

Mclean, Josh

From: [REDACTED]
Sent: 28 September 2020 17:14
To: Mclean, Josh
Subject: RE: 84 West Heath Road - Pre-App Affordable Housing Scope

Hi Josh

We have had a look through, obviously they are highlighting the requirement not to provide AH. We would be interested as I am sure you would in seeing a proper viability appraisal.

It is worth noting that we would look to accept off site AH but obviously not until a robust viability appraisal has been seen.

Thanks

[REDACTED]
Affordable Housing Co-ordinator
Strategic Planning and Regeneration
2 Bristol Avenue, Colindale NW9 4EW
Tel: [REDACTED]

Mobile: [REDACTED]
Barnet Online: www.barnet.gov.uk



London Borough of Barnet is working with RE (Regional Enterprise) Ltd,
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From: Mclean, Josh
Sent: 24 September 2020 08:59
To: [REDACTED]@Barnet.gov.uk>; [REDACTED]@barnet.gov.uk>
Subject: RE: 84 West Heath Road - Pre-App Affordable Housing Scope

Great thanks...happy to have a call if needed to run through or explain the background?

No immediate rush, by end of next week would be ok?

[REDACTED]
Josh

From: [REDACTED]
Sent: 24 September 2020 08:52
To: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>; [REDACTED] <[\[REDACTED\]@barnet.gov.uk](mailto:[REDACTED]@barnet.gov.uk)>
Subject: RE: 84 West Heath Road - Pre-App Affordable Housing Scope

Hi Josh

I have copied in [REDACTED] as I think this is one we both need to discuss. I will try and have a look at this later today and discuss with [REDACTED].

When do you need us to get back to you by?

Thanks

[REDACTED]
Affordable Housing Co-ordinator
Strategic Planning and Regeneration
2 Bristol Avenue, Colindale NW9 4EW
Tel: [REDACTED]

Mobile: [REDACTED]
Barnet Online: www.barnet.gov.uk



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From: Mclean, Josh
Sent: 23 September 2020 15:41
To: [REDACTED] <[\[REDACTED\]@Barnet.gov.uk](mailto:[REDACTED]@Barnet.gov.uk)>
Subject: 84 West Heath Road - Pre-App Affordable Housing Scope

H [REDACTED]

I hope you are well.

I wanted to run a new proposal by you to get your thoughts on the affordable housing options.

The application site is at 84 West Heath Road and is a former care/nursing home. We have been approached regarding the redevelopment of the site for residential units.

We are very familiar with the applicant who deals a lot with sites on The Bishops Avenue. With these proposals, it has previously been accepted that an off-site financial contribution is the most appropriate option.

For this site, the units proposed will be towards the very high end of the market and the applicant has proposed again that an in-lieu contribution is appropriate here given the context of the site and the nature of development proposed to be brought forward. We have explained to him that it is not a given but that we will need to explore the most appropriate option, which will involve discussions with yourself.

We asked the applicant to explore the options further and they have presented us with the attached presentation document.

The applicant also reached out to Cllrs Zinkin and Clarke who are the Ward members who suggested that a contribution towards an existing Barnet Homes scheme or future may be more appropriate than on-site provision here.

I hope that's clear but happy to discuss further if needs be. Let me know your thoughts?

Thanks
Josh

Josh McLean MRTPI
Planning Manager
Planning and Building Control
2 Bristol Avenue, Colindale, NW9 4EW
Tel: 0208 359 6039 | Barnet Online: www.barnet.gov.uk

Please note that the comments are provisional and represent an informal view by an officer; the views contained within this email do not constitute an official determination, are not legally binding and do not bind the council to a particular course of action.

