
From: Sona Mahtani
Sent: 27 March 2015 16:58
To: LDF
Subject: Selby Trust - Site Allocations & Local Plans Consultation Response

Dear LDF

Selby Trust Response to Site Allocations and Local Plans Consultation

We note the Selby Centre site has been listed as SA64 for development in the revised Site Allocations Document. The points we wish to draw to your attention are as follows:

Key headline points:

- Introduction
- Seeking clarification on description of Selby Centre as a site for redevelopment
- Decentralised community energy hub
- Consolidation of community uses on existing site
- Ward of White Hart Lane is invisible
- Framework cannot deliver ambitions as it stands
- Localism Act 2011 as an opportunity

Introduction

A. We have been ready to play our part for many years in bringing better community facilities and see great potential for genuinely affordable housing at the Selby Trust, via initiatives for Community Land Trusts, that can bring housing together with community development on a scale that is appropriate, and re-provides community uses onsite at the Selby Centre that link appropriately to other provision in the borough, in North London, and also at a neighbourhood level.

Partners

B. It seems sensible for the Selby Trust to be a key named and valued partner in the site's proposed redevelopment, as we have been a leaseholder for 22 years, have built it into a viable operation generating 70% of its current income requirements and we would like to work with the Council to achieve that. As a registered charity, there is the potential to raise resources towards agreed redevelopment plans.

Seeking clarification:

C. There are a number of points we would like to raise regarding the type of development proposed and highlight the areas needing clarification:

a) Fundamentally, the site should be described accurately in the description of "Current/Previous Uses" as it was "a former school site with community, employment and educational uses in its role as a multi-purpose community centre for 29 years which the Council has accepted is a recognised asset of community value in line with the Localism Act 2013 (Part 5, Ch 3)".

The description as it stands of apparent "Current/Previous Use" as a residential site, including education and leisure facilities", is inaccurate as there is no housing onsite.

b) The facts are that the space at the Selby Centre is fully taken up (with a waiting list) by the work and contribution of over 100+ social action organisations which are co-located and share its diverse uses.

Collectively we attract 1500+ local residents daily, in a charitable and affordable business model that generates 70% of its own income, despite being located in an area of high deprivation.

c) The Selby Centre addresses the needs and co-produces solutions of local residents from many cultures drawn from disadvantaged backgrounds, facing the challenges of poverty and unemployment.

One of the Selby 100 social action organisations

is Haringey Food Bank, another is St Mungo's Broadway, and many others including 5E Ltd which delivers the Work Programme, that help local residents find their confidence, improve their skills and find paid employment.

d) Economically, the Centre employs at the very least 217 FTE staff, and brings in c£3.5m of extra grants and funding, attracts considerable social capital and support from volunteering and citizenship.

e) The site description identifies 1.2 hectares, whereas the Haringey Prospectus says 1.53 hectares. Which one is correct?

f) **Decentralised Community Energy Hub**

We welcome the site being identified as part of a decentralised energy network that could bring real community benefit to the area. It builds on our establishment of a Community Energy Lab project in 2009 that the Council has previously funded through Haringey 40:20, as part of transforming the Selby Centre into a Green Hub that contributes to the local green social enterprise economy, resilience and job creation programmes.

We note that the Haringey 6th Form, North Middlesex Hospital, Devonshire Hill Primary School are located in and around the Selby Centre Road area, along with a number of estates off Selby Road that could benefit from such an investment. It has great potential, particularly in relation to Haringey's Big Community Switch initiative. Such a hub would bring a Selby Centre redevelopment, in line with the DECC's Community Energy Strategy.

g) In this regard, this fits with our Green Hub developments in the last 5 years at the Selby Centre we have explored the potential contribution that combined heat and power units, solar panels, wood pellet systems and others can contribute to reducing the energy costs for the area.

h) Studies are mentioned to understand potential contamination prior to site redevelopment. We would like to confirm that the Centre has been assessed for asbestos.

i) If a change of use is being proposed for the site, then it should be made transparent **Proposed Site Allocation** is for "consolidation of community uses" and reference in **Site Requirements** for "future re-provision of all existing community uses should be secured before redevelopment can occur" implies relocation, rather than re-provision onsite. What is being proposed should be made explicit.

