



St. Ann's Redevelopment Trust (StART) – a permanently affordable community housing development in Haringey

Introduction

St. Ann's Redevelopment Trust (StART) is a community-led initiative to found a community land trust of 800 permanently affordable homes on part of the site of the St. Ann's hospital in Haringey.

The local NHS trust will be selling the land in 2017 and we want to see it used for housing that meets the needs of the local community, but is also part of a development that retains the health legacy of the site, and keeps and develops the unique green biodiversity that is present there.

The basis for our plans has arisen from extensive community outreach and consultation at public events, a large-scale survey of hundreds of residents, discussion with community groups and outreach with local schools.

This process identified a number of key priorities for any community development on the site, those being:

- i) Genuinely affordable, good quality and secure housing
- ii) Protection of green space and cultural heritage on the site
- iii) Retention of the health 'legacy' of the site and support for ongoing health facilities
- iv) Inclusion of non-residential space for a range of uses including workspaces and small businesses, cultural activities, and community facilities

StART is therefore not just about providing long-term, genuinely affordable housing that is controlled by the residents of Haringey, although that is one of its major aims.

Our holistic development is also about creating a truly integrated community space that combines high-quality design, public space, interaction with the neighbouring hospital and many opportunities to support the local community beyond those living on the development.

In doing this, our proposal meets many of the Mayor's social commitments in his 2016 election manifesto and is in keeping with his wider vision for London.

This document sets out how StART can help the Mayor to meet his manifesto commitments and provides some information for the London Assembly about the important benefits of a large-scale community land trust.

We believe the GLA can be an important partner in supporting StART to acquire the land for development, which in turn would provide a major advance in creating large-scale



community housing in the capital, helping to reduce the London housing crisis and importantly meeting housing need in Haringey.

London Assembly Members and staff can find contact details at the end of this document if you would like to discuss its contents further, and want to consider next steps and ways of working together.

Below is set out how we specifically meet or go beyond the Mayor's manifesto commitments.

Housing that meets local need and increases the supply of genuinely affordable homes

The Mayor's manifesto makes many strong commitments on building more genuinely affordable housing, including through new developments on public land.

StART directly reflects this ethos, with its aim to use NHS land to produce high levels of genuinely and permanently affordable housing for the local community, at a ratio well above the 50% long-term Mayoral target, and in an ownership structure that bypasses legislation that may lead to a future loss of affordable housing.

In doing so, the site will also be providing a long-term income stream that will make the community land trust sustainable, and will be accountable to people living and working in Haringey, something that would be lost if the site is sold into private ownership or to a housing association.

Furthermore, the homes built will be genuinely affordable for people on local incomes, rather than based on rent calculations that are attached to market values, which do not take account of local wages and people's ability to pay.

By generating 800 homes under a community land trust model, StART could deliver the majority of CLT homes that the Mayor has committed to bringing forward in his first term of office.

Alongside this the site also contributes to other manifesto commitments, including:

'Building new homes on land owned by the Mayor, including Transport for London land, and bidding to develop other public sector land – with a proportion of homes on the capital's NHS sites aimed at health service workers';

'Using public land creatively to generate future income';

'Use City Hall as a platform to attract institutional investors, pension and other investment funds to finance homes for long-term, secure rent';

'Explore incentives for businesses to provide investment in new homes which could benefit their workforce';



'Work with housing associations to keep their rents down';

'Coordinate councils' efforts to find stable private rented housing for those in need who are not able to move into social housing';

'I will put good design and sustainability at the heart of the London Plan';

'Support 'tenure-blind' development, avoiding the use of 'poor doors', so that access and communal areas for affordable housing are indistinguishable from those serving other homes';

'Protect the green belt, green spaces and play space';

'Improve planning and design policies to offer older Londoners more choice, whether they are active older people, downsizers or in need of specialist and extra care homes';

With many rents set at no more than a third of local incomes, the housing will be affordable for everyone living in Haringey. It will provide housing both for people on Haringey's housing waiting list, but will also have an allocations policy that provides affordable housing for many others, who are in housing need but do not qualify for statutory support from the council.

