

Submission to Fairness Commission from Peacock Industrial Estate, via email – presented in one PDF for ease of reference.

Wed 27/03/2019

Dear Haringey Fairness Commission Members,

I am writing on behalf of the Peacock Industrial Estate (the Estate) acting as a spokesperson and director of the Estate which owns very large segment of land and space running along the proposed High Road West (HRW) regeneration development scheme managed jointly by London Borough of Haringey (LBH) & their business partner Lendlease Plc in Tottenham.

The Estate comprises of over 30 industrial units and over 50 business entities, the small and micro businesses are freehold owners and at the same time they also have an equal share of the Estate's communal land which is a very large plot of land (nearly one hectare) in a prime location with excellent transport links.

The Estate is an active working estate where carpentry & joinery workshops, metal working workshop, upholstery and antiquity furniture restorer, MOT stations, a cake factory and design studio are operating, employing around 250 highly skilled tradesmen with a combined turnover of over £10 Million pounds per annum.

As far as we ascertain the Estate reflects the diverse ethnic composition of LBH population. The nature of diversity in the Estate and our findings include: more than 70 per cent of the micro and small business owners belong to minority ethnic groups (i.e. not White British) belong to a Black and Minority Ethnic (BAME) minority group consisting of mainly: Greek & Turkish Cypriot, Turkish, Kurdish, Farsi, Italian and Central Eastern European, Portuguese, Afro-Caribbean, Asian and Jewish heritage.

We already attended two of your meetings dated 15th January and 2nd February 2019 highlighting our plight, so some members do know our faces.

Although regeneration is not specifically covered within your scope of works, we strongly feel that it needs to be included.

Our concerns are as follows:

LBH is seeking to regenerate the area around north Tottenham known as HRW regeneration scheme. It allocated more than £1 Billion Pounds for HRW scheme and most of the funding is coming from the Central Government and Greater London Authority. All the land surrounding the Estate owned either by the LBH and/or by big developers is now designated as a residential and retail space, whereas conveniently, despite our objections, and constructive criticisms, during Cabinet meetings, the Estate land has been declared as a communal square, instead of releasing their own land as a public square in the right places and therefore making the best possible use of their own land. The use of land for planning purposes has been tweaked to suits the commercial needs of developers with little disregard to the needs of the local community.

The Flawed Consultation Process:

The initial consultation process for the master plan took on or about 2013. During that period we discovered that only the 297 of the Love Lane Estate residents were surveyed, we then raised our concerns about the flawed methodology of this selective survey to the detriment of the local micro and small business community.

In order to highlight the pitfalls, the flawed nature and the negative impact of that "focus group" survey we then submitted a petition with 4,000 (four thousand) signatures to LBH on or about 28th of November 2013. Our petition has been ignored and whitewashed.

The flawed consultation process ignored our wishes and desires for the area. LBH's official line is merely that the *"allocation of Peacock Park was a design decision which was promoted during the masterplanning phase, by the Council, working with its appointed masterplanners, Arup. The decision on the masterplan was taken by the council alone, following consultation with the community."*

We are not preventing progress, in fact we welcomed the regeneration of the area raising constructive objections, namely:

1. to remain in its existing location due to its excellent public transport links and staff living locally;
2. to protect the current employment opportunities and skilled tradesmen; and
3. to protect the freehold and long-term leasehold land of the small business community;
4. Stop the proposed scorch-to-earth wild demolition of privately-owned business premises on the High Street and stop the demolition of privately-owned good quality industrial units; and
5. That the current HRW scheme does not benefit the local people nor the local small & micro business community. Now, the developer Lendlease Plc is seeking to erect high rise, densely built residential and retail units on their own land and have our land as the communal space, i.e. asking us the small & micro business community to subsidise the £1 Billion Pound project, instead of compromising and allocating some of their land as a communal space;

This has been ongoing for the last six years, since the summer of 2013. All our views and concerns have been ignored. Cabinet Leader is merely stating that here is now a business charter in place. As far as we are concerned that charter has no legislative status, it is nothing but a series of hollow and empty slogans pretending to be a socialist policy document, a mere insult to our intelligence.

