



**TOTTENHAM'S FUTURE  
COMMUNITY LIAISON GROUP MEETING REPORT  
CLG 2 – TOTTENHAM HALE / SOUTH TOTTENHAM**

<b>Date</b>	<b>Wednesday 15/1/2014</b>
<b>Time</b>	<b>19:00-21:00</b>
<b>Venue</b>	<b>Holy Trinity CE Primary School Somerset Road, Tottenham N17 9EJ</b>

**DISCUSSION 2 – BUILDING NEW HOUSING TO INCREASE CHOICE AND IMPROVING QUALITY OF EXISTING HOUSING**

**Existing housing**

**1. Social housing in Tottenham is concentrated in large housing estates, what improvements could be made to these estates?**

**Solutions**

**Social mix**

- There should be a wider social mix within estates, rather than have a concentration of poorer people
- There is a great ethnic mix already, should be aiming for socio-economic mix

**Ongoing maintenance and management**

- Maintenance of estate makes the biggest difference – e.g. Love Lane has been allowed to run down because it is going to go
- Chesnuts estate – it is generally good stock but it has seen a lack of investment – no repairs or Decent Homes work
- New developments, eg: Hale Village, look good, but there is concern about the level of maintenance
- Housing management needs greatly improving – no rubbish dumping, anti-social behaviour, communal areas should be cleaned
- Council, Homes for Haringey and residents should take more pride in their areas
- There needs to be more enforcement to counter ASB and youths selling drugs

**Tenant empowerment**

- Increasing tenant pride in their area is through community development, which has been cut back in Haringey; Islington do this well

- Not many opportunities to enable or encourage people to mix; there should be places such as Community Centres that are easily visible / accessible
- Chesnut Road Community centre has gone and residents have to use the school. There is nothing for the local population to use as all the community halls and facilities are closed down
- There is a lack of facilities for the youth in the area

#### Build quality

- Council housing should be fit for purpose and good quality

#### Lack of houses

- More houses instead of block of high rise flats

#### Street properties

- Street properties are worse than estates/blocks – and they drag the whole street down

#### Better design

- Estates have problems with the design of communal areas, eg: dead alleys, walkways, and areas which have no clear ownership (either by council or tenants)

#### Access to green space

- Provision for more green spaces in estates
- Broadwater Farm has green space, which should be better put to use by the community

#### Examples

- Islington where they have invested money. Islington is more mixed. Has a lot more money.
- Quality in building near Brixton – way beyond here
- Newlon Housing association buildings are well built, and mixed tenure

## **2. Private rented housing, which includes houses in multiple occupation (HMOs), is growing in Tottenham, what should be done to improve the quality of private rented housing?**

#### Buy to live, not buy to rent

- Want 'Buy to Live, not Buy to Let'
- Stop Right To Buy

#### Maintenance

- In the Chesnut area there are lots of flats and houses which have been bought and let. Landlords have let these properties become run down; landlords should be made to keep the stock in good quality.

#### Rent control

- Restrict the amount of rent landlords can charge on their properties. This will encourage a culture of renting like in places like France
- There are people who bought on right to buy that are renting out a council property for £1,600 or more and the council rent is £400 – problem with sub-letting

- Rents are ridiculously expensive, which doesn't allow people to save. Next generation will have real trouble trying to get on the property ladder
- Need rent control by council, set by property size

#### Licensing landlords

- Licensing scheme for landlords of HMOs to keep the properties to standard fit for purpose
- Cap the number of Buy to Let properties that landlords can have

#### Enforcement

- Council needs to put proper resources into enforcing the laws, monitoring and better enforcement
- Link landlord's tax return to the number of people in the property

#### Training for landlords

- Landlord training should be a requirement that new landlords in the area would have to undergo this training before being allowed to be a landlord in the area.

#### Standards and regulation

- Private landlords should have to adhere to a minimum standard of maintenance and there should be a regulated body to monitor and hold landlords to account.

#### Provide alternative accommodation choices

- Improving social housing and other ownership schemes such as shared ownership, will discourage HMOs

### **Future housing**

#### **3. What type of housing would help to build an ideal neighbourhood?**

#### More social housing

- There should be more social housing
- Shared ownership is expensive, more social housing should be built, eg: by Housing Associations
- There should be no 'Right to Buy'
- New developments should be predominantly social housing
- Some council homes could be sold but only to make money to build new council properties – there should be no loss of properties. Also, do not release council land to private developers
- If you want a stable population, you must provide enough homes – 10,000 people on waiting list for homes currently

#### Mixed tenure housing

- Everyone should be included – rich and poor, different classes, different generations, unemployed / employed
- Tottenham Hotspur should provide 60% social housing, and 40% private creating a mixed tenure scheme
- New schemes should offer shared ownership as well as social housing

