



Our vision takes shape
Spring 2017





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 communities. We have 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.

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About StART

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Two-thirds of the St Ann's Hospital site was due to be sold for private housing development, with only 14% of the homes classed as "affordable". The existing proposal takes little account of the needs of local people at a time of severe housing need.



St Ann's Hospital in Haringey, North London

StART is a group of Haringey residents and workers who want to see the St Ann's Hospital site used for the good of the community.



Our History

For a number of years 'Haringey Needs St Ann's Hospital' (HaNSAH) had been campaigning against Barnet, Enfield and Haringey Mental Health Trust's (The Trust) proposal to sell off nearly two-thirds of the St Ann's hospital site for housing. They argued that what the people of Haringey really needed was good health care provision. At the same time the Mary Ann Johnson Housing Co-operative (MAJ) were looking for land to build between 12 and 20 homes and a community space to give something back to the community that they had been part of for many years. As a way to support the campaign to save the hospital, MAJ applied for the whole site to be registered as an asset of community value. This was approved by Haringey Council in December 2014, allowing community groups an extra six months to put together a bid if the site was put up for sale.

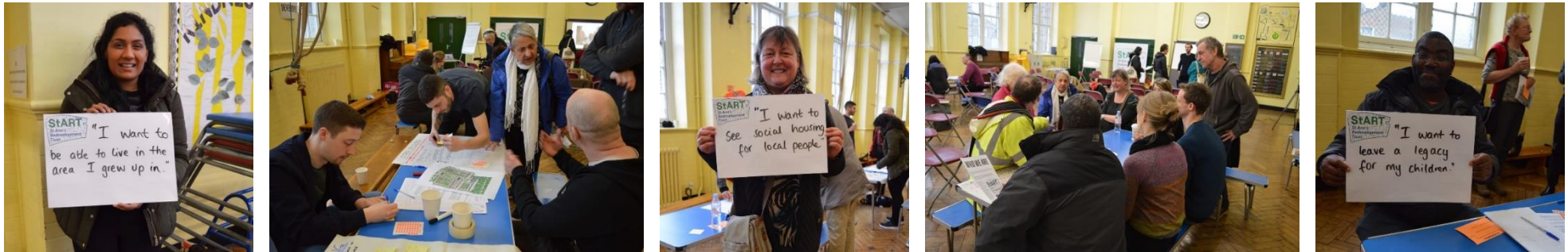
When Haringey Council approved planning permission in February 2015, HaNSAH and MAJ came together to form the South Tottenham Community Development Group (STCDG). The idea was that, if housing was to be built on the site, the people best placed to decide on and run this development would be local people. We also wanted the site to keep a link to health and wellbeing and STCDG organised a consultation event on 11th July 2015.

Over the next few months we realised we needed to form ourselves into a legally recognised organisation and our name changed to St Ann's Redevelopment Trust (**StART**). In March 2016 we formed ourselves into a Community Land Trust and registered as a Community Benefit Society (registration number 7300).

StART belongs to local people. Our decisions and ways of working are community led.



Following a campaign of leafleting and street stalls, we have held nine consultation events as well as a survey completed by over 300 local residents. The response has been overwhelming support for a development that is community-led and managed. The focus is on truly affordable homes, health and the environment. The community feels strongly that the site should be retained as a community asset.



We instructed architects to prepare initial plans which were presented at the most recent consultation events, attended by approximately 100 local people. On the basis of the community feedback, architects have prepared the vision presented on the following pages.

In addition to a number of small grants, the architects' work has, in large part, been financed by the community through a crowdfunder in autumn 2016. Nearly 500 people backed our project and we managed to raise £25,000.



Our Vision for St Ann`s

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Site layout

The rich setting of St Ann's, with historic buildings and landscaped gardens, provides the basis for the creation of a unique new neighbourhood in Haringey. Our vision comprises a series of buildings placed within a mature landscape. Key public spaces such as the Peace Gardens are retained and enhanced. New squares are formed around the Water Tower and Works building. Victorian buildings are framed by sensitive new interventions.



St Ann's Hospital

Good neighbours.

