



7 Hectares of land for sale within a hospital site Tottenham, Haringey



We want the land to remain in control of local people, to provide genuinely affordable homes in a community led development.

Definitions of Affordability

- Government definition – 80% of market value
varies according to the market, which rises
locally unaffordable – 1 bed flat on market for £400,000

- CLT and StART – income based

genuinely affordable

**no more than 1/3rd gross household income
should be spent on housing**

local median household income £32,000 per annum
about 50% of market value is affordable

- Greater London Authority (GLA) include shared ownership as affordable
a local example would cost £1,600 a month
someone on local median income could afford £955

80% market – Locally unaffordable

Example: a new one bedroom flat in the area costs £400k,

80% would be £320k,

for a 90% mortgage repayments would cost £13.5k a year,

the median household income is £32k a year so repayments on this flat would be approx 2/5th of the owners income, and £40k deposit would need to be found.

As a flat there would also be service charges.

Rents in the private sector are similarly high,

for example the rent for a one bedroom flat in the area

advertised £1,300 per month,

over £15k a year,

even more expensive than buying.

StART's Vision

- 800 homes
- Community led design of homes and environment
- Genuinely affordable
- Affordable in perpetuity
- At least 70% of homes genuinely affordable
- 25% of these sold at 50% of market rate
- 75% of these rented with lifetime security
- Any homes sold at market rate owned by like minded organisations such as housing co-operative
- 15% of homes to be specialised housing, sheltered or supported
- Health legacy, being good neighbours to the hospital's patients
- Preserve and Increase biodiversity and green environment
- Resident's participation in managing the site





Needs money for re-build ?

Have land we can sell – 1/3rd of site is 7 hectares

How much money would developers pay?

470 homes at current prices ?

Less profits ?

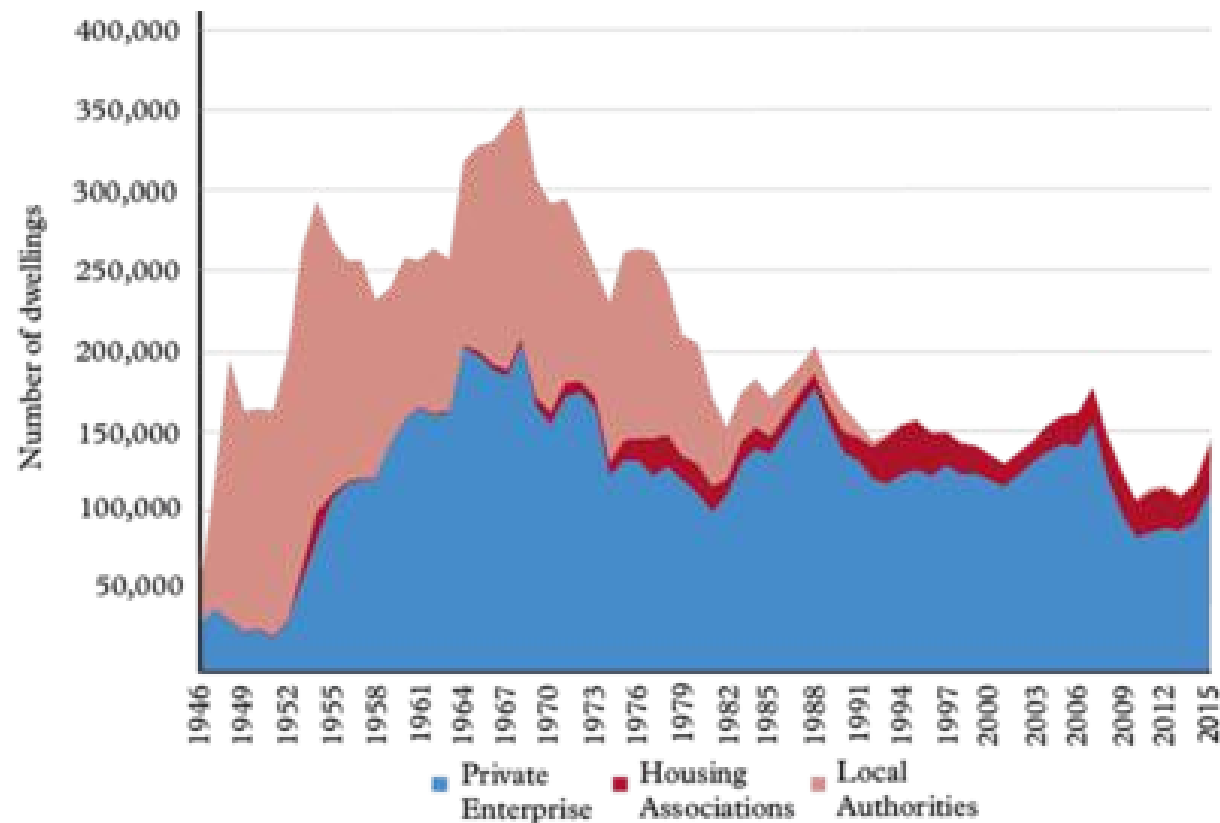
£50,000,000 - £70,000,000 ?

