

Notice to Qualifying Person**THIS COMMUNICATION AFFECTS YOUR PROPERTY****THE LONDON BOROUGH OF HARINGEY
(TANGMERE AND NORTHOLT)
COMPULSORY PURCHASE ORDER 2021****Section 17 of the Housing Act 1985
and
the Acquisition of Land Act 1981****To:** []

1. The Mayor and Burgesses of the London Borough of Haringey (hereinafter referred to as "the Council") made on the 28th day of January 2021 the London Borough of Haringey (Tangmere and Northolt) Compulsory Purchase Order 2021 under section 17 of the Housing Act 1985. It is about to submit this Order to The Secretary of State for Housing Communities and Local Government for confirmation, and if confirmed, the Order will authorise the Council to purchase compulsorily the land described below for the purpose of facilitating:
 - (i) the demolition of two structurally unsafe housing blocks known as Tangmere and Northolt respectively;
 - (ii) the erection of new housing accommodation in that location so as to achieve a future qualitative housing gain;
 - (iii) the removal and relocation of two existing substations on the site; and
 - (iv) overall the improvement of that part of the Broadwater Farm Estate.
2. A copy of the Order and of the map referred to therein have been deposited and may be seen at all reasonable hours at the following venues:
 - i. The Council's offices at Alexandra House, 10 Station Road, Wood Green, N22 7TR during normal working hours, by prior appointment by contacting Davina Ilo on 020 8489 7037 or by Email: Davina.ilo@HomesforHaringey.org;
 - ii. The concierge offices located within the Tangmere and Northolt blocks on the Broadwater Farm Estate, Tottenham N17; and
 - iii. On the Council's website at www.haringey.gov.uk/housing/broadwater-farm

Electronic or hard copies can be provided on request. To request copies please contact Davina Ilo on 020 8489 7037 or by Email: Davina.ilo@HomesforHaringey.org.

3. If no relevant objection as defined in section 13(6) of the Acquisition of Land Act 1981 is made, or if all such objections made are withdrawn, or if the confirming authority is satisfied that every objection made either relates exclusively to matters of compensation which can be dealt with by the Upper Tribunal (Lands Chamber) or amounts in substance to an objection to the provisions of the development plan defining the proposed use of any

land comprised in the Order, the confirming authority may confirm the Order with or without modifications.

4. In any other case where a relevant objection has been made which is not withdrawn or disregarded, the confirming authority is required, before confirming the Order either-
 - i) to cause a public local inquiry to be held; or
 - ii) to afford to the objector an opportunity of appearing before and being heard by a person appointed by the confirming authority for the purpose; or
 - iii) with the consent of the objector to follow a written representations procedure.
5. The confirming authority may then, after considering the objection and the report of the person who held the inquiry or hearing or considered the written representations, confirm the Order with or without modifications. In the event that there is no objection, whether by a qualifying person or otherwise, the confirming authority may in certain circumstances permit the acquiring authority to determine confirmation of the Order.
6. Any objection to the Order must be made in writing to The Secretary of State for Housing Communities and Local Government, National Planning Casework Unit, 5 St Philips Place, Colmore Row, Birmingham B3 2PW before **3rd March 2021** and should state the title of the Order, the grounds of objection and the objector's address and interests in the land.

DESCRIPTION OF LAND

All interests except those already owned by the acquiring authority in the Order Land comprising land and properties in the Northolt block in Griffin Road, London N17 and the Tangmere block in Willan Road, London N17 together with 2 electricity substation sites all situate on the Broadwater Farm Estate in the London Borough of Haringey.

Dated this 28th day of January 2021



Joanna Kromidias
Senior Solicitor – Property and Regeneration

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For and on behalf of John Jones
Head of Legal and Governance (Monitoring Officer)
London Borough of Haringey
Haringey Legal Services
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