St Ann's Hospital: The original 2014 planning application envisaged a closed boundary between the hospital site and the new homes. We are currently discussing the possibility of an open design to this boundary with The Trust, facilitating:

- shared use of allotments
- improved pedestrian routes with access to the Peace Gardens and other facilities
- an improved outlook from hospital wards
- the provision of a high-quality and shared public space



Warwick Gardens

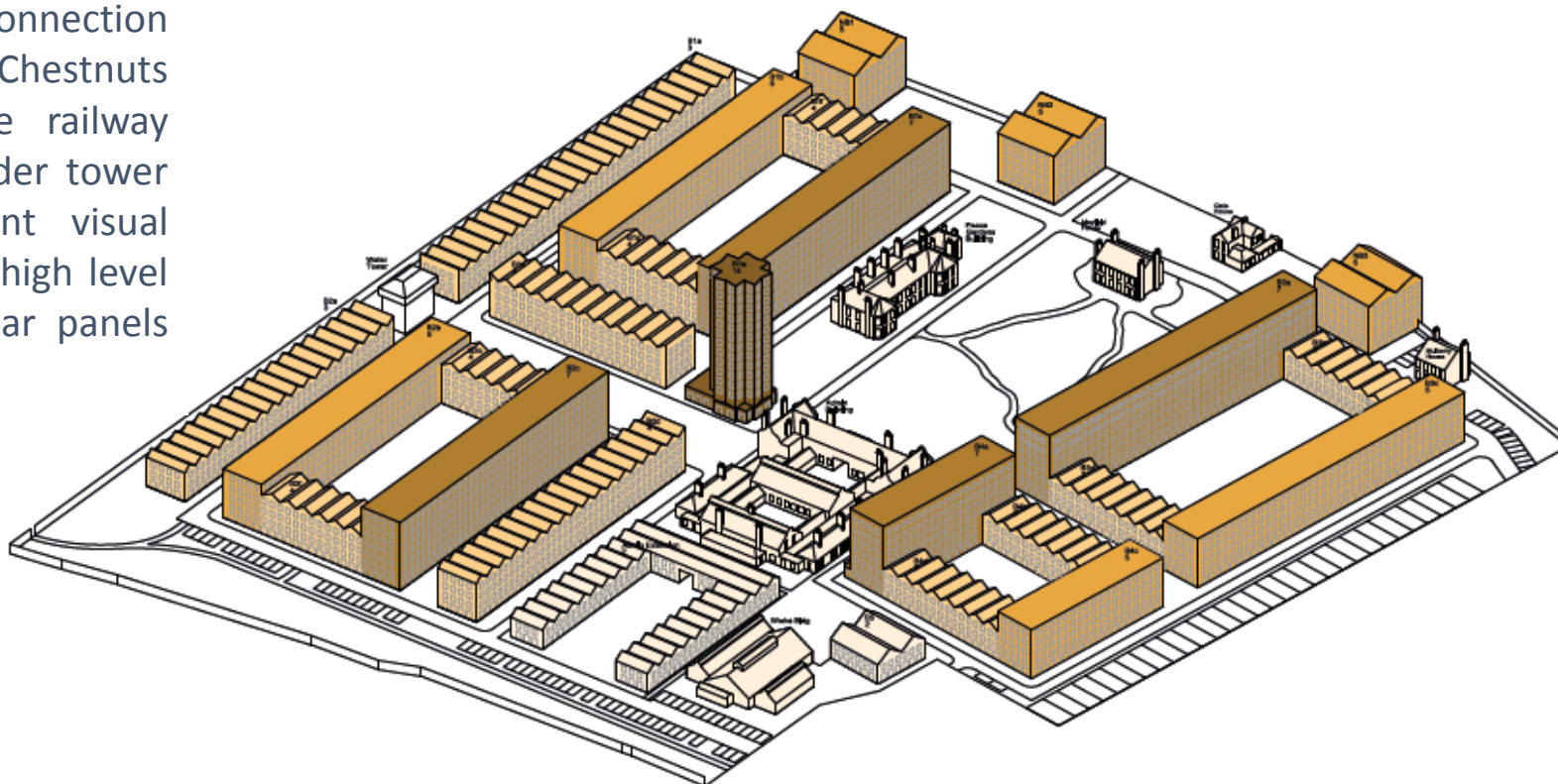


Warwick Gardens: We are sensitive to existing residents' concerns and have taken these fully into account so that:

- houses along the boundary will be 3 storeys high
- private gardens between 9 and 10.5 metres in depth to provide screening
- mature trees along the boundary will be retained and, with further planting, will provide additional screening
- computer-generated daylight modelling indicates minimal overshadowing

Building heights

Building heights step up towards the middle of the site preventing overshadowing of neighbours. A visual connection is maintained from Chestnuts Park through to the railway woodland and a slender tower acts as an important visual signifier. Flat roofs at high level provide space for solar panels and roof gardens.