- Tottenham FC should keep to its promise of providing 200 housing units, in line to the regeneration taking place
- Encourage the Help to Buy scheme to help first time buyers of properties
- New developments should be mixed tenure – social housing is vital but have to be realistic about funding

#### Decent, secure private housing

- Needs to be good quality long term, secure private housing to counter population churn
- There should only be 'Buy To Live', and time extended to 10 years before owners can sell on
- Policies should protect housing stock
- Woodberry Downs development is an example of insecure housing – sold off plan to foreign investors

#### High quality design

- Any housing built needs to have a communal facilities as part of that infrastructure which is maintained
- There should be green space for every household. Communal gardens will provide green space for children to play
- Provide bicycle lockers within the estates to encourage cycling
- Creative layouts and “no” to homogenisation of design
- Moorfield Road cited as an example of an area to preserve
- Gardens and green space must be provided for all properties – either private or communal
- There should be more meeting places, open spaces and green areas for people
- Don't like Legoland metropolis building, like Hale Wharf, Hale Village

#### Building height

- Don't go for high rise – problematic, maintenance poor, high rises should be a thing of the past
- Need a definition of what high rise is. Eg: 22 storeys at old Sainsburys, 9 storeys at Tottenham Hale station, no more than 5 storeys at St Anne's which is in keeping with area
- No to high rise developments, such as 9 storey development proposed above Tottenham Hale station, and 22 storey due to go up on old Sainsburys site.
- 5 – 6 storeys ok depending on the area, but no higher.
- Stop getting round height restrictions by making pent houses 2/3 storeys high in a single storey.

#### Supporting existing community

- Nobody should be displaced as a result of regeneration
- Need to change the perception of social housing

#### Provision of family housing

- Housing needs to be built which includes family homes – not just small apartments which lead to overcrowding

### Provision of homes for vulnerable people

- Vulnerable people need housing with the right kind of support services. St Ann's hospital should not be closed

### Infrastructure and facilities

- There is a shortage of school places and health facilities – this should be considered when building new homes
- Hale Village was supposed to have a health centre and school but these were never built – the section 106 money has disappeared and the developers were let off. This should not happen in future

### Changing perception of social housing

- Not everyone that lives in a council house is on benefits. Need to change the perception – all sorts of people live in council housing. The Queen lives in a council house, the Prime Minister...
- Seen as second-class citizens

### Housing co-operatives

- There should be more mechanisms for people to set up housing co-ops

### Examples

- Kidbrook Quarter, Lewisham – good building; knocked down what was there previously, not sure if they built enough social housing to cover what was lost
- Woodberry Down Estate – massive block built looking over reservoir. Absentee landlords bought off plan – company went over to trade shows abroad

## **Given the shortage of land and the need for new housing, where in Tottenham should new housing be provided?**

### Possible sites

- There is a sliver of land by Monument Way that could contain a small development, though concerns raised that it is already developed enough
- Brown sites/possible development sites – Ashley Road, Fontayne Industrial Estate, Coronation sidings
- More public housing in Muswell Hill but the land is more expensive and NIMBYism (not in my back yard) prevents this
- If there are 3 storeys presently they could be 4 storeys
- Potential to redevelop existing stock, eg: on Culvert Road, Chesnuts Estate, Broadwater Farm, Park Lane – knock down and rebuild but let people move back
- Development to be matched in the west of the borough
- Spurs have a lot of land which should be released for redevelopment
- Markfield Road is an area where new housing could be built, but concern raised about more building where there is already a high density of housing, such as the Markfield Estate
- Apex House, Alexandra House and other similar big buildings should be demolished and social housing built in their place; council staff would then be obliged to work in the community

- Where existing housing is too expensive to bring up to the decent home standard then knock them down and build new homes that meet standards
- Down Lane is being developed; as a result people should feel safer and have things to do; there should be better sign posting to it
- Use empty industrial estates, eg: along Albert Road there is an industrial estate which is unused and could be used for housing
- Land at the back of IKEA
- Unused public toilets and other unused Council owned properties could be converted to housing
- Since riots all work has concentrated on High Road to the detriment of other areas
- Redevelop Chesnut, Broadwater Farm, Park Lane for new sense of safety

#### Areas that should not be considered

- Not on any existing green space/parks
- Do not redevelop Love Lane Estate – Love Lane hinged on building of new stadium – there are good houses there currently
- Large green space at the back of South Tottenham station – this should be kept as green space for wildlife, not used for housing
- Council should use social housing stock better – match housing to people's needs, encourage downsizing to provide family homes for bigger families and encourage elderly and younger people living together

#### Building standards

- All redevelopment to be of a good standard
- Concern about high density of people in Tottenham – tower blocks aren't built in Hampstead

#### Supporting the existing community

- Everyone who loses a home through regeneration should get a home back
- New housing should be for local Tottenham people

#### Examples

- Block of flats opposite Park View School cited as good redevelopment / refurbishment