D. The ward, White Hart Lane, is invisible

a. It is not clear why existing uses are not reflected, nor why the High Road West excluded the Selby Centre by stopping at White Hart Lane Station. We expressed our concern at this tight geographical approach during previous consultations.

b. White Hart Lane area has not had a proper focused master plan of its own, a fact identified in 2009 by the Council, therefore, aspects of it are being considered as an adjunct if at all to the High Road West area. This invisibility is reflected again in the Urban Character Study, for "North Tottenham / Northumberland Park" does not mention the words "White Hart Lane" once.

Its predominant focus is on an analysis of housing types, rather than a holistic urban character study. Importantly, it does not reflect on how areas are being used.

c. Renew and upgrade existing community facilities not duplicate existing provision

It is also not clear why when existing Centres like the Selby Centre exist nearby what is the purpose of building a community hub on the High Road. This implies that strategies regarding community buildings have already been decided upon rather and plans already incorporated in site allocations.

E. What makes suitable mixed use workplaces:

The Council's research demonstrates the suitability of appropriate workplaces in the London Workplace Study (2014) that would make Selby Centre particularly suitable as a mixed use development with workspaces and housing, and therefore we assert that it needs to be reconsidered in this light, rather than simply a site for "residential educational and leisure uses". The criteria for a key site/location requirement as listed in the London Workplace Study (2014) are:

a) • Require locations which have established economic activity – business seek to 'colocate' so proximity helps the centre attract occupiers and become commercially viable;

Selby Centre now houses 40 social action organisations, which include social enterprises, community led enterprises, charities, community groups, and is further hired by over 60 others. These are often resident led organisations, some employing over 100 people, others working alone or with upto 10 staff.

Selby Centre matches to a tee the profile of Policy SP9 (Improving skills and training to support access to jobs and community cohesion and inclusion) seeks to promote the diversification of the borough's economy and support new and expanding employment sectors such as green industries, small and medium sized enterprises.

This will help achieve Haringey's stretching 13000 job targets which are reportedly higher than neighbouring boroughs of Enfield, Barnet and Waltham Forest (Haringey Employment Study, Feb 2015, p7). If people who take these up are going to be local, from BME communities, disabled people, then Selby Centre needs to be supported and encouraged to develop.

b) • Need accessible locations – so clients area able to access businesses, and businesses are able to access core market areas.

The Trust does benefit from the Centre being in a strategic location near the A10/A406 road routes within White Hart Lane in Haringey, bordered by the London Borough of Enfield, half way between Wood Green and Tottenham High Roads; nearby to the proposed Tottenham Hotspur development and in the New River "sports corridor"; parallel to North Middlesex Hospital newly refurbished blocks;

around the corner from Haringey 6th Form facilities; neighbouring Devonshire Hill Primary School, around another corner to the GP surgery and next to playing/growing fields as well as local housing and industrial estates.

The Trust recognises the key role the Centre plays in offering a wide range of employment, health, cultural, education and community services in an otherwise relatively desolate area.

c) • Seek to benefit from wider service and amenity provision – therefore tend to be close to town centres or larger business parks where a critical mass supports wider offer;

The Selby Centre is located 10 minutes from Tottenham High Road and equidistant from Great Cambridge Road. Its parking facilities make it particularly popular amongst football fans keen to keep their cars away

from the busy high road but in walking distance to the stadium, near the A10 and near the A406. As previously mentioned it is in a corridor of some public service provision including the Haringey 6th Form, parallel to North Middlesex Hospital, around the corner to GP surgeries,

d) • Work within refurbished spaces – but this needs to be of good quality, be sub-divisible and able to provide a good specification fit out;

This is achievable in an appropriate site mixed use redevelopment.

e) • New build in established locations – providers deliver bespoke spaces in locations where demand is highest to maximise viability;

Selby Centre is an established location.

f) • Spaces that provide a high quality working environment – with a professional central core, reception, naturally lit units and spaces;

After 28 years in a former old school building, we have gained valuable knowledge about what works, what communities ask for, what is missing and how it could be better. There are many excellent qualities in it, primarily its variety in size and flexibility. However lack of major capital investment, due to lack of a longer lease (now with only 7 years remaining), has undermined our ability to provide the high quality environment that we require e.g. energy efficiency.