Notice of annual leave: 29 Aug – 01 Sept



84 WEST HEATH ROAD



Affordable Housing Considerations

LB Barnet Pre Application Meeting

31 July 2020

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84 West Heath Road – Affordable Housing Considerations

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84 West Heath Road – Affordable Housing Considerations

- Advise on affordable housing delivery in LB Barnet and as part of high value residential developments elsewhere in London
- LB Barnet
 - 54 Bishops Avenue (Finchatton)
 - Brent Cross South (Argent)
 - Brent Cross North (Hammerson)
 - BT Exchange, Edgware Road (Telereal Trillium)
- High Value Residential in London
 - Various developments in high value parts of RBK&C, Camden, Westminster, and the City of London

Policy Position



84 West Heath Road – Affordable Housing Considerations

- LBB Core Strategy DPD and Development Management Policies DPD (2012)
- Seek 40% affordable 60/40 split between Social/Affordable Rent and Intermediate
- Preference for on-site delivery
- Off-site and PIL only accepted where exceptional reasons prevent on-site delivery
- Affordable obligations subject to viability

Exploring On-Site Affordable



84 West Heath Road – Affordable Housing Considerations

- No flexibility for multiple buildings
- Separate affordable core possible but affordable would still share cost of
 - High specification / high build cost of overall building
 - Shared high quality external amenity, security, basement, M&E, sustainability costs etc (both upfront and ongoing)
 - High value nature of area / proposed development naturally derives high service charges and a separate affordable core only has a marginal impact in lower these for an RP
- As such level of service charge for affordable will be high and will impact of affordability to end-users (be that Low cost rent or Intermediate)
- RPs will have concerns about level of service charges and affordability

Initial Viability Thoughts



84 West Heath Road – Affordable Housing Considerations

- A theoretical affordable scheme has been drawn up
- We have appraised this based on the normal planning viability parameters
- Impact of on-site affordable on overall viability considerable given
 - Will result in lower market values
 - Will result in a slower rate of sale
 - Requires a less efficient design given the need for an additional core
 - The high service charge impacts on the value of the affordable (in effect making it worthless)
- The theoretical affordable scheme is unviable

Quantum of Affordable and RP Demand



84 West Heath Road – Affordable Housing Considerations

- In theory
 - If a nominal number of affordable units could be delivered on-site
 - And if the scheme could remain viable
- Concerns remain
 - RPs require a minimum number of units due to
 - Management and maintenance efficiencies
 - Best use of the development teams time and resource in “securing” deals
- Unless the scheme is offering at least 10-15 units, no RP will be interested and, even then, the service charge issue highlighted above will remain

Value for Money



84 West Heath Road – Affordable Housing Considerations

- Based on the initial planning viability appraisal work we have undertaken the cost to convert a single market unit into on-site affordable unit is c. £1.25m - £1.5m
- LBB need to consider if this represents value for money or if this could be better spent delivering more affordable housing elsewhere
- £1.5m could deliver
 - 21 units affordable units based on the GLA grant per unit of £70k available to RPs
 - 15 units affordable units based on the GLA grant per unit of £100k available to LBB / Open Door Homes
 - 3 units of affordable via LBB's open market Acquisitions Programme (assuming each unit costs the average house price in Barnet)

Initial Conclusions



84 West Heath Road – Affordable Housing Considerations

- Whilst on-site affordable in theory possible to “design”
 - Not practical
 - Not affordable
 - Not viable
 - There would be no demand for it
- Monies available for affordable could
 - Deliver much more
 - Off-site or PIL options present far better value for money

Mclean, Josh

From: Anil Varma <a.varma@harrisonvarma.co.uk>
Sent: 25 August 2020 19:34
To: Gaudin, Fabien; Mclean, Josh
Cc: 'AGoodchild@wolffarchitects.co.uk'
Subject: 84 West Heath Rd

Dear Fabien

Please can you allocate 15 minutes to go through the above, We have had very good meetings with the three councillors, Barnet Planning Team and generally the residents who were very complimentary about Harrison Varma's work in the borough including West Heath Rd.

However, we have 2 neighbours who are insisting that if we do not do as they say, they will make life very difficult. Frankly in our opinion, they do not have a real planning argument. However I would like your advice on the best way to proceed.

Both Andy and I are available – even at short notice.

Sincerely

Anil Varma



a.varma@harrisonvarma.co.uk

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Unit 1 South, Oxgate Centre, Oxgate Lane,
London NW2 7JA
020 8883 6600 harrisonvarma.co.uk buxmead.co.uk



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Mclean, Josh

From: Anil Varma <a.varma@harrisonvarma.co.uk>
Sent: 02 September 2020 13:07
To: Gaudin, Fabien; Mclean, Josh; 'AGoodchild@wolffarchitects.co.uk'
Subject: Green Wall

<https://www.biotecture.uk.com/>