



MALVERN RESIDENTS ASSOCIATION

(Hornsey Park Road, Malvern Road, Park Ridings, Alexandra Road,
Ravenstone Road, The Avenue, N8.)

Meeting about the Wood Green Area Action Plan. 28 March 2018

Present : Ryan, Dorothy, Ben, Polly, John, Marcus (PMRA)

Guests: Emma Williamson (Director of Planning Haringey), Beth Kaye (Area Head of Regeneration Haringey), Fui, Yvonne (Residents sky city) Julie (Resident Tower Terrace) Marcos (Resident Caxton Road)

Introduction

Beth Kaye said the council had had requested a consultation with PMRA, which they had identified as a key stakeholder group. PMRA invited other local residents. They were not delegates of their areas

Consultation

In 2015 Haringey commissioned two companies, Fluid and Soundings, to consult people about the development of Wood Green. Four options were presented to the public in 2016. Beth Kaye described the options as a baseline option 1 leading up to the ambitious option 4. Option 4 was developed into a policy document on the basis of being chosen by the public.

Residents rejected the validity of the consultation. It was experienced as largely a PR exercise for the ambitious scheme in which people were invited to vote for 'the best' improvements rather than being engaged in the implications of the scheme. Beth and Emma said they were not involved in the consultation and were currently consulting on the policy document known as the Area Action Plan. (A.A.P.)

The A.A.P.

The officers defined this as a document of rules to be used as the context for assessing individual planning applications, three of which are currently in then pre planning stage. The purpose of the document is to attract potential developers and promote development by identifying sites suitable for housing, shops, offices and workplaces. The council has no control over whether or when developers will show any interest.

The council views development as a route to increasing wealth. They hope that the promotion of ambitious development will capitalise on the possibility of Crossrail. A key objective is the provision of housing, particularly

affordable homes. Current calculations indicate 7000 new homes will need to be built in order to provide 2000 at the lower end of the rental market. (Comparable to current social housing rents).

Residents Concerns

The plan permits the demolition of current social housing as well as Caxton Road and Mayes Road. There was no consultation on this and the housing is described in the A.A.P. as sites that do not need to be retained.

Emma and Beth said the council will take responsibility for rehousing current tenants but cannot provide any guarantees. They agreed that there had been confusion about whether Haringey or Metropolitan Housing Association are responsible. It is assumed, but not guaranteed, that suitable accommodation will be found among the projected 2000 new lower rented homes. Allocation will be subject to assessment of housing need.

Other schemes in other boroughs have not resulted in security for tenants.

The new homes are likely to be smaller with less outdoor space and there will be new tenancy agreements that may provide less security.

This scheme invites the demolition of viable family houses.

Further streets may come to be designated as 'not needing to be retained.'

Iceland Site

This is designated site 11 of the 25 sites offered for development.

The plan submitted does not appear to take account of the council's stated environmental considerations and it generally appears to be of low quality.

However the council officer's report at the pre planning stage does not identify any objections. This does not inspire confidence in the standards of new developments.

Overall Concerns

All residents present expressed a shared concern that the A.A.P. does not prioritise the welfare of the current residents of Wood Green. This applies particularly to those at risk of losing their homes.

We are concerned that this is a speculation on future wealth and success that involves too many risks that the council cannot control.

We would like the council to explore smaller local schemes of improvement.

An alternative scheme has been submitted by residents of Caxton Road.

The consultation ends on 31 March. An expert will be appointed to assess the responses.