



CATHERINE WEST MP

Member of Parliament for Hornsey and Wood Green

Cllr Claire Kober
Chair of Cabinet
Leader, Haringey Council
Civic Centre
High Road
London N22 8LE

15 June 2015

Dear Claire

Hornsey Town Hall: Delivery Strategy

I am aware that the above paper is under consideration at your Cabinet Meeting on Tuesday 16 June. As you know, Hornsey Town Hall is a valued and well-known landmark in the local area and its future is of understandable interest to many. It's something I've been contacted about by a number of local residents and many feel this is a rushed decision that should be deferred until more time has been given to consider the development process.

I have read the Cabinet papers with interest and there are three issues of immediate concern to me that I would welcome your thoughts on:

1. Section 5.7 sets out that the Local Authority does not want an on-going role in the development process or operation of the site. As this is a site of such local interest and importance, several people have raised with me their disagreement at the sale of this unique asset into private hands albeit as a leasehold purchase. I would like to see continued local authority input to ensure that the needs of the community are kept in mind throughout any development process and beyond. At Alexandra Palace, two Local Authority governors are maintained in an advisory capacity, an approach which would seem to be appropriate for this site.
2. Whilst not certain, it seems likely there will be a residential element to the development scheme; section 10.4 notes that the existing planning consent includes provision for new residential development on the site, and section 5.10 refers to the soft market testing indicating interest from private rented sector specialists. Many private rented sector housing providers tend to be low quality and high cost for tenants. If housing is to be provided, I would welcome a firm commitment in this paper and in the procurement documents to a minimum 50 per cent affordable housing. Such a commitment would help ensure that objective 5.7 (e), which notes the council must achieve 'best consideration' for the site, does not imply simply



maximising the capital receipt at the expense of affordable homes. This is particularly important as it is public land and there is a desperate shortage of affordable housing in the local area. Since the earlier planning application, house prices have risen by 25 per cent in North London. This has only exacerbated the housing crisis.

3. If a development partner is sought, I would welcome seeing a not-for-profit, such as a housing association, taking on this high profile site so that the wider community benefits including local community use, public access and genuinely affordable housing were at the heart of any development. The local authority could play a vital role encouraging such organisations to submit a tender by writing this preference into the specification from the start.

With this paper currently under consideration tomorrow, I would welcome an urgent response to the issues I have raised.

Best wishes

A handwritten signature in black ink that reads "Catherine West".

Catherine West MP
Hornsey & Wood Green

cc: Nick Walkley, Chief Executive
CLr Alan Strickland, Cabinet Member for Housing