

## 21 DM Forum The Hale 18 May

Cllr Gordon

- Do not want a tall building
- Pollution
- Wind issues
- Jigsaw have not built anything before – what are their intentions
- Links with institutions?

Cllr Brabazon

- Lots of student accommodation in Tottenham already
- Are you going to change to co-living?
  - The room sizes make this impossible – space standards
- Have they looked at covid and its impacts on the business model?
- Impacts on park
  - No overshadowing shown via the model
- Fire safety
  - Changes coming on 1<sup>st</sup> August
  - NLP requires regs to be met
- Plan B to the DEN (one in Sutton is a disaster)
  - ASHP in plant room on roof if DEN is not delivered

Cllr Connor

- Concern about safety post Grenfell
  - Sprinklers are what they always use for student accommodation
  - The cladding is brick on concrete panels
  - There are alarm systems, and the building is managed 24/7
- Who pays if it goes wrong?
  - It is retained as an operational asset so nobody would pay but the developer
- A certain height means more money for affordable housing – how much higher to give us more money?
  - The design of the building is a result of a number of factors – the prominent location means they want it to have an appropriate presence for the importance of the site, student accommodation tends to be of a certain size, the site is also awkward and means you cannot spread out laterally.
  - The contribution to AH would be £4million, with contributions to the park and public realm as well

Martin Ball

- Over capacity of the park