

Haringey Development Vehicle Mythbuster

We have big ambitions for our borough and our residents, and we believe that regeneration is key to unlocking Haringey's great potential and creating the kind of place local people have told us they want to live – with quality homes, good jobs, fantastic facilities, great public spaces, and buzzing high streets. To achieve this demands a bold approach to regeneration.

The Haringey Development Vehicle, a 50/50 partnership with Lendlease, gives us the best chance to deliver investment, regeneration, new homes and community improvements at the pace and scale that they are needed in Haringey.

We want to be clear about what this partnership means, and what it doesn't, for local people.

HDV MYTH

HDV REALITY

The council is selling off public land to the highest bidder



The HDV is a 50/50 partnership – therefore the council has 50% ownership and 50% control.

The land or council assets being transferred to the HDV is worth £2 billion.



£2 billion was a 2015 estimate of the value of the land once it has been developed. In fact, the council's assets are valued in the tens of millions.

Council housing tenants will be made homeless and forced to leave Haringey



If any housing estate land transfers, all existing council tenants have a guaranteed right of return on equivalent terms.

The HDV is just social cleansing moving out council tenants so houses can be built to be sold for profit.



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The homes the HDV builds will not really be affordable for people on average incomes



The HDV's work programme shows that 40% all new housing built will be affordable – this will be a mix of social rent, target rent and shared ownership, with affordability defined by reference to average incomes not average rents or house prices.

HDV MYTH

Council tenants and leaseholders have been kept in the dark about the HDV and estate renewal plans.



Joint ventures between councils and private companies always fail



The HDV represents the biggest council joint venture of its kind in the country



All council owned land will be forced into the HDV



The HDV won't create any new housing or jobs. The developers will make money from luxury housing, but there won't be any other benefits for local people



This is a massive gamble and the council will go bankrupt if the HDV fails



The HDV will be unaccountable as the council is handing over responsibility for its assets to a private company



There is a lot of uncertainty due to Brexit and the recent snap election and we need to pause the HDV until the political landscape is calmer



HDV REALITY

We have been working for more than three years with residents from Northumberland Park to co-design the masterplan for regenerating the area. No decision will be made on housing estate land transfers until statutory consultation has been carried out.

A number of local authorities have entered into successful development partnerships with private companies across the country including Sheffield, Sunderland and Oxford among others.

While there are many far bigger public-sector-led development programmes, including several in London at the Olympic Park or Park Royal/Old Oak, Haringey's is certainly one of the largest local authority joint ventures to have emerged so far. This reflects the scale of both the opportunity and the need for homes and jobs in the borough.

Only a small proportion of council owned land will be transferred to the HDV, and even that will be transferred in stages.

From the HDV's first phase there will be around 5,000 net additional new homes together with up to 20,000 new jobs and new community facilities.

The Council will not be bankrupted in any scenario. All development involves an element of risk – here that is shared and staged as each transfer of land is approved separately, significantly reducing risk for the council.

The company is 50% owned by the council and has equal board membership. All the biggest decisions have to be approved by the Council's Cabinet as well as the HDV Board.

We don't know what will happen in national politics in the future, but the housing crisis isn't going away quickly in any scenario and we won't stand and watch while it gets worse and worse. Pausing the HDV will only mean waiting even longer for the benefits the HDV will bring to the borough.

For all the latest information visit www.haringey.gov.uk/HDV