

Summary Witness Statement for Tracy Lavers on behalf of Choices for Grahame Park (the Developer)

February 2023

Contents

1.	Introduction.....	1
2.	Scope of Evidence.....	2
3.	The Developer	3
4.	Delivery of the Scheme	5
5.	Support for Residents and Occupiers	7
6.	Stopping up Orders.....	8
7.	Response to Objector.....	8
8.	Conclusion	9

Appendices

Appendix I Negotiations with Objector

1. Introduction

Personal Details

- 1.1 My name is Tracy Lavers. I am Notting Hill Genesis' Director of Regeneration for Grahame Park and Woodberry Down and have been in this role since October 2018.
- 1.2 In my evidence I set out my qualifications and experience, and my role within NHG.
- 1.3 I confirm that the evidence presented in this proof is true to the best of my knowledge and belief and that the opinions reflect my professional views.

Role in relation to the Scheme

- 1.4 My role in regard to the regeneration of Grahame Park covers:
- Managing the Principal Development Agreement (PDA),
 - Overall responsibility for coordinating site assembly,
 - I manage the team that leads the overall design, planning and delivery of the scheme.
 - I hold overall responsibility for managing the NHG team leading on community engagement and stakeholder management.
 - I report to the Project Board, I also have responsibility of reporting to NHG's Executive Board and NHG's Development and Sales Committee on a regular basis on progress of the Scheme, including contractual and financial matters, with specific updates on programme, issues and risks.

2. Scope of Evidence

2.1 In my evidence I:

- Describe the experience, ability and the track record of the Developer.
- Explain the background to NHG's involvement in the regeneration of Grahame Park.
- Describe the long term commitment and progress on the delivery of the regeneration of Grahame Park.
- Summarise the delivery of the next phase, the framework of NHG's involvement, phasing and funding.
- Describe the support to residents and occupiers and the commitment to resident homeowners.
- Outline the Stopping Up Orders required for the Next Phase.
- Respond to the objector.

3. The Developer

3.1 NHG's involvement in Grahame Park is via CfGP (the Developer), a special purpose delivery vehicle of NHG which is shown in NHG's Group Structure Chart (CDC 15)

3.2 In 2002 following a procurement process, the Council selected CfGP as its development partner to undertake the regeneration scheme.

3.3 Track Record

3.4 In my evidence I set out NHG's Track Record both as a Developer and within Grahame Park.

3.5 NHG has completed 7,700 new homes over the last five years and have an average annual cash spend of approximately £500m. Most recently in 2021/22 we delivered 1,341 new homes. During the life of the current Business Plan we aim to deliver 4,980 handovers and achieve 4,600 starts on site.

3.6 NHG's Annual Report and Financial Statement for 2021/22 (published November 2022) confirms a G1/V2 (governance and viability) regulatory rating from the Regulator of Social Housing as well as a S&P rating of A- (stable) and Fitch rating A (stable) (CDC 14.) This reaffirms the group's ability to be able to support delivery of the scheme and is already successfully doing so in this case.

3.7 NHG has been creating and participating in successful joint ventures with a diverse range of partners for over two decades.

3.8 In addition to its long-term involvement in Grahame Park, NHG has worked with councils across London and government agencies – being a Strategic Partner of the Greater London Authority (GLA). NHG is the lead developer in several other large development and regeneration projects and these are set out in my evidence in section 3.

Grahame Park

3.9 NHG has been involved in the regeneration of Grahame Park since 2002 following being selected as the Council's development partner to undertake the regeneration scheme.

3.10 In my evidence I set out the objectives for the Grahame Park Regeneration and then provide some of the history of the development of the Scheme to date and the evolution of the Scheme from 2002 to the current day. .