Housing sub-group

Contact: housing@startharingey.co.uk

Housing

Vision p12

Housing mix p13

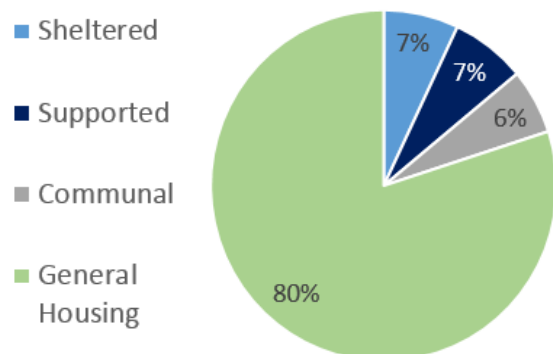
Homes to live in p14

Allocation and management p15

Many of us in **StART** have seen Haringey friends, relatives or workmates having problems finding suitable accommodation to either rent or buy due to massive rises in housing costs in the area. Also, new arrivals to the area are having to accept sub-standard accommodation or share over-crowded conditions. If a private developer acquires the land we see these trends continuing.








Our aim is therefore to try and provide 100% genuinely affordable, secure, good quality homes for people who really need them.



We would like a diverse community which will require something different to a traditional approach. After a lot of consultation with local communities we decided we want 20% of the homes to be of varying types. Broadly speaking this is sheltered, supported and communal/shared housing. We are further considering if we should dedicate some more of the homes for other specific groups of people.

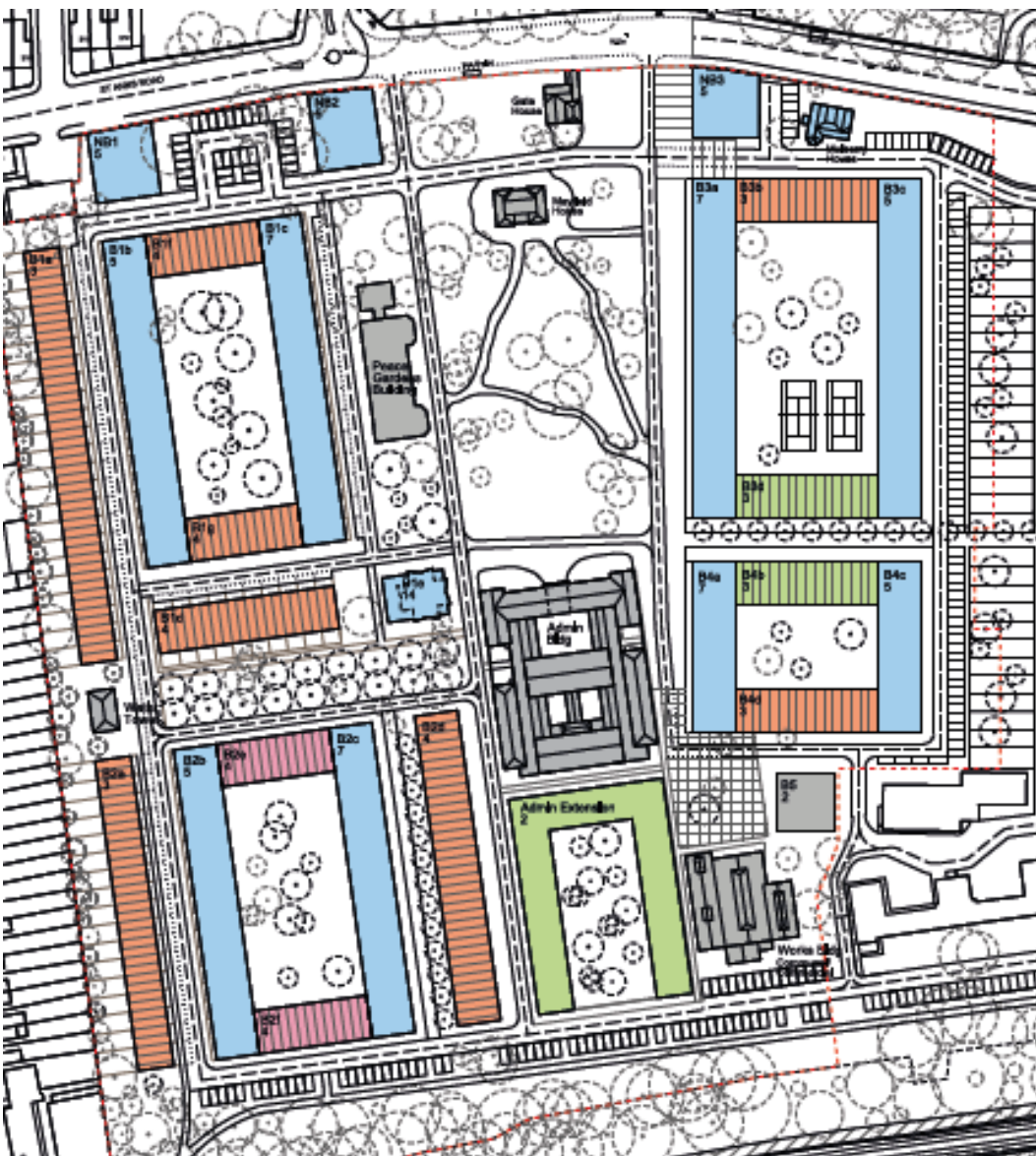
Of the remaining homes we want a mix of about 75% rented to 25% homes for sale – again all at genuinely affordable prices if we can achieve it.

