**THE LONDON BOROUGH OF BARNET (GRANVILLE ROAD ESTATE PRAMSHEDS AND BEECH COURT) COMPULSORY PURCHASE ORDER 2018**

SUMMARY PROOF OF EVIDENCE OF **PAUL SHIPWAY**, on behalf of the London Borough of Barnet acquiring authority

Dealing with matters relating to the Council's housing strategy and the impact of the order on the residents of Beech Court

PLANNING INSPECTORATE REF: APP/PCM/CPO/N5090/78325

Document reference: PS2.1

**26 June 2018**

**Summary Statement of Evidence: Mr Paul Shipway**

1. **Introduction**
	1. My name is Paul Shipway and I am currently the Strategic Housing Lead for the London Borough of Barnet within the Council’s Commissioning Group.
	2. I am responsible for strategic housing matters for the Council, including maintaining the Council’s Housing Strategy and the commissioning of housing services within the borough.
2. **The Council’s Housing Strategy**
	1. Since the inception of the Granville Road regeneration proposals, the Council has produced housing strategy documents in 2010 and 2015.
	2. **Barnet’s 2010-2025 Housing Strategy** included the objective *Increasing housing supply, including family sized homes, to improve the range of housing choices and opportunities available to residents,* which the Granville Road estate proposals will contribute to by providing 132 new homes in the borough*.* The new homes will comprise 74 flats and 58 houses in a mix of bedroom sizes ranging from 2 bedrooms to 4 bedrooms, and 35% will be affordable.
	3. The 2010-2025 Housing Strategy also talks about the importance providing family sized accommodation and the aim of ensuring that 70% of new homes have at least 2 bedrooms; the new homes at Granville Road will all have at least 2 bedrooms.
	4. Granville Road is specifically identified in two places in the Housing Strategy 2015-2025. At the top of page 18, there is a target to deliver 26,000 new homes across the Borough, including 130 at Granville Road. On page 44, paragraph 5, it is confirmed that the Housing Revenue Account capital programme includes investment to improve Granville Road.
	5. **The Housing Strategy 2015-2025** sets out the case for increasing housing supply based on a growing population in the Borough, which is expected to increase by 76,000 people by 2039, and a need for 27,500 new homes identified in a Housing Needs assessment commissioned by the Council in 2014. Granville Road proposals will contribute to the objectives of Increasing Housing Supply and Delivery of Homes that people can afford by providing 132 new homes, of which 35% will be affordable.
	6. The Phase 2 Scheme makes optimal use of the land available to deliver 132 new homes, including new family dwellings, to help meet the housing need identified in the Housing Strategy.
3. **The Granville Road Estate**
	1. The Estate is a typical 1960s local authority estate comprising 257 dwellings contained in 3 fifteen storey tower blocks (Granville Point, Harpenmead Point, Templewood Point) and 3 lower rise blocks of flats (Mount Field, Beech Court, Nant Court).
	2. Beech Court is due to be demolished under the Phase 2 Scheme, and comprises 21 one-bedroom flats, of which 5 have been sold under the Right to Buy, and were occupied on a leasehold basis, with the remainder let as secure tenancies.
	3. All the 16 affordable rented units have now been vacated.
	4. Some of the vacated units are occupied by Guardians. The evidence of Helen Philips explains the basis of this occupation in her proof (AA/HP 1.1).
	5. The developer has successfully acquired all 5 residential leasehold interests in Beech Court.
4. **Responses to Objections**
	1. No objections have been received to the CPO that relate to the Council’s Housing Strategy.
5. **Conclusion**
	1. The Phase 2 Scheme will deliver new homes to meet the identified housing need in the borough.
	2. In delivering the 132 new homes (111 net) the Phase 2 Scheme is an effective contribution to the Council's Housing Strategy.
	3. If the Phase 2 Scheme is not delivered then this will cause the Council to have a shortfall in its housing provision of 111 homes. There are currently no alternative proposals within the Borough that will meet this shortfall.
6. **Declaration**

I believe that the facts stated in this proof of evidence are true.



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**Mr Paul Shipway**

**Dated: 26 June 2018**