

Subject: FW: Haringey Regeneration and Development Vehicle (HDV) - Consultation

From: Peter Holtby

Sent: 13 March 2017 15:24

To: Kay Beth

Cc: Cllr Mann Jennifer

Subject: Haringey Regeneration and Development Vehicle (HDV) - Consultation

Beth,

Thank you for your and the team's time on Tue 7 Mar 17 at Morrison's to explain about the Wood Green options for the Future, together with the explanatory boards – much appreciated.

For the record, in line with earlier Council consultations, I would go along with either the enhanced options 3 or 4. For the time being I assume these proposals remain unfunded, until an external sponsor/partner can be found?

You may recall I was particularly interested in the forecast timelines for implementation and the relevant funding intentions for the Tottenham Regeneration (already in progress on the ground), those for Wood Green and those under the HDV.

Having again scoured the Haringey Web, which is usefully helpful with links on both high level future aspirations and weekly events, I could not find any link to the Regeneration Plan you had to hand on Tuesday with time estimates included? The HDV, as I understand it, was aimed principally at much needed Council and "Affordable" Housing, but I still cannot gather how that Vehicle fits in with those aspirations you already have for regeneration throughout the Borough, nor what funding source is intended to pay for what, and when.

I am concerned that the regeneration planning has been going on for so many years, albeit with many public consultations, with relatively little physical implementation. The strategy and planning (including outside consultants and overseas conferences) must have already cost much in Council funds and overheads. I sympathise with what you must find a rather frustrating position on lack of implementation; certainly I would.

I can well understand the Council wish since 2015 (albeit the HDV was under the radar till this year) under the its Strategic Plan to opt for a policy of a major Partnership with an International Company to realise much needed Public Housing on existing Council land.

However, having witnessed some 20/5 years ago the wasted Council funding in mega loan repayments for Alexandra Palace (now so much better placed), many residents are most concerned that in going for a 50:50 shared £2B project over 20 years that the major Developer Partner would naturally have its business and share holders' wellbeing as highest financial priority. Furthermore the Partner would have extensive legal and professional engineering, contracting and accounting expertise to first meet its business imperatives – experience and experience almost certainly and understandably lacking in Local Council circles.

It is for that reason of very considerable potential financial risk with Public Funds that I had been in correspondence with local MPs to ensure they were aware of the current HDV plans; perhaps they might be in a position to advise on possible external expertise to aid the Council in further decision making and expenditure. Earlier similar schemes (e.g. Croydon) have not only in hindsight been

highly expensive in wasted Public Money, but also achieved nothing from the considerable investment. It transpired our MPs were already aware of the HDV position at CEO level and were, and will continue to be, engaged for the common good.

Please forgive me from copying in Jennifer Mann (Council Member for Hornsey Ward). It is simply I shared my concerns with her this morning at HCC and she asked to be copied in. I would emphasise I have no political intent in this consultation with regards to the HDV, but simply to try to ensure that the Borough moves towards implementation in a fully informed, professional manner to meet the much needed Borough Public Housing requirement.

With kind regards,

Peter Holtby MBE C Eng