Housing mix

-  Apartments
-  Family Houses
-  Communal Living
-  Sheltered and supported housing
-  Non-Residential

The proposals include a variety of housing types to meet the diversity of housing need:

- apartments and maisonettes within 5-7 storey blocks with access to communal courtyards
- 3-4 storey terraced family houses with private gardens or roof terraces
- 4 storey terraces providing rooms for up to six people in communal dwellings
- 2 storey almshouse-styled and 3 storey mews streets providing sheltered and supported housing



Homes to live in...

We know homes can be bought and then left empty so **StART** believes all homes for sale should have the following covenants in the leases:

- No Buy-to-Let or Buy-to-Leave investment purchasers
- Restricted resale prices
- **StART** has first refusal on sales

Family Houses: 3-4 bedrooms within 3-4 storey terraces with private gardens or terraces whilst children, central to the development, will have access to generous outdoor spaces and play equipment.



Courtyard Housing: Ground floor maisonettes and apartments on upper floors with access to residents-only, generously landscaped courtyards providing a safe and easily accessible amenity, promoting a sense of shared ownership and managed by the Community Land Trust.

Further, we support the view that all rental properties should have a “no sub-letting” policy. We support the Mayor of London’s limits on rent and income levels for people buying or renting a home, and will aim to apply them.



Who will live in the future St Ann's and how will the homes be managed?



StART and the local community are having on-going discussions about our allocations policy, and we expect there will be some element of maximum earning levels above which homes would not be allocated.

We are also discussing how we could manage the homes once they are built. Our present thinking is either that we contract the running of the homes to a housing association or similar organisation, or we establish a company to run this service on our behalf.

Join the debate – see final section for details.



Sheltered / supported

Housing: Three storey mews houses will be specially designed in pedestrian priority streets and back on to generous landscaped courtyards.



Two-storey alms-houses, arranged around a private green, with private accommodation and shared communal rooms, offer views to the dense woodland on the southern boundary and are located close to the community centre.



Environment sub-group

Contact: environment@startharingey.co.uk

Environment

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Green spaces and contact with nature are recognised as crucial to mental and physical health.



