following a competitive selection process the council selected Notting Hill Housing Trust as its preferred partner for achieving a redevelopment scheme and new homes for the existing residents. Notting Hill was asked to produce a scheme which is acceptable to residents and the council and which is financially viable.

Officers reported to the Forward Plan Committee in July 2007 on proposals that had been assessed and rejected. Further proposals were sought from both Notting Hill and Countryside (NH's development partner) and from Brent Housing Partnership. However, these proposals still had financial gaps and a level of uncertainty. At the time the main source of subsidy for the social housing is units built for sale and some grant from the Housing Corporation for sites immediately outside the estate.

Since then Notting Hill and Countryside have brought to our attention that there may be potential for bringing in English Partnership gap funding into the scheme.

Countryside have accessed this funding on schemes in the Thames Gateway. This funding pot is available to private developers and housing associations rather than Local Authorities. This funding was previously restricted to the Thames Gateway, but English Partnership have since expressed interest in funding areas outside of the Thames Gateway. Council officers confirmed this approach with English Partnership. Although there is no guarantee of this funding being available for Barham Park, English Partnership is willing to consider proposals in Brent.

The Council met with representatives of Notting Hill and Countryside in February this year who put forward a proposal for a mixed tenure development (social rent, shared ownership, private ownership)

- 356 units in total
- 300 within the existing estate,
- 56 on Harrow Road,
- No development on Maybank open space,
- No secondary road access required,
- Scheme in line with previous discussions with residents

Officers are currently carrying out a housing need assessment and survey of all residents on the estate. Consultation on proposals with residents will take place in May 2008. We are aiming to submit a pre-application proposal to English Partnership in June 2008 and hope to be in a position to report back to the Executive by October 2008.

## Conclusions

Officers are aware that there are some very negative feelings regarding Notting Hill on Barham Park and resistance to their continuing involvement. There are also sentiments from some residents that they would prefer to stay with the Council.

However, given the potential for attracting external funding, Officers advice would be for the Council to await the outcome of the pre application discussions between English Partnership & Countryside Properties.

## Recommendations

1. That Members note that the English Partnership gap funding pot presents a real opportunity to take forward a viable proposal
2. That Members note that a further report will be submitted by September 2008.

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