LBH's Proposal of Transfer of Privately-owned Land to Lendlease Plc

LBH, does not want to allocate sufficient public spaces for the proposed high dense HRW buildings, instead allocates the much-needed public spaces from our land by way of asset transfer to Lendlease Plc.

LBH is asking us to transfer our freehold properties to Lendlease Plc in exchange for a leasehold property in an alternative site which does not even exist, yet. LBH on their website states: *"The High Road West area spans around 11 hectares and includes the Peacock and Carberry Industrial Estate. It is only by seeking to relocate the businesses in these areas that we will be able to deliver the comprehensive regeneration that has been agreed with the community including the thousands of new homes and new jobs which are essential to meet the needs of the residents and businesses in the borough."*

We fail to see, the economic benefit of transferring valuable assets of the small business community to Lendlease Plc. and downgrading our ownership status to an inferior status and undermining us and employment in a highly deprived area where the need for work and jobs are just as big a priority as housing. The purpose for which LBH is proposing to acquire our land for provision of a park could be achieved by other means, including considering the appropriateness of alternative planning proposals which we have put for consideration to LBH, however LBH is ignoring our recommendations. LBH's above assertions are inaccurate and misleading, namely:

1. The Estate, is seeking an organic regeneration where we would be included in the plans, objecting to the proposed asset transfer of their freehold land to Lendlease;
2. LBH fails to address how it will support the existing business community and fails to address how it will protect the existing permanent jobs within the development itself post construction. The so-called business charter has no legal standing;
3. The small business community whenever it was consulted always welcomed regeneration, constructively highlighted the economic pitfalls of the proposed HRW scheme; and
4. Lendlease Plc does not own a single plot of land, the proposed scheme is asking us to leave our livelihoods, freehold land and transfer our assets to Lendlease Plc. It's no different than the recently cancelled corrupt Shipping Contract of the company without any ships;

Secretive Meetings with Major Developers' & Secretive Contract

Under the confidential contract of HRW between LBH and Lendlease Plc, Lendlease was promised not only 250 year leases over our freehold land without our consent but they were also promised that our land would be used as a communal park without obtaining our views and consent first. This secretive contract whilst using public funds is enriching Lendlease Plc with no benefit to the owners of the land, the community and overall economy of the area.

We have also discovered that LBH held 21 secret consultation processes for the HRW scheme:

1. Namely, an official genuine planning consultation which took place between the dates of 1st January 2013 to 20th December 2017 where the business community raised objections with over 4,000 signatures, where the wishes of the community were whitewashed & ignored (discussed above in detail) and a the second consultation was a focus group consultation with 297 residents of Love Lane Estate; and
2. The third one was, an unofficial secretive consultation process, where over 21 meetings were held between the dates of October 2013 to 8th October 2018 inviting only a select group of developers and so-called landowners to secret meetings so they could design the area to our detriment.

At White Hart Lane, the southern section is primarily under public ownership, social housing, communal spaces and a great library etc whereas the north section is primarily a business zone under private ownership. HBL and its solution partner Lendlease Plc apart from owning a nice building called the Grange at 32a-34 White Hart Lane do not own any other plots of land nor buildings north of White Hart Lane. In the north section we have three large plots of land which are owned by:

1. the Goods Yard plot owned by Tottenham FC, Title Number EGL264198, over an hectare of Land and premises at White Hart Lane, London exchanged hands for £4 Million Pounds in 2016. Once a planning permit is obtained the value will be well over £40 Million Pounds;
2. former Sainsburys plot, owned by Tottenham FC, at 867-879 High Road, Tottenham, N17 (High Road) Tottenham FC paid well over £30 Million. Once planning permit is obtained the value will increase probably to £60 to £70 Million Pounds;
3. The Peacock Industrial Estate: our land is earmarked very conveniently as a communal park for the high dense proposed buildings.