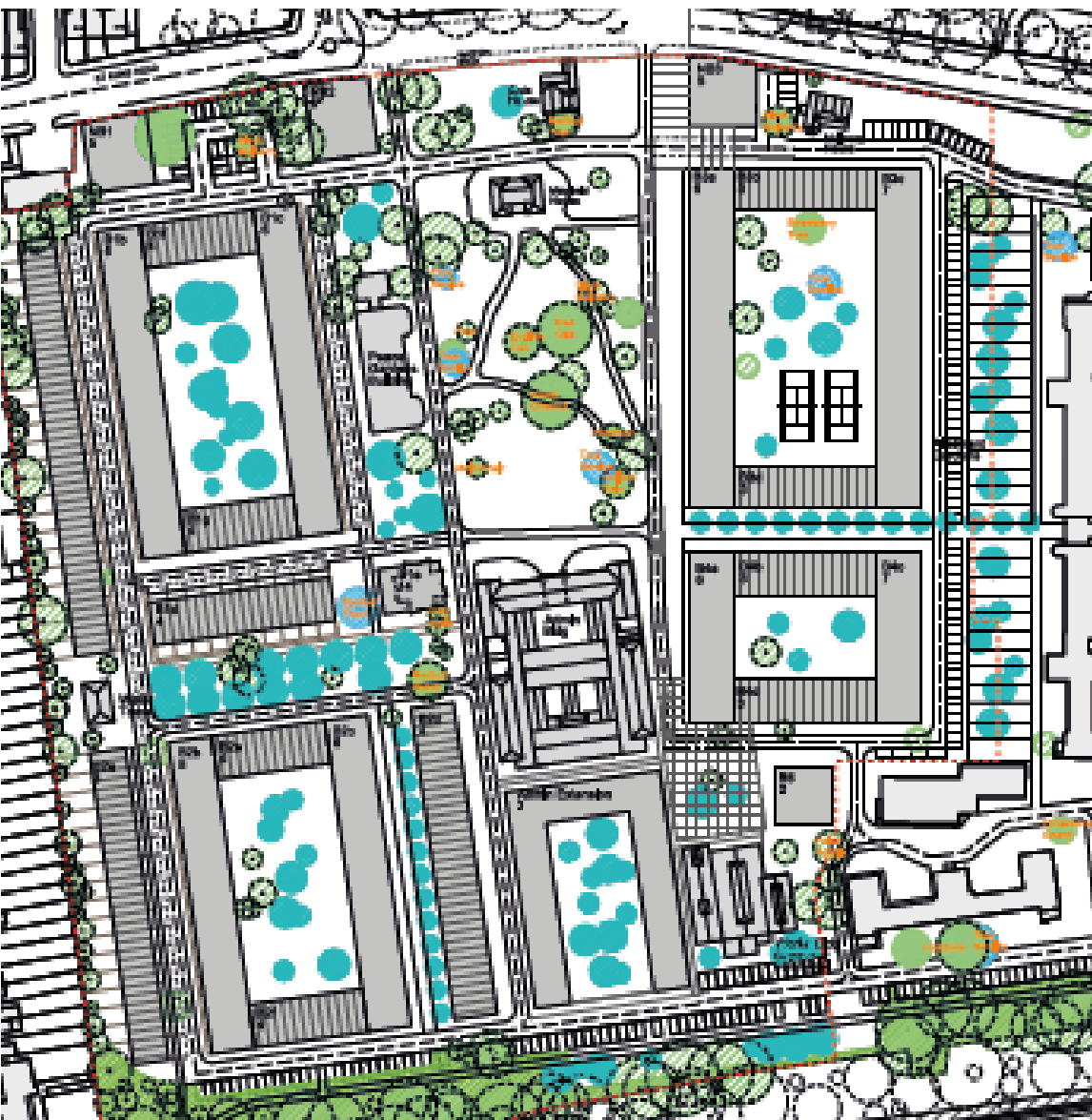
Our vision is to build a physically and socially sustainable community integrated with the beautiful natural environment of the site.



We will ensure that residents and the local community can benefit from the public green spaces through a range of social outdoor facilities. Our plans include community gardening and food-growing projects, play spaces, community arts projects, green gyms, and therapeutic gardening, in partnership with other local groups and maintaining strong links with St Ann's Hospital services.







We will respect the architectural heritage of this historic site, preserving and making use of the best of the existing buildings.



Trees retained and proposed



-  TPO (Tree Protection Order) Tree
-  Class A/B
-  Other retained Tree
-  Proposed Tree

Working with local and national nature conservation organisations, we will ensure long-term conservation management of the rare trees and rich variety of wildlife already on the site and aim to increase biodiversity. We will give particular care to the strip of woodland parallel with the railway, designated a Site of Importance for Nature Conservation.

Sustainability strategy

Our housing and community buildings will maintain the highest achievable standards of sustainability and environmental sensitivity in housing design, energy use, waste disposal and resource use, drawing on the Code for Sustainable Homes and the London Housing Design Guide. The development will include green roofs, sustainable drainage systems, rainwater storage, and renewable energy sources. All homes will aim to be dual aspect to allow for cross-ventilation to mitigate overheating risks.

We will prioritise healthy and non-polluting transport options, encouraging cycling, walking and shared car use rather than private car ownership.

