



NEWSLETTER

JUNE 2026

Welcome to the latest newsletter for residents of Curry Rise & Bray Road.

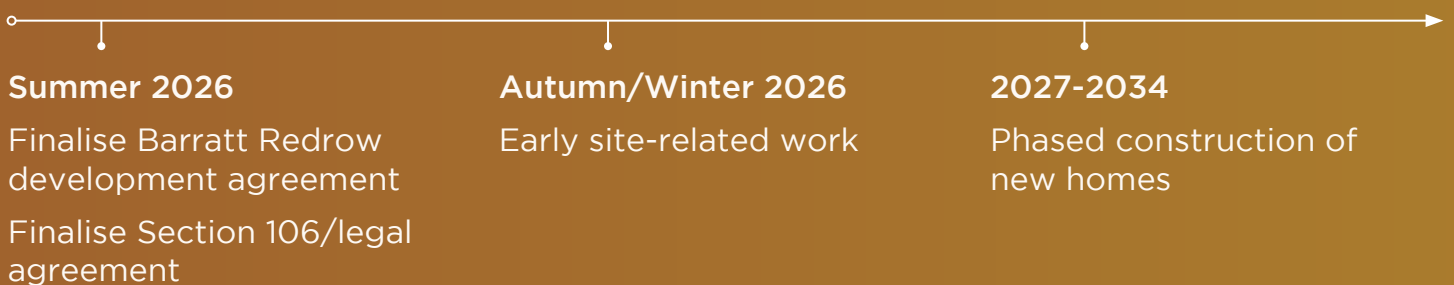
MILLBROOK RISE DEVELOPER UPDATE

In our last newsletter in January, we told you that Barratt Redrow PLC had been selected as our development partner for the regeneration of the estate. We are continuing to progress the terms of our contract to finalise our agreement with them.

Barratt will develop all the new social rented and shared ownership homes for NHG ahead of the private sale properties.

Once residents have been provided with their new homes, Barratt will then build and sell the private homes. NHG will continue to manage all affordable homes exactly as we do now. The contract will ensure that resident rights and access to shared and communal areas are safeguarded, and that the entire estate is managed cohesively, responsibly and transparently.

PROGRAMME



WHAT'S HAPPENING NEXT?

We have been working with Barratt on minor design changes to refine and improve the scheme. More information and progress updates will be provided over the next 6 months, including information and updates on:

- Site hoarding
- Relocation of caretaker and removal of cabin
- Phase 1 site clearance (small bin stores and vegetation)
- Discharge of planning conditions (including Construction Management Plan)

S96A PLANNING APPLICATION

Barratt will be submitting a minor planning application amendment over the summer.



MEETING HOUSING NEEDS - change of housing mix to include larger homes, responding to the latest outcomes from the housing needs survey.



INTEGRATING PASSIVHAUS DESIGN PRINCIPLES - upgrading the energy strategy to Passivhaus standards to provide a more sustainable system and reduce energy costs for residents.



PRIVATE HOUSES IMPROVEMENTS - providing open plan layouts and extra bedrooms.

We expect the application will take 28 days to determine and it will be available to view on the LB Barnet planning portal once validated. We don't anticipate an impact on the overall programme.



