

NORTHUMBERLAND

PARK

NEWS • FEBRUARY 2017

Haringey Council and Homes for Haringey have been working with you, the local residents and businesses in Northumberland Park, since summer 2014 to develop ideas for improving and regenerating Northumberland Park.

This is part of our 20-year plan for Tottenham – which sets out the vision that by the age of 20, a child born in Tottenham today will have the same level of opportunity as the best in London. Our strategy and vision were informed by issues you told us were important to you during the 2013/14 Tottenham's Future consultation.

You told us you wanted higher-quality homes, a better choice of affordable housing, improved public transport, more leisure and cultural activities and better open spaces.

The story so far...

As part of this work – and our aim to bring better housing to the whole borough – Haringey Council has explored innovative new ways to manage long-term regeneration that will get the best for residents.

In November 2015, we announced our plan to set up development partnership, known as the Haringey Development Vehicle (HDV) as the most effective way to deliver the modern high-quality homes residents deserve.

The Council included Northumberland Park as an area that could potentially be redeveloped in future through the new HDV. The new partnership will help us realise the wishes and ambitions expressed by local residents in favour of improvement, change and regeneration in Northumberland Park.

Where are we now?

Since this announcement in 2015, the Council has been through a long and detailed process to find and agree a suitable partner. On 14 February 2017, the Council's Cabinet will consider the recommendation for the preferred partner – Lendlease.

If the preferred partner is agreed, we will begin more detailed discussions to agree terms and how to proceed. Final terms of the partnership are expected to be confirmed by the Council's Cabinet in Summer 2017.

You might have heard lots of 'things' about the HDV in the press, through leaflets or social media, this official newsletter aims to set the record straight and be very clear what the HDV is and what it means for you. We have also included full details of where you can find out more and who to contact if you have any questions or queries, as well as details of how you can get involved in your local area.

Some examples of the things you might have heard about the Haringey Development Vehicle

- The Council is selling £2bn worth of its property
- The Council is selling parks, schools and libraries
- Council tenants will be left homeless
- Council tenants will have their rents forced up
- All Council homes are proposed for redevelopment

These are incorrect – here's the correct information...

What is the HDV?

The HDV will be a 50:50 partnership between Haringey Council and a private partner. The way the partnership will work is that Haringey provides council land – whether housing estates, offices or disused areas to be developed for new homes, shops, businesses, schools, health centres and community facilities. Our partner matches this with their own cash and its development expertise. This approach means that we can meet our ambition to build thousands of new homes, secure thousands of new jobs and create the opportunities Haringey’s residents and businesses deserve.

Each partner taking an equal 50% stake is crucial as it means that we will need to approve every decision, keeping us in control. It also means that both partners share the returns and we can ensure that our share of profits goes back into other regeneration initiatives, affordable housing and funding the services we provide to residents.

What will it mean for Northumberland Park residents?

Over the next twenty years it will mean the regeneration of large parts of the borough, including Northumberland Park. The regeneration of Northumberland Park offers the opportunity to provide existing residents with the highest quality replacement homes in a modern, safe environment as well as new additional homes.

The regeneration of Northumberland Park is much more than about housing though – it will improve the health, wellbeing and prospects for local residents, including providing new facilities such as health centres and schools; it will create thousands of new jobs through new businesses and help people of all ages to take advantage of job opportunities in the borough and beyond; and it will deliver high quality community facilities at the heart of Northumberland Park. It also means that you, as local residents, will be at the heart of the process. Resident involvement from the very beginning will ensure that regeneration plans provide maximum benefit for local communities and reflect what local communities have told us is important to them.

Why have we decided on this approach?

Residents have told us their priorities are new homes, jobs and opportunities. Only by securing private investment and expertise can we hope to redevelop Council-owned land at the scale and pace needed.

As with all local authorities, our budgets have been cut substantially. Since 2010 we have lost funding of around £160m with more cuts to come – by 2020 the Council will be around half the size it was just a decade earlier.

We’re determined to find the right way to secure that investment, while recognising that not all projects and sites are the same. This means considering different options to find the right delivery partners in each case, and secure long-term investment and prosperity for all areas of the borough. Where the Council is the major landowner, the joint venture HDV approach means the Council retains a share of control and the Council gets a share in the proceeds of future growth.

What could the timeline look like?

The following is only an indication of what the timeline may be. We will continually update this timeline as the programme develops.

2017	HDV established and master planning started with the local community
2018	Following detailed community engagement, master planning completed and planning application process for first phases of development begins
2019	Phase 1 homes moves and demolition/construction commences including building a new school
2020	First residents move into new homes
2022	New school opens
2030	Last residents move into new homes
2032	Regeneration scheme completes

In October 2016 we asked the two main residents associations (RAs) in the Northumberland Park area – Northumberland Park (NPRA) and Stellar House, Altair Close, Lindales and Bennetts Close (SALB) – for a list of their key questions about the regeneration plans for the estate and the surrounding area.