Our issue is very simple:

1. HRW consultation process was flawed, even though the BAME groups own a very large industrial estate, over 50 business entities with 250 skilled staff, all our desires and wishes were whitewashed. Whereas, all the developers had further secretive

meetings (more than 21), with HBL and we were excluded. As the chair of Estate I have queried their discrimination, HBL in its email response stated that excluding us from these meetings was a policy decision.

2. Interestingly, HBL is proposing to buy the three large segments from the private owners so it can be developed them as part of HRW. Two large plots are going to be high rise retail units and housing and our plot is going to be communal park. First the landowner is going to make a profit from this asset transfer, as far as we could calculate the land speculation creates more than £70 million Pounds of worth of yield. Secondly, they will get rid of us with taxpayers funds at dirt cheap rates, due to the anomaly of the compulsory purchase order legislation.

Our point of view is fairly straightforward: HBL should indeed develop the area, but should not touch the northern section, it should respect the views and desires of local stakeholders, leave the northern section to the developers so they can develop it themselves. Hence, if HBL goes ahead and buys the three large strips of land it will mean that the taxpayer is going to pay an additional planning premium (due to pending planning applications) and gentrify and cleanse the area from ethnic minorities.

As a community group we have our own plans under a Community Led Planning Initiative. We brought together over 50 small freehold owners under this scheme which Lendlease and HBL could not achieve. It's not as if local stakeholders are preventing progress, we welcome progress and renewal but this should be carried out organically which includes the desires and wishes of local communities. Currently, although HBL is purporting to be a flagship Corbynite counsel, so far we have seen just the flag but the actual ship is not there, yet.

We are one of the largest community-based landowners and even though we had in place an alternative planning application in place, we were never invited to these secretive consultation meetings (discussed above) nor took part in these secretive discussions. The meetings held in our absence enabled the developers and LBH to allocate privately owned land as a communal park, where they achieve three financial goals:

- a) To build the proposed high dense buildings on their own land, maximising their profit margin;
- b) To allocate the much-needed green spaces from private land which will be acquired through CPO process; and
- c) To carry out the CPO at a very low prices since the area is declared as a park and/or the existing value is already low due to being an industrial/business zone for the benefit of the developer.

We have asked LBH the reasons for their exclusion of the largest land owner of the area who happened to be a BAME group as well, the response that we received was that it was a policy making decision.

We then stated that this policy is discriminatory, almost a border a line racist policy and asked them the following questions where the response is still pending:

“Confirm whether any of the Haringey Council officers are exempt from the Race Relations Act 1976, as amended, from the duty not to discriminate on grounds of nationality or ethnic or national origins when offering services, making policies, carrying out surveys and inviting stakeholders to meetings concerning their future. Basically, we just want to explore and find out the reasons of only inviting white folks into these secret meetings so they could make their nice plans and policies about us whilst we ethnics sit idly watching you making these vital decisions.”

The allocation of a privately owned land as a park and proposed transfer of it through financial aid of public funds is improperly benefiting the developer. LBH fails to address how our assets are going to be replaced on equivalent terms without wasting not only our

sources but also public finances. LBH has failed to act in a transparent manner under the Local government transparency code 2014. Furthermore, we fail to see the financial benefit of this large asset transfer not only of LBH's properties but privately-owned properties to a private developer. It is evident that there is an ongoing abuse of process, a clear and compelling illegality during the consultation process.

We are no longer in talking terms with the Cabinet Leader Mr Joseph Ejiofor due to a dead-lock in negotiations. He just needs to have the courage and decency of stating, we have a binding contract with Lendlease Plc, my predecessors made some unpalatable bad decisions in December 2017 promising both private and public land to a company without a single plot of land in the area; let's sit-down and explore an equitable solution to this.

