

DOLLIS VALLEY NEWS

Issue 1
February 2012



Regeneration of Dollis Valley begins!

Countryside Properties and L&Q have been selected by the London Borough of Barnet as its preferred partner for the regeneration of the Dollis Valley. The project will involve the demolition of the existing estate and building of over 600 new homes. The regeneration of the estate will be carried out over five phases, with construction of the first new homes due to start on site in 2013.

The masterplan, by Alison Brooks Architects and HTA Architects, includes mixed-tenure homes in a broad range of designs, sizes and with half being traditional houses. All homes will be built to a minimum of Level 4 of the Code for Sustainable Homes. Up to 386 homes will be for sale, including intermediate sale, with at least 230 rented homes. All affordable homes will benefit from Countryside Properties' 'It's Your Choice' offer which enables households to customise their new home.

The regeneration will also include new parks and community facilities, including a community centre, a nursery and office space. These facilities, complemented by programmes to fund local initiatives, will strengthen the existing Underhill community hub on Mays Lane and provide employment and training opportunities for local people.

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MEET *the team*

As the regeneration of Dollis Valley takes hold, you will increasingly come across the key people involved.

Over the next few months, they will become familiar faces on the site itself, at meetings and at consultation events.

They want the best for you and for this project. They genuinely want to hear what you have to say. They want to listen to your views, to your ideas.

In this section, we introduce some who are currently involved but as the project develops, this team will grow.

Look out for them - they want to be approached!



Asif Anwar



Lukman Ahmed



John Joannou



Elaine Taylor



L&Q was set up in 1963 and manages over 66,000 homes in Greater London and all over South East England.

L&Q has been providing affordable homes to Londoners since 1963. L&Q stands for London & Quadrant, and are very much a locally based organisation with more than 90% of the 66,000 homes we manage being right here in the capital. Our core aim is to provide places where people want to live. We are committed to driving up resident satisfaction with services - this year it has risen to 82% and we aim to keep getting better.

Our key services are:

- Providing high quality affordable homes for rent
- Building new homes and refurbishing old ones
- Creating affordable homes for sale
- Providing accommodation for key workers, like nurses and hospital staff
- Helping people on lower incomes buy homes through shared ownership
- Helping with community projects through our Neighbourhood Investment teams

The L&Q team working on Dollis Valley includes Elaine Taylor and Asif Anwar, both from the Development & Sales and Neighbourhood functions, who will ensure the new rented homes are built and delivered to schedule.

John Joannou and Lukman Ahmed from the Neighbourhood who will support tenants to move into the new homes and discuss the housing options with leaseholders. John and Lukman have many years experience in setting up resident boards and community based facilities and the new homes will be managed by John's team once they have been built.

Countryside Properties

Countryside Properties is a responsible developer of new homes and communities with a vision to create outstanding places for people to live, work and enjoy for generations to come.

The company has more than 25 years' experience of working in estate regeneration and affordable housing. We have now undertaken more than 35 estate regeneration schemes with local authorities and housing associations. These projects have brought new life and vitality to run-down urban areas.

Michael Hill, New Business Director at Countryside Properties, said: *"Our proposals feature high quality urban design that has been inspired by a very clear and ambitious vision of a sustainable suburb to provide a place where people want to live. We have worked very hard to produce a scheme that is not only deliverable but will meet the Council's aspiration of securing more family homes. In this way we will be able to integrate the project into the wider Chipping Barnet community. We now look forward to working closely with the Council, local residents and local groups to make a start on the regeneration of Dollis Valley."*

Together with Michael, Alberta Matin from Countryside will be working closely with the partners and residents of Dollis Valley. She has been involved in community consultation and engagement in similar schemes across London and will be a regular visitor to the area.



Michael Hill & Alberta Matin

ABA

Alison Brooks Architects founded in 1996, has developed an international reputation for delivering design excellence in projects ranging from urban regeneration, buildings for the arts, higher education and housing. ABA is the first UK practice to have won the UK's three most prestigious awards for architecture including the Stirling Prize for Acordia Cambridge. ABA's architecture underlies a commitment to housing design and its role in defining the character and sustainability of our cities. Recent major housing competition wins include £560M South Acton Estate with HTA.



Alison Brooks

Alison Brooks and her Highgate-based team will lead the regeneration masterplan and the first phase architecture.

www.alisonbrooksarchitects.com

HTA

HTA are an architectural design practice with over 40 years of experience in regeneration projects. The practice is comprised of a number of specialist teams all working together to create thriving places. With contributions from Landscape Design, Architecture, Planning, Sustainability and Communications teams, the HTA process is enriched with different approaches to residential regeneration.