The whole development will be tenure-blind and is designed to create a mixed community, while also having open and public access so that others in Haringey can use the site and it can support the local population beyond the boundaries of the development.

Preserving local biodiversity and ensuring a holistic green space for the community

The St. Ann's site has large amounts of green space, includes several locally protected trees and a diverse range of wildlife. StART intends to protect this legacy, and develop it in a way that has a positive effect on the wellbeing of the community and the users of the hospital

The Mayor's vision for a greener, cleaner London is matched by StART, which can help to deliver the following manifesto commitments:

'Embark on a major tree-planting programme across London';

'Make cycling an easier and safer choice for more Londoners';

'Prioritise the improvement of High Streets, squares, and public spaces';

'Make London the first 'National Park City' – setting a long-term target to make more than 50 per cent of our city green and ensure that all children have access to them';

'Protect wildlife and biodiversity by creating green corridors across the city';

Establish Energy for Londoners, a not-for-profit company providing a comprehensive range of energy services';



'Make the most of the city's roofs, public buildings and land owned by TfL for energy generation by producing a solar energy strategy';

Ensure all new developments meet low carbon, energy efficiency and sustainability standards';

'Back district heating schemes that make the most of waste heat from the tube';

'Reinvigorate efforts to increase the amount that London recycles so that we get back on track with hitting the 65 per cent target by 2030';

'Promote initiatives that reduce water consumption in London';

Our architect's plans for the site include major tree planting, safe cycle routes across the site, and a 'green corridor' running through the site and connecting it to green spaces beyond its boundaries.

They also include a central, shared green space and a therapeutic garden which would be accessible to mental health patients at St. Ann's hospital.

The housing and other buildings on the site will include solar panels and we are investigating different models of community heating to sustainably warm the site in a low-carbon manner, to complement the high energy efficiency standards under which the buildings will be built.

Meeting local health needs and supporting patients at St. Ann's hospital

StART believes that it is vital that the development retains and takes forward the site's health legacy, both through the housing and facilities built on the site, and through being a good partner and neighbour to the remaining mental health facilities that are due to be restored and improved on the remainder of the NHS land.

In doing this, we can also support the Mayor's commitments, including:

'Fighting for greater support for London Ambulance Service and mental health services';

'Promoting healthier lifestyles to harder-to-reach groups and communities';

'The promotion of active lifestyles, including sport, walking and cycling';

'Lead the campaign to break down the stigma of mental illness';

'Expand best practice in crisis care support';

The sale of the land will allow the local NHS trust to invest in its mental health facilities on the rest of the site, but StART's intention in its architect plans is to ensure the development also provides facilities such as quiet spaces and therapeutic gardens to support users of the hospital.



Our health sub-group is working on all elements of the site related to health outcomes, and our proposed design is produced in such a way to include large amounts of green space for healthier lifestyles and for better mental health outcomes.

One of the founding principles of StART is to support the health needs of the local community and service users, and we have committed to working with the health authority to produce a development that does that and works for patients as well as residents, both in its initial conception and ongoing into the future.

The main facilities at the hospital are focused on mental health patients, and we are keen for the development to lead the way in reducing any stigma attached to mental health. We have an ongoing dialogue with the local NHS trust and we would seek to maintain this and facilitate regular discussions between the community land trust and the health trust.

Supporting business and employment outcomes in London

Following extensive community consultation, StART recognises that there is a strong local need and desire for workspaces on the site, to support local residents looking for affordable space and also to serve people living on the site.

Again, this chimes with many of the Mayor's proposals. His manifesto states:

'I will prevent the loss of business space...';

'Promote the provision of small business and start-up premises in housing and commercial developments through the London Plan';

'Support communities which want to keep the character of their high streets intact';

'Improve our connectivity, making it a priority to tackle London's 'notspots', ensuring better access to public-sector property for digital infrastructure, and treating digital infrastructure with the same status as other key public utilities.'