Basically, he is saying that we must agree to the proposed deal, become leaseholders of Lendlease Plc, give our land to them at dirt cheap rates which is hard to digest. This is much more controversial than the ongoing Latin Market issue, over there the micro business traders are tenants whereas we own the freehold properties and are stating that we can develop the area in harmony with the communities needs. We are opposing to the wild scorch to earth demolition policies benefiting only Lendlease Plc.

LBH is not only wasting our public funds, the expenditures for the HRW project has been planned in a non-transparent manner so the developer could gain the maximum financial benefit out of the HRW contract to the detriment of the community and public funds. We are concerned about discrimination that we have endured so far which is a borderline racism, also about the nepotism towards the developer, cronyism and potential corruption.

We want to keep & improve our existing designated business spaces and deliver the jobs and create new small business opportunities this part of London so urgently needs.

All the data is that we refer to is publicly available through the following links:

1-

https://www.whatdotheyknow.com/request/high_road_west_master_plan_phase#incoming-1336407

2-

https://www.whatdotheyknow.com/request/high_road_west_hr_w_proposed_rege#incoming-1321596

HBL might have a binding contract with Lendlease Plc whereby it promised to give our land to them with a 250 years lease. We never consented to this we are respectfully asking the commission to stop this ongoing discrimination.

Kind regards

Faruk

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Peacock Estate Management Limited (Company 02919379)

Unit 10, Peacock Industrial Estate

20 White Hart Lane, London, N17 8DT

30/03/2019

Dear Haringey Fairness Commission Members,

thank you acknowledging our submission. Just as a supplemental information, our demands are fairly straight forward and modest. We want to remain in the area, continue contributing to our local diverse community and economic development.

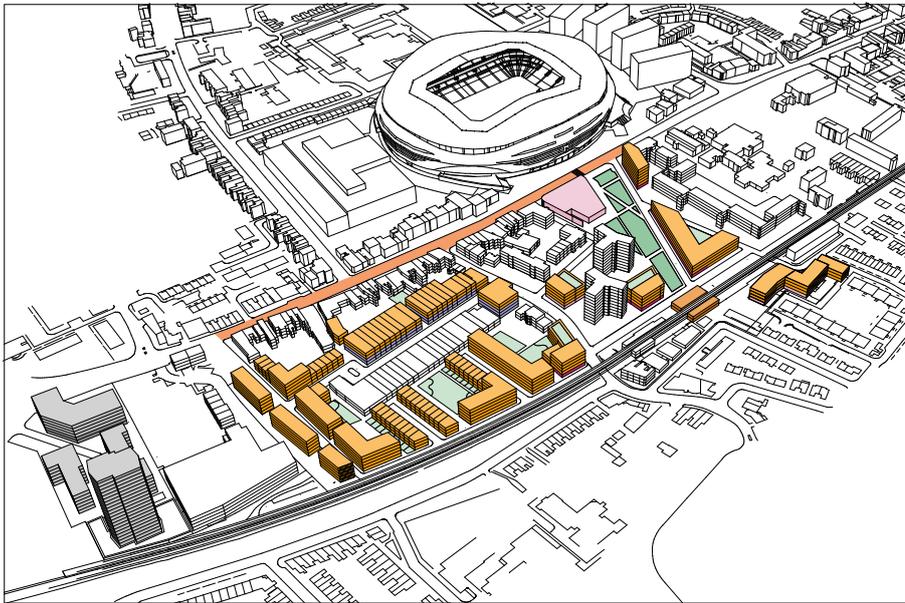
The Council planners had three planning options in their master plan released in August 2014. The first option was in fact, please see attached page 35 of the Master Plan what Peacock Industrial Estate would remain where it is located.

Due to secret deals with the developers i.e. the 21 meetings with developers behind our backs in our absence as we could not further our cause, they did not opt for option 1.