We will create a development that ensures a sustainable, long-term future for the St Ann's site, balancing protection of the natural environment with access and involvement for the community.





Health sub-group

Contact: health@startharingey.co.uk

Health and wellbeing

Vision and ways forward p21

Health, wellbeing and new integrated health services



Health, wellbeing and new integrated health services were themes that came out of the **StART** consultation process so we set up a health sub-group to build them into our community-led plan for the St Ann's hospital site.

Commissioners and providers of health services have told us that the Sustainability and Transformation Plan (the local implementation of the NHS Five Year Forward View) is the framework for all new developments up until 2020. Even though St Ann's features in the plans, with over £800 million to save, no new health services are planned. More supported housing for older people, people with mental health problems and other vulnerable groups is essential, therefore, we have included an allocation of 120 homes.



We have been talking to organisations who provide supported housing and share our aims. We wish to develop an environment that builds strong supportive networks between neighbours, acquaintances and friends within the community. The Extra Care housing model is a good example of this approach. Older people maintain their independence, support each other and receive health services in their own homes as required.



For people with mental health problems, the model developed by the organisation Key Ring is one we are exploring. Residents are supported by volunteers and workers who also live on site, encouraging involvement in local networks and groups.

We are also interested in the Healthy New Towns programme developed by NHS England. Currently, the Barking Riverside development is the only example in London. We are planning to adopt their '10 Health Planning Principles' which ensure that health and wellbeing are considered in all aspects of the development. Examples include access to green spaces, promoting cycling and active lifestyles, the use of public spaces and access to fresh, healthy and locally sourced food. Therefore, we have included allotments and therapeutic gardens adjacent to the hospital in our plans.