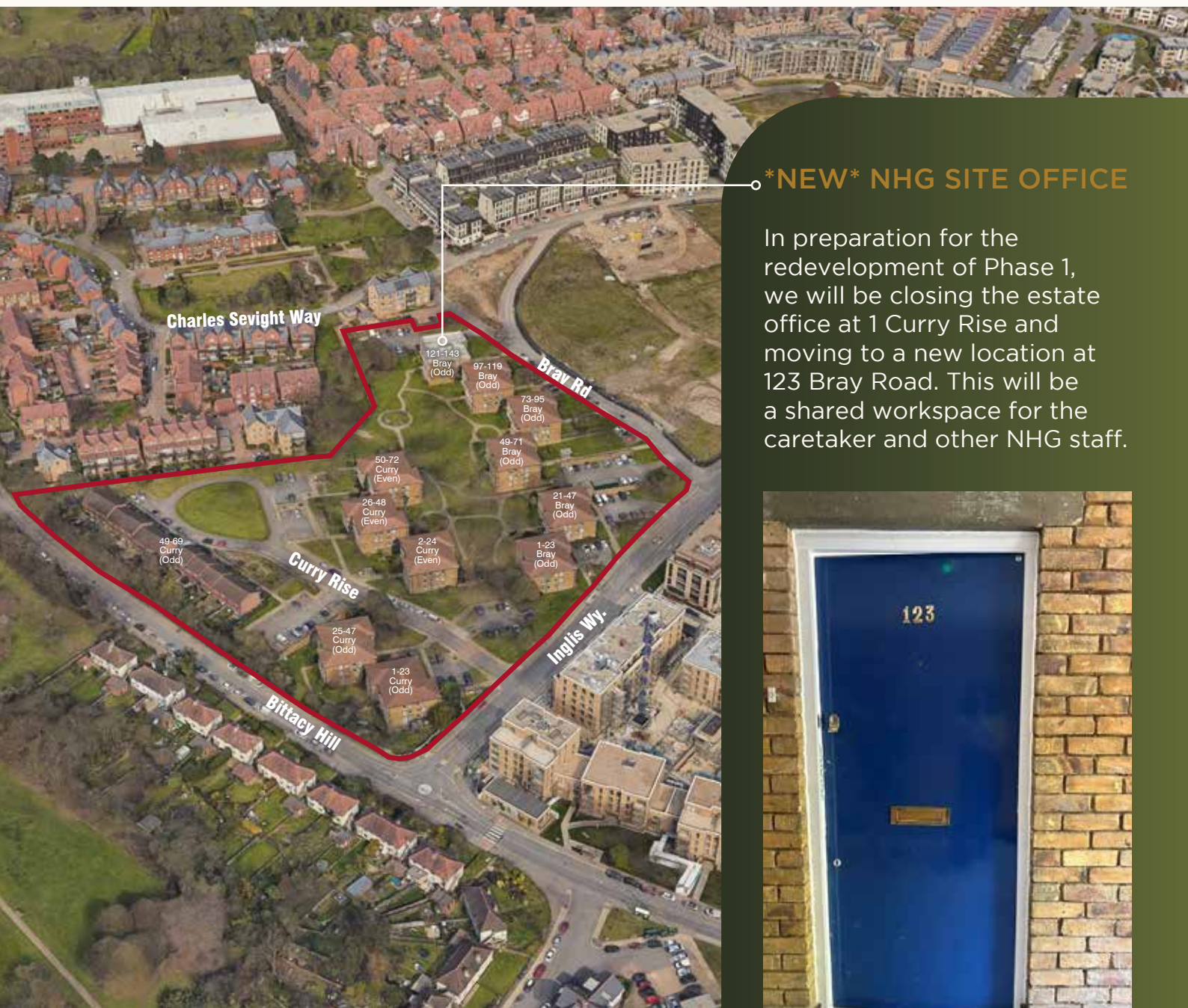
Keep up to date on the Millbrook Rise project by visiting NHG website <https://www.nhg.org.uk/places/millbrook-rise/>





RESIDENT STEERING GROUP

Our most recent meeting took place on **Tuesday 2 June** where we discussed the matters covered in this newsletter. Please let us know if you have any issues you'd like raised at future meetings.



NEW NHG SITE OFFICE

In preparation for the redevelopment of Phase 1, we will be closing the estate office at 1 Curry Rise and moving to a new location at 123 Bray Road. This will be a shared workspace for the caretaker and other NHG staff.



HOUSING ADVICE

- **Leaseholders** – please review the Shared Ownership booklet for the bespoke offer for leaseholders. This outlines how we will ensure the new homes are affordable.
- **CPO application.** NHG are continuing to work with Barnet Council on the CPO application which will be submitted later this year. This preparation is standard for a regeneration scheme and does not mean that compulsory purchase will automatically happen. NHG will continue to prioritise voluntary agreements with all residents to support your move into your new social rented or shared ownership home on the estate.
- NHG will remain your main point of contact and will continue to work with each household individually. Leaseholders should continue to engage with us directly about buybacks and the support available.
- Please let us know if you need any rehousing assistance and advice.
 - Homeowners can book a free appointment with **Censeo Financial**, an independent affordable home ownership specialist
Tel: **020 7090 7290**
Email: **info@censeo-financial.com**
 - All Curry Rise and Bray Road residents can access free, independent advice from **Tpas Tenant Engagement Experts**.



REHOUSING CONTACTS



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