3.11 I confirm the completion of Stage A in 2017. Stage A delivered 685 new homes (including 231 social rent), replacement children's facility (The Greentops Centre), state of the art Barnet & Southgate College, replacement modern Library and Centre for Independent Living, new Barnet Council offices, retail (including a Sainsbury's supermarket and pharmacy) and re-aligned Lanacre Avenue (now known as Bristol Avenue).

3.12 Whilst the Council and NHG were able to deliver the aims of the Grahame Park outline masterplan in Stage A, the outline masterplan for Stage B had become dated due to the passage of time and policy changes and was no longer

viable. The course of events between then and the submission of the 2019 planning application are described by Mr. Smith at para 1.26 – 1.29 and I summarise these in my evidence.

- 3.13 The application for Plots 10-12 of Stage B (Next Phase) was submitted in 2019 (reference 19/5493/OUT) and granted permission on 31 July 2020 (the “2020 Permission”). The permission is to deliver 2,088 residential dwellings; up to 5,950 sqm of flexible non-residential floorspace (including replacement community facilities) and significant public realm improvements (including improvement to Heybourne Park). This planning application was hybrid, with the first plot, Plot A being in detail and the remainder of the site in outline. This application was shortlisted for Planning Permission of the Year in the Planning Awards 2021.
- 3.14 As a result of NHG and the Council’s commitment to invest and negotiate ahead of planning consent, vacant possession of the blocks named Noel, Nimrod, Nicholson, Nighthawk and Nisbet was achieved via negotiation in 2019 and demolition commenced in 2020 [See Plan 6 in BOOK OF PLANS which shows the area demolished]. Demolition of this site enabled Plot A to be constructed. Following the subsequent transfer of the land to the developer under the PDA, the construction of Plot A started in 2021 and is due to complete in early 2024.
- 3.15 To maintain momentum of the programme, NHG developed and submitted a Reserved Matters Application (RMA) for the next Plots to come forward in the programme at the south of the Next Phase - Plots K & H which was approved at Barnet’s Strategic Planning Committee on the 15th December 2022.
- 3.16 NHG also has internal Executive approval and has commenced progression of a further RMA application for Plots L, G, J. This will include circa 425 homes, a replacement Nursery and Childrens Centre and commercial spaces. The planning application is programmed to be submitted by the end of 2023.
- 3.17 The Developer also has NHG internal Executive Board approval for, and is progressing with, the procurement of a specialised contractor to undertake strategic infrastructure and demolition works in line with the programme below at para 4.7 that will enable the timely delivery of the Plots to the south of the Concourse area – Plots K, H, L, G, J.

Social-Economic Programme

- 3.18 In addition to the delivery of the Scheme, NHG has a comprehensive and ongoing Social-Economic Programme on the estate which started in 2007 as part of the commitment to the Council. I set out further details of this in my evidence
- 3.19 In summary NHG has worked with the Council to successfully deliver Stage A, has achieved planning consent for the whole of the Next Phase (Plots 10-12), has started on site with the first Plot, have secured an RMA consent for the next Plots and is already progressing a further RMA and demolition and enabling work for the remaining sites to the south of the Concourse area. In addition NHG is delivering a comprehensive Social-Economic Programme that is delivering positive outcomes for local residents. I believe this provides clear evidence of NHG’s commitment and ability to deliver the Next Phase provided NHG has security of site assembly via the CPO.

4. Delivery of the Scheme

Phasing and Timeline

- 4.1 Plots 10-12 of Stage B (Next Phase) comprise the logical next phase of the regeneration of Grahame Park estate, that builds on the successful delivery of the Stage A works to deliver the vision and objectives for the regeneration as a whole.
- 4.2 As would be expected in such a large regeneration project, investment in Plots 10-12 will be brought forward in sub phases, staged over a number of years. A phasing strategy has been developed in order to ensure the efficient demolition of the existing Estate buildings with minimum disruption to residents, to clear the site and to create the infrastructure required to deliver up to 2,088 new homes included in the Masterplan along with providing improvements to Heybourne Park and a new network of roads. Achievement of vacant possession is crucial to the delivery of the programme.
- 4.3 I set out in my evidence the matters which have informed the subsequent phasing and explain why a single phase demolition and construction would not benefit existing or new residents.
- 4.4 I then set out in my evidence the vacant possession and demolition phasing strategy to deliver the Next Phase whilst delivering on the objectives for the Scheme. Following this, I set out the development programme, showing how each development plot within the Next Phase will be brought forward, and why certainty of vacant possession is required even where plots will not be required until 2027 and beyond.