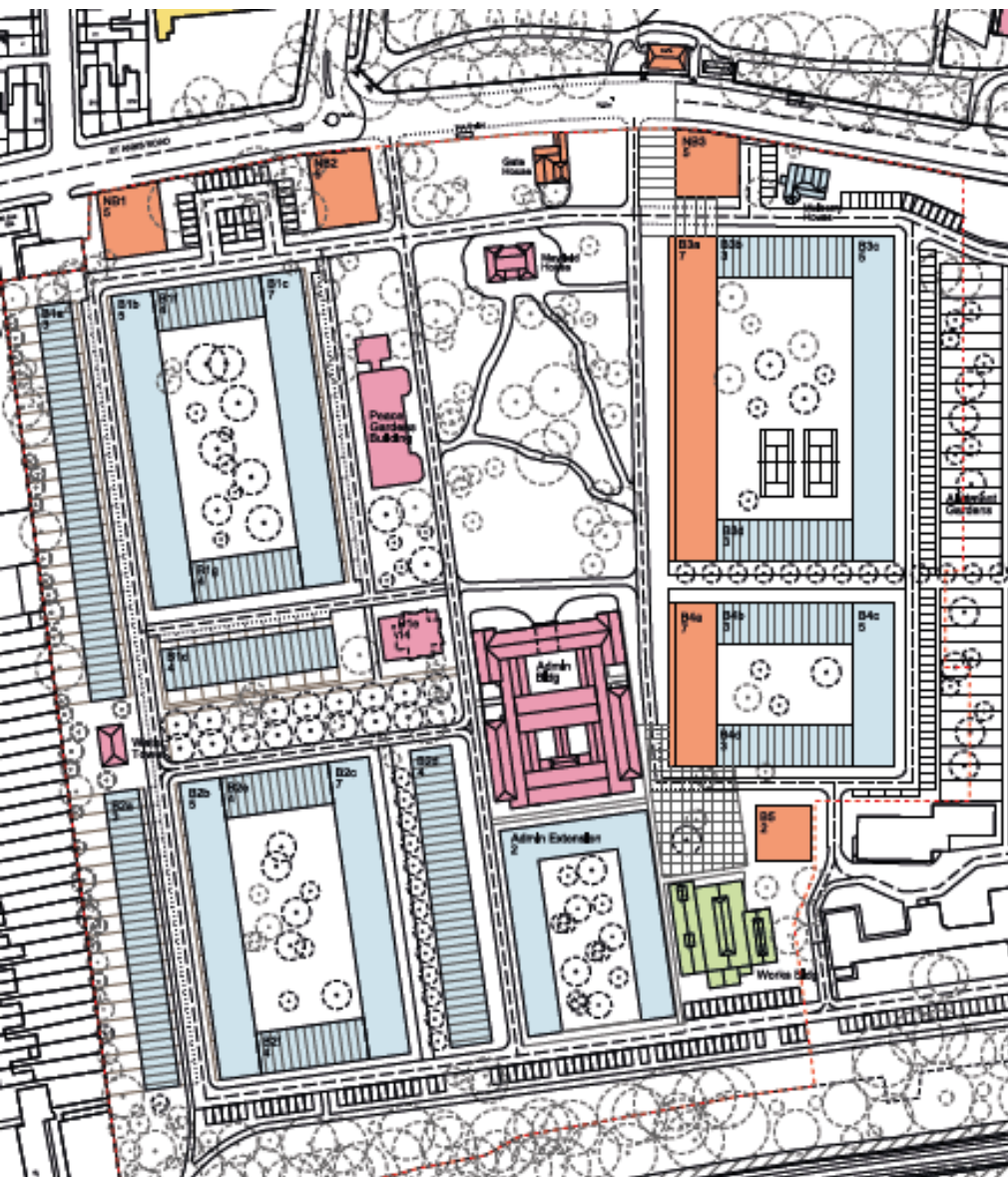
Non-residential spaces

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Vision

Ground Floor Uses

- Residential
- Community
- Commercial
- Industrial spaces



StART's aims differ radically from those of private developers. Our ambition is to develop high-quality housing at truly affordable prices in an environmentally rich setting, promoting residents' health and wellbeing. We are equally committed to generating the opportunities for a vibrant, participatory community. Modern housing developments tend to be devoid of opportunities for community engagement and individual and collective social development. Our plans envisage the provision of community spaces, retail and commercial units and space for light industrial workshops.

Retail and commercial units



At the very heart of the site, around the Peace Gardens, we plan to place facilities on the ground floor of buildings to meet a range of needs. With upwards of 2,500 residents, there is clearly room for a host of providers offering leisure activities which could include a cafe, bar and food outlets. This area would also become a social hub for residents and others. Additionally, there would be room for shops and small businesses offering a range of goods and services. These services would be developed with the views of existing local businesses in mind. Small commercial units would also be offered to local enterprises who are increasingly confronted by soaring rents and large chains on the High Street. The provision of units at affordable rents would also create opportunities for new start-ups with an emphasis on providing employment and training opportunities for local people.

Community spaces



Increasingly, governments have reduced local authority funding which communities need to promote shared values and to combat isolation and exclusion. We intend to retain some of the original hospital buildings for their heritage value and distinctive appearance and utilise them for any number of community activities: day centres, luncheon clubs, youth clubs, playgroups, adult education, meeting rooms for local associations and campaign groups and facilities for performing arts and entertainment. The only bounds to what could be achieved are those imposed by the limitations of our collective imagination. In addition to meeting the social needs of the development's residents, we also envisage these facilities being accessible to the wider community.



Light industrial

The Works building towards the rear of the development has been earmarked as the site where workshops could be established. Again, local tradespeople are facing high rents or closure as larger developments take over. Whilst ensuring that both pollution and commercial traffic are minimised, the offer of affordable workshop space would generate further opportunities for local people. Creative use of the space could include skills development and training classes for all ages and vulnerable members of the community.



Get involved with **StART**

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Much of StART's work takes place in sub-groups.



In addition to the housing, environment and health sub-groups the other sub-groups present themselves on the next two pages.

Finance sub-group (Contact: finance@startharingey.co.uk)

The finance sub-group is engaged in 3 key elements in order to underwrite StART's vision. First, we need funds now to spend on creating a fully developed bid for the site. We are applying for grants and loans, have run a successful crowdfunder campaign and we welcome donations no matter how large or small: see startharingey.co.uk/donate-to-start.

Second, we are producing detailed financial models which include costings for building the project, income we can expect from rents and mortgages, how much we will need to borrow and the repayment timeframe. This provides us with the information for the third area of our work, which is to identify suitable investors, grants and loans to fund the development.

Inclusion sub-group (Contact: inclusion@startharingey.co.uk)

The St Ann's neighbourhood is a colourful and vibrant place in which to live. The Inclusion sub-group works to ensure that StART is led by all our communities so that people feel StART belongs to them. We organise coffee mornings, stalls, walking tours, poster competitions and many other activities. Currently we are preparing a big fun day in the park for everyone to find out more and contribute to StART's vision for St Ann's. We work hard to try and reach, in particular, communities often not reached, but also all others – everyone is a part of StART – and being part of StART is fun.