Everyone within our estate was of the firm believe that we were going ahead with Option One.

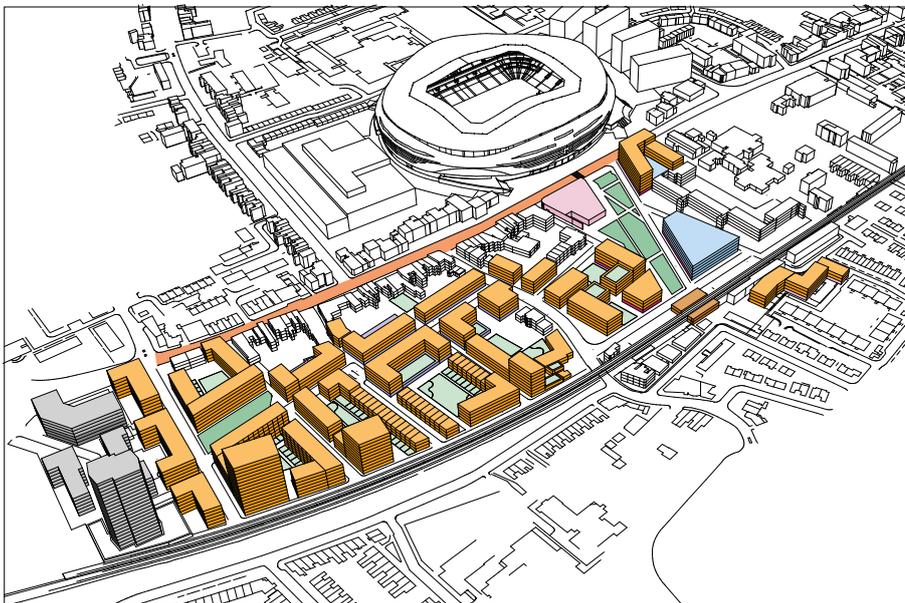
If you need any further information please let me know.
Best regards Faruk

The Master Plan options below was sent on 30/03/2019



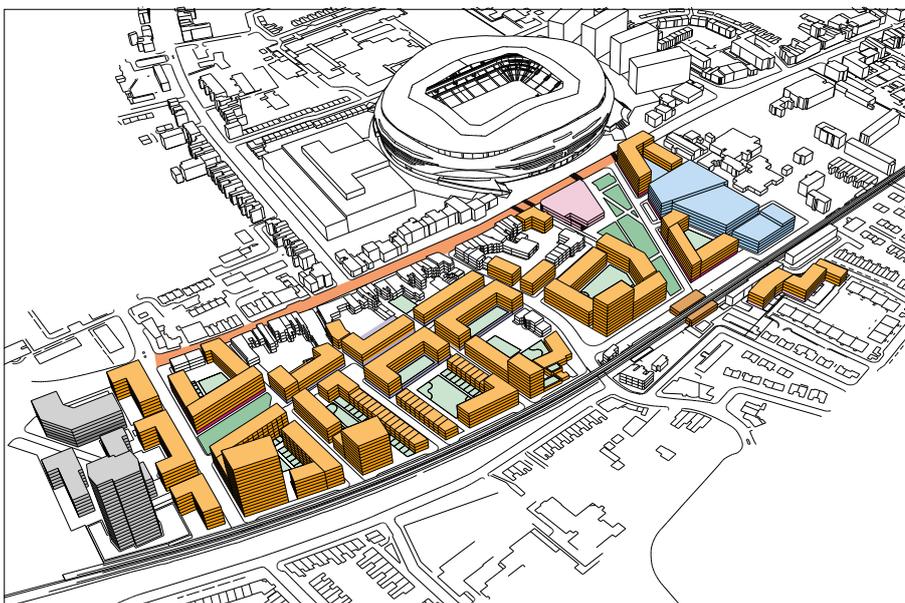
OPTION 1

Creates the new station square and develops land north of White Hart Lane with some new housing and businesses, retaining the Peacock Industrial Estate. It mixes new development with existing buildings in the Love Lane housing estate.