17 questions were asked and in this newsletter we are going to address four key questions.

To view the full questions and answers document visit www.tottenham.london/newhomes or contact your community engagement officers

Copies will also be available in:
The Community Hub, 163 Park Lane, N17 0HJ

Will the Council provide like for like homes in the new development and will these homes be for secure council tenancies?

We will do our utmost to ensure that council tenants will either be offered a new home of a higher quality located in an improved environment with the same rent and security of tenure or, if they wish, a new home elsewhere in the borough.

We are strongly committed to providing a mix of housing and the provision of good quality; affordable housing is a high priority for us. Affordable housing need in the borough is for fewer smaller homes and more, larger homes than are currently provided within the council housing stock.

Therefore, new homes in the regeneration scheme to replace council homes lost through demolition are likely to focus on increasing the number of family sized homes for residents and reducing the number of one bed homes. However, to be clear, we will do our utmost to rehouse any existing council tenant in the same area, if that is what they want.

The Independent Tenant and Leaseholder Advisor, PPCR (contact details below) will be working with local residents to develop a Residents Regeneration Charter which will clearly set out residents' expectations and requirements from regeneration.

Secure council tenancies

We will be working to ensure that all replacement tenancies are as close as possible to existing tenancy arrangements. We still have some work to do, to define the precise terms of tenancies in

homes built by the HDV, but for council tenants and their tenancies on the Northumberland Park estate we anticipate:

- If you are an existing tenant and your home is not redeveloped then there is no change
- If you are an existing tenant and once the rehousing process is opened you exercise the option to move to a council property elsewhere in the borough then there is no change
- If you are an existing tenant and you move into a new home built by the HDV you will be offered a new tenancy which will be as close as possible to your existing tenancy both in terms of rent and tenancy conditions, although you will probably no longer have the right to buy

Will I be offered the right to return?/ Where will they be relocating people to?

We will always do our utmost to offer secure council tenants the option of returning to a new permanent home on their estate wherever possible. All residents living in a block that will be demolished will also automatically be given priority on our housing waiting list, giving them the opportunity to bid for properties elsewhere in Tottenham or Haringey that become available.

We know that the circumstances for each resident are different and so we will have dedicated staff allocated to the estate to provide assistance to residents with whichever option they choose.

What will the offer be for the leaseholders?

For non-resident leaseholders (i.e. those who have purchased their home but don't live in there and rent them out) there will be a standard offer of market value plus a small additional compensation payment. For leaseholders who live in their homes and wish to remain in the area, we aim to provide a home ownership option in the new development. This is likely to be some form of equity share arrangement, where leaseholders are given ownership of a proportion of the new, higher value, property to the value of their current property. The remainder would be owned by the HDV but, unlike shared ownership, there would be no additional rental charge against this share.

How can I stay up to date, find out information and get involved?

Online

Council website:



www.tottenham.london/NP and
www.haringey.gov.uk/hdv



www.facebook.com/haringeycouncil



[@haringeycouncil](https://twitter.com/haringeycouncil)

Seek independent advice

Your Independent Tenant and Leaseholder Adviser (ITLA) for Northumberland Park is PPCR. To discuss any issues raised in this newsletter please contact:

By email: info@ppcr.org.uk
or freephone **080 0317 066**.

In person

Information Days

The Community Hub, 163 Park Lane, N17 0HJ
Last Tuesday of every month between 12 – 4pm

Contact your local engagement officers:

- Eduardo Araujo
Eduardo.Araujo@haringey.gov.uk
- Chanelle Farrell
Chanelle.Farrell@haringey.gov.uk

Engage with your local residents association

- Stellar House itself along with Altair Close, The Lindales and Bennetts Close (SALB). Contact Chanelle.Farrell@haringey.gov.uk
- Northumberland Park Residents Association contact Eduardo.Araujo@haringey.gov.uk

Join a local group

Place Champions

The Place Champions project helps residents better understand what regeneration could mean for Northumberland Park and equip them with the skills to share their learning with the wider community so everyone has the opportunity to benefit from regeneration. If you would like to become a Place Champion contact Edward Richards via email Edward.richards@haringey.gov.uk or call **020 8489 2760** to find out more.

North Tottenham Stakeholder Forum

The forum shares information about regeneration plans, timescales and projects and give residents the opportunity to feedback on services including healthcare, education and employment support. If you would like to be part of these meetings contact Eduardo Araujo via email Eduardo.Araujo@haringey.gov.uk or call **078 1142 1589** for more information.