

Community Update

Following the Finchley Lakeside community co-design process last summer, the Pentland team wrote to the local community to outline the next stages of the project through the autumn and promised a further update around this time.

Since presenting the Vision for Finchley Lakeside in June / July, the team has continued to develop the proposals, enabling more detailed and positive discussions with Barnet Council and the GLA, and providing Pentland with the information they need to make decisions about their future involvement and the project's long term legacy.

Our ongoing engagement with Barnet Council has included discussions around:

- the landscape-led approach to the site, including retention of the lake and related environmental and biodiversity enhancements
- improved public access to, and through, the site and access to new informal play spaces
- high-quality, mixed-tenure homes, alongside other uses including community spaces, a café, and workspace / makerspace uses, all aligned with the principles and commitments to Pentland's legacy.

For information this update newsletter includes some drawings produced since the summer to progress the landscape design concepts for Finchley Lakeside. These drawings remain indicative at this stage.

"It's the jewel in the crown of Finchley that no-one knows anything about!"

Community co-design event participant

Next Steps

Pentland is now preparing to market the site to identify a suitable development partner. This process is expected to take around six months, and we anticipate providing our next update in the summer 2026.

In the meantime, the site continues to be used as a location for TV and movie filming, so you may notice activity from time to time.

Background

In 2024, Pentland moved from its Lakeside Office Campus, Squires Lane to new offices in Central London. The former office campus now offers the opportunity to create a unique place for living, commercial, community and cultural activities, all within a beautiful lakeside setting, bringing positive benefits to the wider community. Having been deeply rooted in the Finchley community since the mid-1980s, Pentland is committed to engaging with local neighbours and partners to shape the exciting next chapter for the site. To ensure the community is fully and meaningfully involved, Pentland appointed architects and urban designers JTP to facilitate a community planning process. In summer 2025 the local community was invited to help shape a Vision for the site and with online and in-person engagement, including at the Finchley Lakeside Community Co-design Event in mid-June.

If you would like to see more project information including the Vision for Finchley Lakeside, please visit: finchleylakeside.co.uk



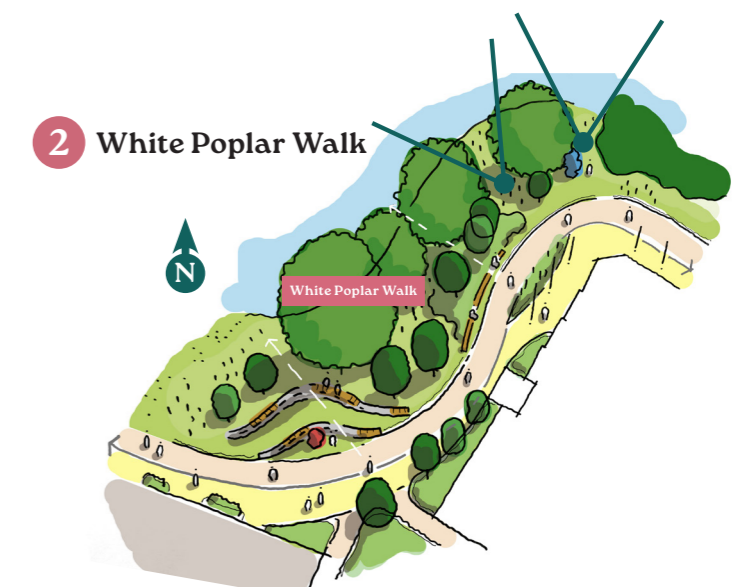
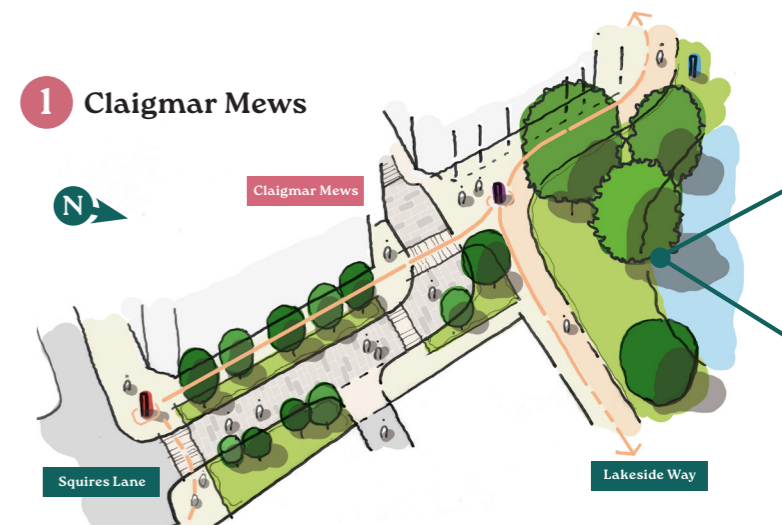
Indicative Landscape Masterplan



Finchley Lakeside offers the opportunity to create a unique, mixed-use neighbourhood with a focus for people and nature around the beautiful lakeside environment.