Colin Ainger

The team is led by Colin Ainger, who is a Project Director and has worked at HTA for 10 years. HTA are based in Camden Town and operate nationally.

www.hta.co.uk

PHASING PROPOSALS

There will be five phases to this project with the first one called Phase 0.

Phase 0 is on the site of the existing school and community centre. This phase will provide 108 new homes, 42 of which will be affordable homes for rent.

We chose this location as it allows early construction of new affordable housing without the need to decant existing tenants away from Dollis Valley. Also, we can carry out the building works away from existing residents.

Work behind the scenes will start in mid-2012.



Phases 0 - 4



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garden
SUBURB



Countryside, L&Q and the Council are concentrating on three important tasks currently, before starting work on the planning application for the regeneration of the estate.

DOLLIS VALLEY PARTNERSHIP BOARD

Firstly, we have had a number of very useful meetings with the Dollis Valley Regeneration Association. The key decision so far has been to set up a Dollis Valley Partnership Board to steer the consultation with residents and other stakeholders. We'll have more on this in the next newsletter.

CONSTRUCTION

Secondly, we have drawn up a programme of consultation days so that residents can learn

about, and comment on, the main features of the masterplan and detailed proposals for the first phase as we work them up. The first consultation day is on Wednesday 28th February at the Valley Centre. We look forward to meeting you then.

PLANNING

Thirdly, we are working on the precise content of the planning application that will be made later this year; once this has been agreed we can give a clearer idea of how long it will be before we start work on the new homes but we are all intent on this being as early as possible in 2013.

EVENTS & *Diary dates*

The team will be holding the first of a series of events and consultation days to hear what you have to say about your new home.

You can meet the team, see the suggested layouts for your new home, ask questions around the design and provide the team with your feedback on the masterplan. You can also ensure your views are heard throughout the regeneration by registering your details on the Dollis Valley website.

The event will also be an opportunity to find out how you can be involved longer-term through the Dollis Valley Partnership Board and residents and tenants groups.

COME & MEET
THE TEAM
Community
Consultation Day!

Where? The Valley Centre

When? Anytime between 2pm and
8pm Tuesday 28th February

Ground 10a SURGERIES

Ground 10A of the 1985 Housing Act applies to all secure tenants, and it is the ground which the Council will use to gain possession of properties where necessary. In order to ensure that the regeneration can progress smoothly, the Council must have this legal ground in place.

If you are a secure tenant you should have received a Ground 10A letter and an information sheet. The letter explains how the Council intends to apply to the Secretary of State for consent to use this ground. If you have a secure

tenancy, this is an opportunity for you to send us your comments.

During the Ground 10A consultation period staff from the Council, Barnet Homes and L & Q will be available to answer any questions you may have.

The deadline for receiving
comments is:

Wednesday 29th
February 2012

GLOSSARY

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AFFORDABLE HOUSING includes homes that are: Social rented, Intermediate rented, Discounted sale housing, Shared equity, and Shared ownership housing.

CODE FOR SUSTAINABLE HOMES the Code is the national standard for the sustainable design and construction of new homes. The Code aims to reduce our carbon emissions and create homes that are more sustainable and energy efficient.

PARTNERSHIP BOARD is the group that is formed, of residents, leaseholders and local stakeholders, to take forward and support the longer-term needs of the new development.

ESTATE REGENERATION is about working with local communities to develop proposals for the regeneration of estates in greatest need of investment and where there are development opportunities.

TENURE there are up to four tenure categories: owner-occupied, rented privately, rented from housing associations and rented from Local Authorities.

DECANT is the process where residents are required to move from their homes - either temporarily or permanently, due to plans which may involve demolition or major repair or improvement to the property.

GET INVOLVED *and have your say!*

There are many ways you can be involved including attending the on-site events or by registering your details on the Dollis Valley regeneration website at: www.dollisvalley.co.uk. The website will be regularly updated with important information and your views.

The next issue of Dollis Valley News will include a Notice Board section for comments and residents' views. So make sure you have your say and email info@dollisvalley.co.uk with your comments, important dates and feedback.



www.dollisvalley.co.uk

CONTACT

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Residents and leaseholders can contact
the Residents' Independent Advisor
Tim Thurston at PPCR on:

Freephone: 0800 317 066
Email: tthurston@ppcr.org.uk

Barnet Council Regeneration Service
Tel: 020 8359 7248

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