OPTION 2

Includes more new homes and more businesses north of White Hart Lane and in the Love Lane Housing Estates.



OPTION 3

Includes more homes and more commercial development south of Whitehall Street to provide more activity around the station square.

09/04/2019

Dear Fairness Commission Team Members

Please construe this email as our consent to upload our submission into your website.

Since submitting our application we have received further information from the Council that they disclosed us the "High Road West, Business Case Report, November 2015". The document is already out of date, does not take into consideration of the needs of the BAME business community, stating that that £93 million Pounds should be allocated for purchase of private properties for onward transfer to developers. The figure of £93m is already out of date, taking into consideration the new market conditions, the pending planning permits the true cost is going to be more than £300 Million Pounds.

***Transfer of privately owned assets worth probably around £300 million Pounds to the hands of a developer if is a very bad policy.
The acquisition of private land under this policy does not represent good value for money for the taxpayer.***

Council promised on one hand to keep the existing businesses in its current location and on the other hand privately promised to cleanse the area from the ethnically diverse freehold business interests.

We are asking the Council not to waste our taxes on purchaching assets for a conglomerate. We want the Council, to keep its promise as documented in Option One of the Master Plan, please see attached.

We further found out on Saturday the 6th of April during a public meeting when Councillor Noah Tucker was speaking in Bristol that that after May 2018 elections, the new cabinet members have received with reference to HRW "increasingly" threatening and frightening correspondence from Lendlease Plc stating that in the event of a contract cancellation Lendlease Plc's Human Rights: right to property, a claim for loss of profit and loss of opportunity, implying to re-posses Councillors private homes... and their contractual right to Haringey's assets..."

The above assertions was made in a public meeting, we were surprised to find out that the cabinet had considered to cancel and/or amend the HRW contract but due to duress and intimidation were reluctant to push for a policy change.

We are not only appalled by Lendlease Plc's intimidation which we face regularly but also by the clear concerns of Councillors. Our elected politicians need to make decisions based on sound advise and not be intimidated by external pressures of conglomerates. In light of the above revelations we respectfully seek an open and transparent public debate on HRW regeneration issue where all the stakeholders can air their concerns.

We would be pleased if the above assertions in bold together with the Master Plan option one drawing are also added into our submission and website.

best regards
Faruk

The Master Plan Option 1 below was sent on 09/04/2019

Option 1

This would create the new public space and develop land north of White Hart Lane with some new housing and businesses, but doesn't redevelop all of the Love Lane housing estate.

This could provide the following benefits:

- High-quality new homes including a mix of houses with gardens and flats with private shared courtyards
- A new community centre
- An improved White Hart Lane station
- New shops, cafes and restaurants
- A new area of open space linking the improved station to the new stadium
- Improvements to the High Road to make it more attractive, such as better paving and planting
- New, modern health services for the local community

Key facts

- 600-650 high-quality new homes, including a mix of houses with gardens and flats with private shared courtyards
- 300-350 jobs
- 7,450 sqm of new public open space (equivalent to approximately 28 tennis courts)
- Phased redevelopment up to 10 years
- ALL affected social rented housing will be replaced

Which buildings would be redeveloped?

- Ermine House
- 2-32 Whitehall Street
- 731-759 High Road
- The area north of White Hart Lane (excluding the Sainsbury's site and numbers 1-21c Peacock Industrial Estate)

RENEWED HIGH ROAD



NEW PUBLIC OPEN SPACE - LOOKING TOWARDS IMPROVED STATION



IMPROVED STATION



CAFES AND RESTAURANTS



Key Option 1

- New Housing
- Employment Workspace
- Community Facilities
- Retail / Cafe / Restaurants
- New Open Space
- New Station
- Brook House Development
- New Primary School
- Improved High Road