That will do nicely, thanks



The new mental health inpatient building from the outside, showing the new main entrance to St Ann's Hospital

Changes in rented housing construction



Adverse Conditions

Land and homes treated as investment vehicles, rather than homes

Land values too high – push up prices of development – prices and rents forced up to pay for the land

Austerity measures & Right to Buy – not enough social housing available – changes in benefits system leads to evictions

High private sector rent prevent people saving to buy their own homes

Prevailing opinion everyone wants to own their own home

Adverse legislation

Right to buy – transfers social housing into the private sector – 1980

Criminalisation of squatting in residential property – 2012

No fault eviction – section 21 housing act 1998 - private rented sector – insecurity, rent rises
Allowed to refuse to rent to benefit claimants

Limited leases in council properties

Hostile environment – criminalises renting to immigrants 2015



Homes for people – Homes for profit

people are attracted to live in London

market pushes up housing prices

as the prices rise housing is seen as a good return on investment

people from all over the world buy into this investment, pushing prices higher still

people working on average or minimum wage, or not able to work, struggle to afford to pay for their homes

Legislation supports the market model

and fails to provide the same support for

people's right to affordable, secure homes that are fit for purpose

===>>> HOUSING CRISIS

Some Statistics

In 2013 – 2014 1 in 42 households in Haringey were facing eviction

From 2006 to 2016 Haringey lost 3,900 homes to right to buy sales

In 2017 there were 243,668 families on local authority housing waiting lists London wide, of which 9,194 were in Haringey

Housing Co-operative case studies

- Sanford Housing Coop - sanford.coop
- Older Women's Co Housing owch.org.uk
- Mary Anne Johnson <http://maryannjohnsonhousingcoop.blogspot.com/>
- StART – CLT – startharingey.co.uk
- confederation of Co-operative Housing cch.coop

CCH

The Confederation of
Co-operative
Housing

1,001 co-operative and community-led homes: the housing revolution starts here

Compiled by
Nic Bliss

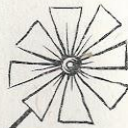
www.cch.coop



As a co-op we follow the Seven Co-operative Principles

A co-op is a group of people that gets together to organise collectively for their mutual benefit.

Work, housing, services, pubs and social centres can all be co-operatively owned and managed.



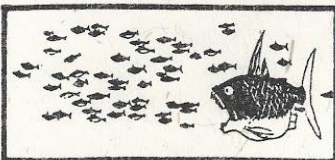
Homes without landlords
Work without bosses
Society without exploitation



Printed very greenly by Footprinters.co.uk

Co-operatives are based on the values of self-help, self-responsibility, democracy, equality, equity and solidarity. In the tradition of their founders, co-operative members believe in the ethical values of honesty, social responsibility, openness and caring for others.

1. Coop membership is open and voluntary.
2. Co-ops are controlled only by their members, who each have equal control.
3. All members have a fair stake in the co-op. Investment does not give control and gives only a small return.
4. Co-ops are autonomous and independent self-help organisations.
5. We educate and train members so they can contribute to the co-op. We also inform the public about the benefits of co-operation.
6. Co-operation among co-ops benefits members and the wider co-op movement
7. We act with concern for the wider community.