A key element of the StART project is allowing space for local businesses that provide employment opportunities paying at least the London Living Wage and serving the local community.

Space for small businesses, workshops, start-ups and community facilities are included in our architect's plans and have come out of consultation with the local community and the need for such provision within Haringey.

StART will be completely digitally accessible with a view to ensuring residents and users of the site are able to make the most of the latest innovation in this area, and that it provides a hub to reduce digital exclusion in the area.

Supporting high quality and modern transport infrastructure



StART's vision is to establish a large-scale housing development that does not rely heavily on car use and supports alternative means of transport to improve health outcomes, reduce pollution and congestion and maintain wellbeing on the site.

The Mayor's commitments in this area include:

'Prioritise Quietways – continuous cycling routes running through parks, alongside waterways and down quiet backstreets';

'Deliver more cycle storage and parking';

'Establish safe walking routes, to give children cleaner and safer journeys to school, avoiding busy and polluted roads where possible';

'Reduce street and pavement clutter on TfL roads and support urban realm improvements across town centres';

'Support Car Clubs as a means of reducing congestion and demand for parking';

StART is focused on creating a clean and environmental development, that does not increase traffic on the already heavily used roads of Green Lanes, St. Ann's Road and Seven Sisters Road, but also provides residents with car use where it is required.

The development is designed with high levels of cycle storage and, as a large site, provides good, safe cycleways in the heart of Haringey, where they are sorely needed.

The site borders several schools and would provide children with safe and clean routes to school, by providing public access throughout the site with safe lighting, wide pathways and open space.

The design includes provision for some parking, but at lower levels than many developments, to allow use of car clubs and to encourage walking, cycling and use of public transport.

Supporting positive community skills and education outcomes

The Mayor has committed to:

'Create thousands of new high-quality apprenticeships by commissioning places using the levy paid by business to government';

'Establish a construction academy scheme, with the housebuilding industry, to close the gap between our ambitious housing targets and the need for more skilled construction workers in London';

'Be a champion for London's neglected FE sector';

As a community land trust, StART intends to work with local residents, both as part of the completed development but also in its construction.



We intend to offer high-quality skills and training in construction for local residents, including in neighbouring wards that contain some of the highest levels of unemployment in the country, and where there are minimal opportunities for high-quality, well-paid local work.

We will also work with local further education colleges, several of which are close to the site, to provide work and training opportunities for their students, including apprenticeships and work with schemes being run from City Hall.

The very existence and working of a large-scale, community-run housing development will provide countless opportunities for training and education of the local community and empower people to be involved in different areas of the development.

Leading the way in fairness and equality

From its inception, StART has sought to be an inclusive development that properly reflects the diversity of Haringey and gives a voice to people who are often overlooked or marginalised.

This is an ongoing process but StART intends to be transparent and open to non-residents, and part of a wider movement to for affordable housing, rather than simply an end in itself.

The manifesto states that the Mayor will:

'Promote financial inclusion, through partnership with the financial sector, including social enterprises and credit unions';

'Review the protections provided by the London Plan, and retain targets for new build homes to meet the Lifetime Homes Standard with at least 10 per cent of new-build homes that are wheelchair accessible';

'Strive to make London a Living Wage city, in which all workers are paid fairly';

'Never use zero hours contracts to exploit workers';

StART will provide potential space for social enterprises that serve the local community, and will work with local financial institutions to ensure residents and others have access to fair and affordable finance.

As many homes and facilities on the site will be wheelchair accessible and meet the Lifetime Homes Standard.

All employment both in developing the site and once it has been completed will be paid at least the London Living Wage and will not be based on zero hours contracts.

For more information about St. Ann's Redevelopment Trust, please contact:

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