

Briefing Note for: Crouch End, Hornsey and Stroud Green Area Forum

Date of meeting: 5 March 2015

Item: Area Forum Item 7 Parish Pump

Report Title: Haringey Infill Programme – for information

Wards Affected: Stroud Green

The Council is progressing the first phase of its infill programme to provide affordable homes on currently under-utilised sites within borough ownership. This phase consists of 29 affordable dwellings of varying sizes and affordable tenures – 20 are to be let at social rents and the remaining 9 homes will be available for low cost home ownership, where the purchaser buys a share with a mortgage and rents the other share from the Council. We are also developing a single house for private sale in order to use the profit gained to cross-subsidise new affordable homes.

This programme represents the first new affordable homes to be built by Haringey Council in over 25 years. They are designed to a high quality with generous space and private amenity standards. All will achieve Lifetime Homes standards allowing for future adaptation to match the changing mobility needs of residents. All will achieve code for Sustainable Homes level 4, reducing carbon emissions and providing excellent heat insulation to help combat fuel poverty.

We have 2 infill sites in Stroud Green – both are garage sites – located adjacent to Ednam house in Florence Road N4 and at Connaught Road N4 (adjacent the Council- owned Connaught Lodge). Both schemes are for affordable housing to be let at social rents.

Ednam house will provide 2 x 5 bed houses and received Planning consent in October 2014 – a rare opportunity to provide large family affordable accommodation for local people in housing need. Connaught Road will provide 7 flats in a part 3, part 4 story building (5 x 2 bed including Ground floor wheelchair dwelling; 1 x 3 bed and 1 x 1 bed flat).

Councillor Gallagher organised a well-attended public meeting on 17th February 2015 where local residents objected to the proposals presented by our Architect. The main objection was ‘over-development’ – the scheme presented had 8 dwellings (there was a bungalow to the rear of the flats on what is currently a play area) and the Council as applicant listened to this concern and we have subsequently removed the bungalow, reducing the number of homes to 7. Whilst we have lost a wheelchair bungalow, we will be providing a ground floor wheelchair accessible home within the retained flatted block.

The Connaught Road scheme goes to Planning committee this Thursday 5th March with Officer Recommendation to approve.

The affordable phase 1 programme has GLA grant of £765,000 and it is intended that works contracts will be entered into by the end of March 2015 with completion of the dwellings by late 2016