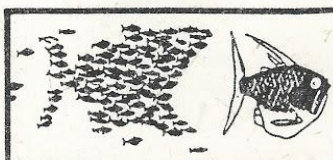


For more info about co-ops contact:

Radical Routes

a network of radical housing co-ops, worker co-ops and social centres committed to positive social change:

www.radicalroutes.org.uk



Sanford Cooperative South London



125 members live in 14 purpose built homes. Follow co-operative principles



Co Housing

Cohousing communities

- are intentional communities,
- created and run by their residents.
- Self contained home as well as shared community space.
- Meet to manage their community, share activities

Cohousing is a way of resolving the isolation many people experience

Cohousing communities are communities of common interest

Cohousing Principles

- 1) co-designed with intentional communities
- 2) provision of private and common facilities for a balance between privacy and community
- 3) size and scale of cohousing is appropriate to support community dynamics - usually between 10-40 households.
- 4) embeds collective resident control and stewardship into decision making
- 5) communities are inclusive and part of the wider community

Older Womens Co Housing



HOME ABOUT BASICS POLICIES NEWS RESOURCES ARCHITECTURE CONTACT

Welcome to Older Womens Co-Housing

WE'VE BUILT OUR OWN COMMUNITY



We are OWCH, a group of women over fifty who have created our own community. Instead of living alone, we have friendly, helpful neighbours.

Watch our 6 minute video - Senior Cohousing - a different way of living

OWCH values

- Acceptance and respect for diversity
- Care and support for each other
- Providing a balance between privacy and community
- Countering ageist stereotypes
- Co-operating and sharing responsibility
- Maintaining a structure without hierarchy
- Caring for the environment
- Being part of the wider community

We are carving out a path for others in our age group to follow. We hope they have an easier journey than ours, now we have shown the way. The senior cohousing community could enrich the last years of many, and reduce pressures on health and care services, if local authorities, planners, policy makers and housing developers helped to remove the many obstacles society puts in its way



**MAJ
Housing
Co-op**

Mary Ann Johnson

Housing co-operative

8 members, 5 housed

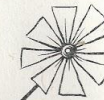
Follows the co-operative principles,
encourages local activism

Provides activist space

Buys properties for it's members

As a co-op we follow the
**Seven Co-operative
Principles**

A co-op is a group of people that gets together to organise collectively for their mutual benefit. Work, housing, services, pubs and social centres can all be co-operatively owned and managed.

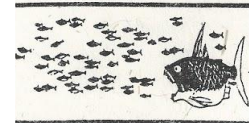


Homes without landlords
Work without bosses
Society without
exploitation



Co-operatives are based on the values of self-help, self-responsibility, democracy, equality, equity and solidarity. In the tradition of their founders, co-operative members believe in the ethical values of honesty, social responsibility, openness and caring for others.

1. Coop membership is open and voluntary.
2. Co-ops are controlled only by their members, who each have equal control.
3. All members have a fair stake in the co-op. Investment does not give control and gives only a small return.
4. Co-ops are autonomous and independent self-help organisations.
5. We educate and train members so they can contribute to the co-op. We also inform the public about the benefits of co-operation.
6. Co-operation among co-ops benefits members and the wider co-op movement
7. We act with concern for the wider community.

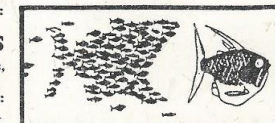


For more info about co-ops contact:

Radical Routes

a network of radical housing co-ops,
worker co-ops and social centres
committed to positive social change:

www.radicalroutes.org.uk



StART

425 members
1500 social media follows

40 active members
donated 13,500 hours in
first 3 years

Non-hierarchical –
consensus decision making

Work in subgroups:

- Environment & health
- Housing
- Meanwhile use
- Community engagement
- Strategy & Governance
- Publicity
- Fund raising



Developing the architects brief



StART's Vision

developed with community

- 800 homes
- Community led design of homes and environment
- Genuinely affordable
- Affordable in perpetuity
- At least 70% of homes genuinely affordable
- 25% of these sold at 50% of market rate
- 75% of these rented with lifetime security
- Any homes sold at market rate owned by like minded organisations such as housing co-operative
- 15% of homes to be specialised housing, sheltered or supported
- Health legacy, being good neighbours to the hospital's patients
- Preserve and Increase biodiversity and green environment
- Resident's participation in managing the site



Greater London Authority

Now own the land

Intention:

put the land to tender to London Development Panel

Developers must follow London Housing Plan

at least 50% affordable – include mixture of

- rents based on local income – genuinely affordable
- rent to buy: initially affordable – then sell at market rates
- shared ownership – based on market – never affordable locally

•

StART Working with GLA to agree shared objectives, input to tender process



