

London Borough of Barnet  
2 Bristol Avenue,  
Colindale,  
London, NW9 4EW  
12 August 2022  
Our ref: 8349652

Thank you for your request received on 29 July 2022, for the following information:

**Noting that the Mayor of London has confirmed that 2021-26 GLA Affordable Homes Programme grants have been awarded for the demolition and replacement of 54 homes in Barnet (see <https://www.london.gov.uk/questions/2022/1007>) that have been exempted from restrictions on grants for demolished homes on the grounds they have been classed as 'obsolete,' could you tell me:**

- 1. How many of the 54 'obsolete' home replacement grants were claimed by Barnet Council (since the data above relates only to homes in the borough and could also be for other social landlords)?**
- 2. For any of these homes (or groups of homes) owned by Barnet Council: a. Where each of these are or were located, b. Which of these currently have tenants or leaseholders occupying them, and c. What criteria were used to decide whether each of these were 'obsolete'?**
- 3. Could you also supply to me copies of supporting evidence related to 'obsolete' status that was sent to the GLA to back up any relevant grant applications?**

We have processed this request under the Environmental Information Regulations 2004.

## **Response**

***1. How many of the 54 'obsolete' home replacement grants were claimed by Barnet Council (since the data above relates only to homes in the borough and could also be for other social landlords)?***

None

***2. For any of these homes (or groups of homes) owned by Barnet Council: a. Where each of these are or were located, b. Which of these currently have tenants or leaseholders occupying them, and c. What criteria were used to decide whether each of these were 'obsolete'?***

- a) Plots 15-17 of the Grahame Park Estate regeneration masterplan
- b) At the time the bid was submitted in 2019, there were 19 leaseholders and 117 tenants
- c) The GLA's definition of 'obsolete' in their Capital Funding Guide is as follows:

"An obsolete home is defined as one where an affordable home is no longer considered by the landlord to be capable for letting for long term tenancies for reasons pertaining to condition, type or building standards, regulations or safety. The replacement of obsolete homes will only be funded when they are part of a project that also delivers a net increase in affordable housing."

Barnet Council consider these homes to be obsolete because:

- In 2003 the residents of the estate voted in favour of regeneration in a ballot
- These homes were shown for redevelopment in the 2004 estate masterplan
- Since then, only essential works have been carried out to the existing stock across the estate, as regeneration works are pending
- Due to the forthcoming regeneration works, the existing homes are let on non-secure tenancies or to guardians as and when they become void
- In order to let these homes on a longer-term basis, significant stock condition investment would be required including but not limited to the replacement of the district heating system, kitchen/bathroom replacements, external repair and redecoration, and roof renewals
- The proposed project submitted for the GLA bid will more than triple the density of demolished homes

***3. Could you also supply to me copies of supporting evidence related to 'obsolete' status that was sent to the GLA to back up any relevant grant applications?***

This was not required as part of the bid submission.

## **Further information**

If you are interested in the data that the council holds you may wish to visit Open Barnet, the council's data portal. This brings together all our published datasets and other information of interest on one searchable database for anyone, anywhere to access. <http://open.barnet.gov.uk/>

## **Advice and Assistance : Direct Marketing**

If you are a company that intends to use the names and contact details of council officers (or other officers) provided in this response for direct marketing, you need to be registered with the Information Commissioner to process personal data for this purpose. You must also check that the individual (whom you wish to contact for direct marketing purposes) is not registered with one of the Preference Services to prevent Direct Marketing. If they are you must adhere to this preference.

You must also ensure you comply with the Privacy Electronic and Communications Regulations (PECR). For more information follow this Link [www.ico.org.uk](http://www.ico.org.uk)

**For the avoidance of doubt the provision of council (and other) officer names and contact details under FOI does not give consent to receive direct**

**marketing via any media and expressly does not constitute a 'soft opt-in' under PECR.**

## **Your rights**

If you are unhappy with the way your request for information has been handled, you can request a review within the next 40 working days by writing to the Information Management Team at: [foi@barnet.gov.uk](mailto:foi@barnet.gov.uk). Or by post to Records & Information Management Service, Assurance Group, London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW

If, having exhausted our review procedure, you remain dissatisfied with the handling of your request or complaint, you will have a right to appeal to the Information Commissioner at: The Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF (telephone: 0303 123 1113; website [www.ico.org.uk](http://www.ico.org.uk)). There is no charge for making an appeal.