Publicity sub-group (Contact: publicity@startharingey.co.uk)

The publicity sub-group was formed to ensure that the aims and goals of StART were properly communicated through the press, social media, and on our website. This allows the community to hear about us as well as ensuring that we are visible to housing professionals, decision makers and others across London. The sub-group have ensured that StART featured in several pieces of national, regional, and local media and helped to run the crowdfunding campaign which allowed us to develop our architect's plans.

Strategy sub-group (Contact: strategy@startharingey.co.uk)

In order to achieve our objectives, we recognise that, in addition to the support of the local community, we need the support and collaboration of other actors engaged in the re-development of the St Ann's site. Such actors include local, regional and national government, elected politicians, the local Health Trust and a wide range of other organisations involved in the promotion of community-led development. We believe most of our objectives for the St Ann's site are aligned with those of other actors and we have successfully established strong relationships with many of them. The strategy group works to build and strengthen these relationships as well as developing proposals for future collaboration. Our ultimate aim is establish the broad consortium of organisations we believe is required to successfully take the redevelopment of the St Ann's site forward.

Developer sub-group (Contact: development@startharingey.co.uk)

We are pleased to have recently appointed Igloo as our Development Manager (DM). They share our ethos and appreciate the importance of credibility, deliverability and 'Best Value' which encompasses value in its broadest definition, as opposed to simply its limiting financial interpretation. We are excited to work closely with our DM to develop the Business Case and Financial Appraisal, so that we can submit a well-considered proposal which will have been rigorously and collaboratively explored and tested.

Some of our partner and supporters

(For more statements, please see website startharingey.co.uk)



Rt. Hon. David Lammy (MP for Tottenham) – “I am supportive of the growing role of community land trusts in order to tackle the housing crisis. The new Mayor of London should support community land trusts in accessing affordable capital finance and land to ensure new homes are genuinely affordable for local people now and into the future.”

Rt. Hon. Catherine West (MP for Hornsey and Wood Green) – “I support the community in taking the lead in housing and planning projects, for example through cooperatives and community land trust arrangements. In an era when the Tory government seeks to sell off Local Authority and Housing Association properties, it is time to look at new ways of providing affordable housing.”

Joanne McCartney (Deputy Mayor of London and London Assembly Member for Enfield and Haringey) - “The need for housing, particularly genuinely affordable housing is one of the important issues that Londoners face. **StART** is a great example of the community working together to look at alternative ways towards providing genuinely affordable housing for our communities.”

Chris Brown (Chief Executive of Igloo Regeneration) – “Community Land Trusts, and community-led development more widely, achieve much better quality developments, that also deliver much greater benefits to the local community, than speculative development. They manage to make new development popular! As the previous Planning Minister said, ‘Every community should have one!’ **StART** has the potential to be one of the best.”

Sona Mahtani (Chief Executive, Selby Trust) – “At The Selby Trust, we think the idea of a community land trust is simply brilliant and we support **StART**'s efforts to achieve that fantastic goal in St Ann's. Thankfully we live in a society that acknowledges the power of communities to change lives and work together to achieve the seemingly impossible. It can be done and, with enough determination, it will be done. **StART** has the strength and we back it 100%.”



Get involved

Our fortnightly meetings are a chance to talk about what's happening with the project and what our plans are. We make decisions as a group, so if you'd like to get involved you can have your say in what we do and how we do it.

Meetings take place every other Wednesday and start at 7.30pm. Our normal venue is Chestnuts Primary School on Black Boy Lane (which is wheelchair accessible). For more information and the date of the next meeting see the calendar on StARTharingey.co.uk/#get-involved

Web: StARTharingey.co.uk

E-mail: info@StARTharingey.co.uk

Twitter: [@StARTharingey](https://twitter.com/StARTharingey)

FB: facebook.com/StARTHaringey

Donate to **StART** - We need your help

The Mental Health Trust who own St Ann's want to sell the land by the autumn of 2017. **StART**, with our team of experts, must put together a credible bid so that we are the option the Health Authority chooses.

In order to complete a credible proposal, we need to pay for expert help and regular running costs. We are employing a development manager, architects, solicitors and other professionals. If you can give anything, even £2 a month, it will help to achieve our goal.