This situation has led to considerable investment by community groups in their own spaces, enabled BME led enterprises that have incubated at the Selby Centre investing in a recent transformation of the Main Hall and partnership working between the Selby Trust and its community users to work closely together and innovate solutions such as the Reuse @ Selby Project amongst other things.

g) • Can be located within mixed use neighbourhoods – particularly in dense urban areas such as Haringey.

Selby Centre is located in a cul-de-sac at the end of Selby Road. It is surrounded by council estates, an industrial estate, a primary school and open playing field, and a school playing field. This makes it in our view a highly mixed use neighbourhood that is a particularly dense urban area.

h) Gaps in Research: We would also like to highlight that there are aspects of the facilities we have at the Selby Centre that are not reflected in the mix of what is available nor what is needed in the London Workplace Study, that may warrant further research in this regard.

For example, over the years, the adaptation of the community centre site to provide a main hall with a large car park has generated considerable income that enables keep a voluntary sector alive and sustain over 28 years in a vibrant community centre.

This has been possible as community groups have benefited from subsidised space, possible through a circular grant, but also because the Trust has generated additional income from hiring out the Main Hall for functions, conferences and events.

As a result of affordable community premises, community groups have been able to provide a wider range of social, economic and environmental support programmes most needed now by those most affected by

the service cuts and benefit reductions. This type of work space, or cultural space is not acknowledged in the evidence base. The impact is that if this is not carefully studied then sites can go misunderstood and income opportunities and jobs are lost.

i) We do not believe that as it stands the framework can deliver this ambition

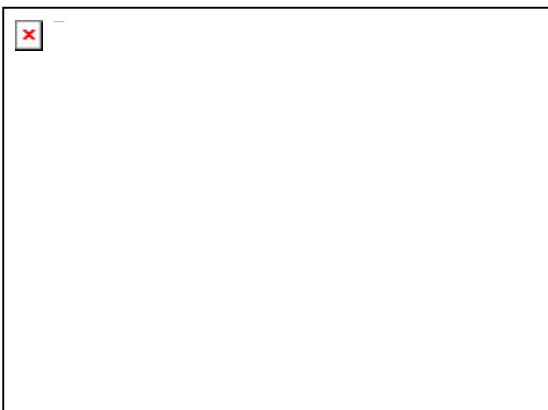
We would like to support the desire for the assertion in Tottenham Strategic Framework (March 2014) that “Strong communities need great places to meet and spend time in”, but find that Selby Centre was somehow overlooked in the framework, despite its size, achievements, sustainability, scope and contribution.

j) The Localism Act 2011 introduced a suite of new rights for communities, including the Community Right to Build, and Community Right to Bid. We would like to explore the viability of a CLT to deliver a genuinely affordable housing development in conjunction with re-provision of community facilities. We would like to build on the council’s ratification of our status as an asset of community value, which has been verified in the Community Matters Social Value process in 2014. Neighbourhood planning can also contribute, but it should be recognised that Selby Centre services reach more than simply the local neighbourhood.

Finally, we would reiterate that the Selby Centre employs over 200 staff, attracts over £3.5m and generates considerable social capital that has taken 28 years to manifest itself without major capital reinvestment after the initial conversion from school to community centre. It does not have housing on the land at the moment, but a community land trust would bring a balanced approach to community uses with housing that could inform future redevelopment in partnership with Selby Trust, who could retain the confidence of existing users, and draw in resources itself as a charitable trust, alongside those from housing.

Yours faithfully

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Chief Executive



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