

REF: Minute CAB362

## DISPOSAL OF HORNSEY DEPOT – POSITION STATEMENT – (15.2.13)

- Haringey Council has agreed new plans to drive forward the regeneration of Hornsey High Street after an original deal could not be concluded.
- The new agreement should see work start as early as next spring to bring new homes and a supermarket to the council's former Hornsey Central Depot site.
- The council has a contract with Sainsbury's to dispose the site to Sainsbury's and has been working with them as adjoining land owner since autumn 2010 to secure a joint scheme. Following a tender exercise in 2011, a number of potential developers were shortlisted and a preferred development partner was jointly selected. However, after lengthy negotiations, it was not possible to agree terms that would be wholly acceptable to the council and the development partner recently withdrew its offer.
- A new development partner, St. James Group Limited has now been jointly selected from the original shortlist and the council has negotiated the key terms that will leave the Council no worse off overall. The selection of St James Group Limited avoids further delays to this project.
- The council remains strongly committed to this key regeneration scheme which it hopes will create around 370 new homes, including a significant amount of affordable housing. In order to get the scheme back on track as soon as possible, Cabinet on 12<sup>th</sup> February 2013 agreed as a matter of urgency to endorse the selection of St. James Group Limited as the preferred development partner. Due to existing contractual matters, ongoing negotiations and commercial sensitivities, this matter was discussed during the exempt part of the Cabinet meeting. Negotiations are continuing between all parties so that the formal agreements can be concluded as soon as possible.
- Public consultation on the scheme is expected to start this summer with work on site beginning in spring 2014.