



FOR RELEASE ON 14 MAY 2018

Mayor to work with Haringey residents to secure genuinely affordable homes at St Ann's hospital site

- City Hall purchase of the site will secure at least 400 genuinely affordable homes on the St Ann's Hospital site in Haringey
- First time the Mayor will work so closely with a community-led organisation (StART) on development proposals, ensuring the community is involved in shaping the development process at all stages of delivery
- Development design will draw on architects' plans created through consultation with local people

Today the St Ann's Redevelopment Trust (StART), an organisation made up of local people in Haringey, announced that it would be working with the Mayor now City Hall has purchased the St Ann's Hospital site in Haringey.

It marks the first time that the Mayor will work so closely with a community-led organisation to bring forward development proposals. The Mayor's purchase of the site will ensure at least 50% of the homes built are genuinely affordable. The Mayor's office has already begun discussions with StART about the development of the site, including how the Mayor and StART can work together to:

- Ensure the community can influence and shape the process at all stages of delivery;
- Identify opportunities for the community to own, steward or manage some of the homes and the neighbourhood; and,
- Ensure benefits of the scheme to the local area are protected in perpetuity.

It is also the first time the Mayor has used his new £250million land fund to purchase a site and signals City Hall's new, more direct and active approach to unlocking land in the capital.

StART has been working since 2015 on a community-led proposal for the site, and its vision will be fed into the development process. StART's vision is for nearly twice as many (800) homes as were agreed in an original planning permission (470) for the site that was secured in 2015, as well as a significant increase in genuinely affordable homes, with the previous plans only allowing for 14% affordable housing. Local opponents of the original planning permission have accepted StART's design for higher density because of the increased proportion of affordable homes and the community involvement in the process.

As well as working with City Hall to bring the site to the London Development Panel, StART is also seeking to raise funds to increase the amount of genuinely affordable housing on the site beyond 50%. By tying rents to local incomes, these homes would be genuinely affordable to local people and as such help to address London's housing crisis.

As well as working as part of the steering group for the St Ann's Hospital site, StART looks forward to continuing to involve local people, Barnet, Enfield and Haringey Mental Health NHS Trust, Haringey Council and others to ensure the development is truly community-led and is an integral asset for local housing, health and environment.

StART will also continue to work with other community land trusts in the hope this will be the first of many such developments in London and beyond.



Marlene Barrett from StART said: “Residents in Haringey were appalled when the site was given planning permission for only 14% affordable homes. We welcome the Mayor’s decision to purchase the site and work with us. We hope our community can now realise its vision for a community-led development that delivers genuinely affordable homes of people in this area, as well as maintaining the site’s health legacy and green public space. With the potential to build up to 800 homes, the scale of this project is unprecedented and could redefine the way we think about housing in London.”

END

NOTES TO EDITORS

For media enquiries please contact:

- Declan Bennett, London Communications Agency, 020 7291 1504 – db@londoncommunications.co.uk
- Emma Crowe, London Communications Agency, 020 7612 8478 – ec@londoncommunications.co.uk

About the St Ann’s Redevelopment Trust

StART is a group of Haringey residents and workers who want to see the St. Ann’s Hospital site used permanently for the good of all our local communities. StART has initiated a community-led and transparent process for a housing development which puts local people in control while providing genuinely affordable homes, promoting health and wellbeing, and creating a green neighbourhood.

StART was set up in 2015 by local residents and registered as a Community Land Trust operating as a Community Benefit Society in early 2016. It arose from a previous campaign opposing the hospital selling off any land coming together with strong local concerns about the lack of decent, secure, affordable housing in the area.

The idea was that if housing was to be built on the site the best placed people to decide on and run this housing would be local people. We also wanted the site to keep a link to health and wellbeing.

StART has consulted widely to create a Masterplan Vision for the site that was crowdfunded by local people and implemented by [6A architects](#) & [Maccreeanor Lavington](#), and will be used to shape the development process. As well as increasing the amount of genuinely affordable housing, StART’s vision also seeks ensure that a health legacy is maintained, both in terms of a development that promotes public health and is mindful and supportive of patients at the neighbouring mental health facilities.

Further, it emphasises the need to retain and promote the unique biodiversity that is on the site and proposes a focus on local heritage by keeping and renovating several locally admired buildings that are part of the current hospital facilities.

For further information, please visit: <http://www.startharingey.co.uk/>