Delivery

- 4.5 In my evidence I set out the PDA arrangements between the Council and NHG, and the preconditions which are required to be satisfied before each phase of land can be drawn down.
- 4.6 Similar matters related to the PDA conditions have previously been agreed to enable the delivery of all preceding phases, including most recently to enable the construction of Plot A. Consequently, I have every confidence that these details will be readily agreed for the remainder of the scheme.

Commitment and Funding

- 4.7 Within my evidence I set out NHG's commitment to the Next Phase and the investments already made including completion of Stage A, the acquisition of a significant number of third party interests, securing of planning permission, commencement of Plot A construction and progressing demolition and strategic infrastructure works.
- 4.8 In addition I set out the RMA Applications for Plots H & K (committee approval December 2022) and the progression of an RMA for Plots L, G & J.

4.9 I confirm how CfGP will fund the Next Phase and that it meets NHG parameters for viability. I confirm the commitment of the NHG Board

4.10 As such, I confirmed in my evidence that NHG has available and committed the necessary resources in place to enable completion of the whole of the Next Phase, including all of the Order Land.

5. Support for Residents and Occupiers

Land Interests

- 5.1 The Council holds a freehold proprietary interest over the majority of the Order Land, with NHG and CfGP being the only other freeholder within the Order Land. Following successfully securing vacant possession through private treaty of Plot A there are 517 residential properties remaining within the Council's registered freehold title across Plots 10-12. Of these, 23 are occupied by secure council tenants, 9 are held on long leasehold interests, and currently 367 are occupied by non-secure tenants.
- 5.2 I set out in my evidence the approach taken and the advice and assistance available to secure tenants, non-secure tenants and residential leaseholders, including the Shared Equity Scheme. In addition I set out how vacant possession of commercial and community property will be acquired as well as utilities and third party rights.

6. Stopping up Orders

6.1 Stopping Up Orders (SUO) under the Highways Act 1980 will be required and be sought for the scheme over a number of adopted highways, and the approach to this is set out in my evidence.

7. Response to Objector

7.1 Only one objection has been made to the Order - from Mr Hamish Kay and Ms Miastkowska, who are the owners of 5 Hampden, Broadhead Strand. The objection CDC 16 states that the planned redevelopment will destroy their right to light and that the development will affect their health, their property value and their garden.

7.2 The objection states that this impact is unacceptable to them unless considerable compensation is given.

7.3 The objector is outside of the land required to deliver plots 10-12. The property is not to be acquired or demolished as part of the Next Phase.

7.4 I set out the negotiations with the Objector, including the expert work showing minimal or no impact on light to the objector's property.

7.5 The objector will receive statutory compensation for any reduction in the market value of their property due to the impact on rights of light.

7.6 I do not consider that this objection should prevent the confirmation of the Order.

8. Conclusion

8.1 In my evidence I have:

- Described the experience, ability and the track record of the Developer.
- Explained the background to NHG's involvement in the regeneration of Grahame Park.
- Described the long term commitment and progress on the delivery of the regeneration of Grahame Park.
- Summarised the delivery of the next phase, the framework of NHG's involvement, phasing and funding.
- Described the support to residents and occupiers and the commitment to resident homeowners.
- Outlined the Stopping Up Orders required for the Next Phase.
- Responded to the objector.

Declaration

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

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Tracy Lavers

06 February 2023

Appendix I

Negotiations with Objector