Illustrative Key Spaces

(continued back page)

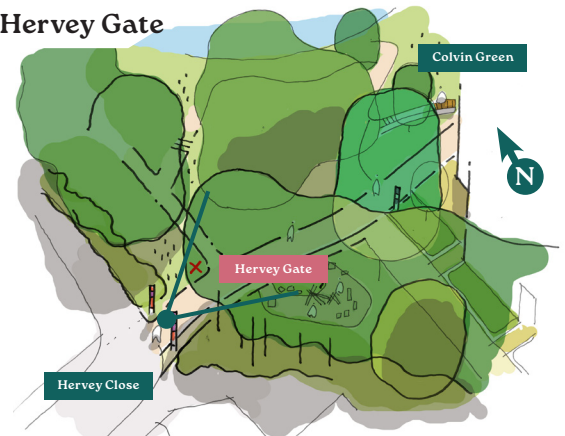


Illustrative Key Spaces (continued from centre)

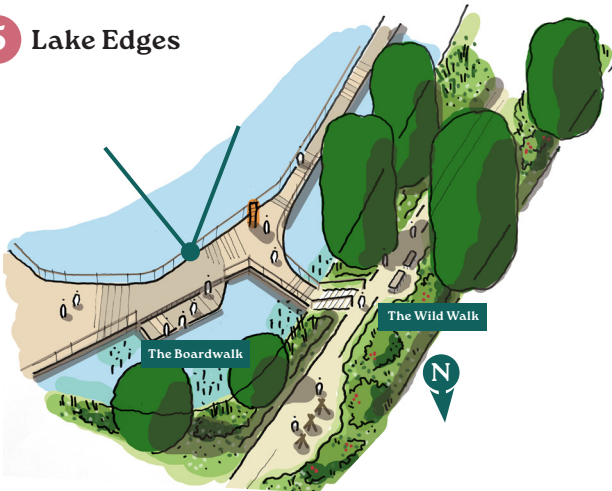
3 Colvin Green



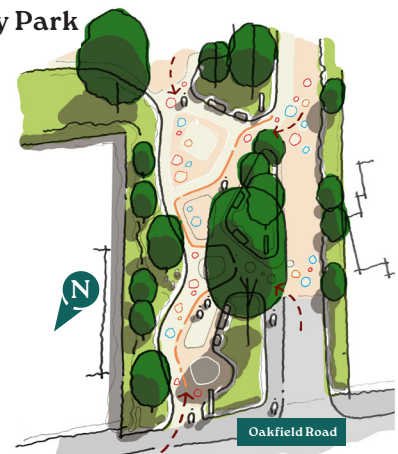
4 Hervey Gate



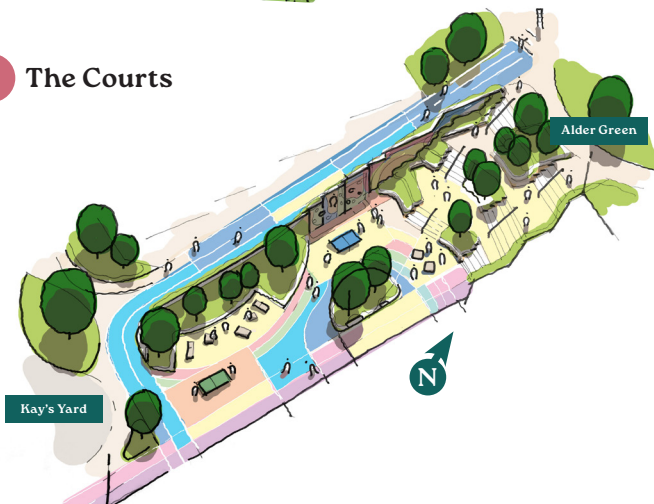
5 Lake Edges



6 Mulberry Park



7 The Courts



8 Alder Green

