

# HARINGEY TENANTS NEWS

Haringey Defend Council Housing - Autumn 2014

## Stop Demolition Plans!

**Haringey Council's bid to set up one of Boris Johnson's Housing Zones in Tottenham will accelerate the controversial plans to demolish thousands of council homes.**

The Council consistently denies the facts about its demolition plans and their likely impact.

A report endorsed by the Council's Cabinet in July includes new demolition areas on the East and West sides of the High Road in North Tottenham. More council homes are set for demolition at Stellar House, Cooperage Close (according to a crudely-drawn sketch map), parts of nearby Altair Close, the Lindales and Bennetts Close. There are also new

possible demolition areas at Russell Road and Braemar Road in South Tottenham.

Almost all of the homes set for demolition are council housing. The Council's report is brutally clear that new housing would be mainly private, more expensive for residents, and less secure.

30% is set for private ownership, 20% for private rent, 30% part-rent/ part-buy, and 20% with so called "affordable" rents i.e. near-market rents and time-limited tenancies in contrast to the permanent tenancies

that council tenants enjoy.

The idea is to develop Tottenham as a desirable area for people working in the City. Great stress is made in all their documents about how easy it is to get to the City from Tottenham, especially with planned new transport links.

The planned gentrification of Tottenham will not make our community better, it will just push up rents and property prices and force ordinary people out of the area.

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## SPURS SCHEME TO KNOCK DOWN OUR HOMES

Three hundred council houses on the Love Lane estate are to be demolished to make way for a walkway from White Hart Lane station to the new Spurs stadium.

Spurs, the 14th richest football club in the world, has contributed nothing to the infrastructure changes that they want for the new ground. Instead they are trying to drive local people

and businesses out of the area. At the moment an appeal by Archway Metals, a local employer has put their plans on hold. We say—**Scrap the plans to tear down our homes!**

## Tangmere

In December 2013 we received letters suggesting that we could be moved to new homes, as Haringey Council claims that there is not enough money to fund much needed improvements to Tangmere. Officers admit that the demolition of Tangmere is a possibility.

The Council tells Tangmere residents that they do not have the money to make their homes up to standard, but this is untrue - there is no funding gap in the Council's housing improvement program.



*Keegans, building consultants, at council "funday" on the estate*

In Tangmere we need proper action to address the leaks, lack of decoration to the communal areas and lack of Decent Homes work. We were left out when the work was done on rest of Broadwater Farm. We also need a proper standard of services from Homes for Haringey. All this can be achieved without demolishing the block.

What is the point of moving us from one block to another that may well suffer from the same sort of problems?

Continued Overleaf

## DEMOLITION PLANS CONTINUED

Secure housing is one of the bedrocks of a decent society. These demolition schemes will make security for tenants a thing of the past. **Local people say, 'We will not be moved!'**



Turner Avenue

## TANGMERE CONTINUED

... At the moment a building survey is taking place which is meant to show whether our block can be improved. We demand an independent survey report that includes all the options for the future of Tangmere with genuine costings. **Tangmere can be better!**

## IMPERIAL WHARF

Residents have been organising against Haringey Council plans to sell off their estate. At a recent "funday" the Council highlighted that their consultation showed that 72 residents favoured Housing Transfer to social landlord. They only got to this figure by adding first and second preferences together. The number that opted for this as a first preference was only 33, whereas 46 residents thought the Council should improve their homes. Haringey Council has been keen to claim that Hackney might take over the estate, which is just within the Hackney border, knowing that many tenants are fed up with the way Haringey has neglected the estate. Hackney however are not certain to take the estate and they would pay for improvements by the demolition and sale of one of the blocks, which just happens to be the one next to the River Lea. This estate was originally built amongst factories along the river. With the decline of industry it now becomes a profitable riverside site for speculators. As one resident said "We are suffering from envy by the rich – they don't think council tenants should live anywhere as nice as this".

### Why are you being encouraged to form a 'Steering Group'?

Steering Groups are a way the Council tries to co-opt and isolate the most vocal residents on estates facing demolition. Members are asked to sign an agreement which limits how they behave and who they can talk to. They can talk to Council Officers but they can be prevented from talking to neighbours, campaign groups like HDCH, or the media on issues deemed confidential. They are encouraged by the 'communities team' to brush past the legitimate concerns of residents. Steering groups are presented by the Council as part of a full, transparent consultation on the future of your homes, when the outcome has already been determined by the Council. **Don't sign anything!**

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## Residents on all of these estates are organising against demolition: Join them!

Tunnel Gardens, Park Grove, and Durnsford Road in Bounds Green, Barbara Hucklesbury Close in Wood Green, Helston Court and Turner Avenue in South Tottenham, Love Lane and Northumberland Park in North Tottenham, Imperial Wharf, and Leabank View / Lemsford Close by the River Lea, Tangmere House at Broadwater Farm, and Larkspur Close near White Hart Lane.

Next Campaign Meeting: **Thursday 9th October, 6.30pm (and every second Thursday of the month)**  
at **North London Community House (library), 22 Moorefield Road, London N17 6PY**  
(Behind Bruce Grove Station from High Road, directly opposite the Royal Mail Sorting Office)

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**Join us, show support** Please return to: HDCH, c/o Unison, 14a Willoughby Rd London N8 0HR

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Haringey Defend Council Housing is supported by Haringey UNISON and Haringey Federation of Residents Associations. Donations welcome.