



Haringey Citizens comments on Strategic Development Partnership (SDP) Sites Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West Station Road N17. Reference No: HGY/2018/2223 Ward: Tottenham Hale

Haringey Citizens is a broad based alliance of civil society organisations in Haringey. We have been following the process of the proposed development closely for the past two years and have met with representatives Argent Related LLP on seven occasions and Haringey Council to discuss their plans for the area.

Affordability

We submitted comments to the first consultation round in September 2018. We raised serious concerns over the lack of genuinely affordable housing available across the sites, particularly in relation to shared ownership and to the Welbourne site. We do not consider shared ownership to be an 'affordable' housing model and struggle to see how people from Tottenham Hale will be able to afford to move into these new units.

We have consistently made the point to Argent and the Council that affordability should be linked to average incomes, not the market rate. Other products of genuinely affordable housing would be preferable - for example London Living Rent, Community Land Trusts or Social Rent - all of which can be affordable to local people and are supported by the Mayor of London.

We urged the Council and Argent to review its affordability offer for the development and for a new deal to be struck that recognises both the need for the new homes to be built but to be affordable for local residents.

We are therefore pleased to see the Council and Argent have come back with new plans which are a significant improvement in terms of affordability.

It is particularly encouraging to see the Welbourne site now includes 100% genuinely affordable housing (51 Council homes, 80 London Living Rent and the prospect of the % of social housing being increased). This will see 131 new homes that are genuinely affordable for the local area which is to be welcomed.

In an ideal world we would have liked to have seen a higher percentage of affordable housing across the whole five sites - ideally a minimum of 50% on public land. But given the restrictions of the SDP and the alternative being no new homes and investment on the site at all, we thus pragmatically can support the new genuinely affordable homes.

Community space & Public Realm

We did have concerns that the public spaces on offer were too close and exposed to busy road traffic and this remains broadly the case, although we understand the constraints and we are encouraged to see the addition of the pavilion on 'Ferry Square' to mitigate this.

We maintain that we would like to see existing and future local residents and the community play a more meaningful role in the management of the public spaces and public realm - such as the pavilion.

Health Centre

We are encouraged to see plans for a new health centre on the Welbourne site and recognise the importance of community health centres and how beneficial they are in providing care for increased numbers of local patients. There is a real shortage of provision locally and we are reassured that this complements and grows, and not replaces, the existing provision locally.