

HIGH

ROAD

WEST

SECTION 105 HOUSING ACT 1985 CONSULTATION ON THE OWNERSHIP AND MANAGEMENT OF REPLACEMENT SOCIAL RENTED HOUSING



LONDON BOROUGH OF HARING

**LOVE
LANE**



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Introduction



Dear Secure Council Tenant

As you will be aware, in December 2014 we agreed a masterplan and regeneration proposals for the High Road West area which includes the Love Lane Estate.

Your feedback was overwhelming in support of regenerating the estate and building new homes, with 70% of residents supporting the change.

I believe that the plans, created in partnership with the community, will bring far reaching benefits to you and your neighbours, including new homes, job opportunities, new community and health facilities and a brand new Library and Learning Centre. But I want to continue to consult residents every step of the way about the future of High Road West.

Thank-you for being so involved and for working with us to create a Residents Charter, Residents Association and Design Guide and thank-you to those residents who have been involved in the procurement process to find a development partner to build the High Road West Scheme, helping us select three development partners from a long list of 6. I hope these residents will continue to be involved as we discuss the partners' proposals for High Road West and choose one partner.

In 2014, 90 Love Lane residents contributed to a list of 101 regeneration principles forming the Resident Charter. I took the Charter to the Council's Cabinet and the Cabinet agreed the Charter and committed to addressing all 101 principles. One of the key principles within the Charter was that 'existing council tenants should have the right to remain council tenants', our commitment was that 'whilst we are ambitious that replacement social housing in the masterplan area remains in council ownership we cannot guarantee this at this stage in the regeneration process.'

This means that I was always expecting to have further engagement and consultation with you on the ownership and management of the new homes when more information about the regeneration scheme was known.

The questions we are asking you today form part of this consultation and the next steps to delivering your new homes. I want to know what your thoughts are on the management and ownership of the new homes, whilst we are still talking to three potential development partners and are able to shape each partner's proposals.

The three potential development partners are; Barratt Developments Plc, Leandlease Developments Ltd and Linkcity (Bouygues). We are engaged in what is called a competitive dialogue process with the potential partners which means that your views will feed into those conversations and shape the final agreement with the selected developer for High Road West. We aim to select the partner in the summer.

The questions we are asking you today are the next steps to delivering your new homes, with the options clearly laid out in this document, and is formal consultation under section 105 Housing Act 1985.

I really look forward to hearing your views.

Cllr Alan Strickland
Cabinet Member for Housing and Regeneration



What we would like you to do



Please read this pack to help you understand the options we are considering and what this means for you.

Then, to make your views known to the council you can do one of the following:

- Complete a feedback form online at **www.tottenham.london/HRWConsultation**
- Complete the paper feedback form included with this pack and return in the supplied prepaid envelope
- Hand your form back in person to one of your Rehousing Officers, Sheila Miranda and Fatima Kirsarkye, who are based at the Grange 32-34a White Hart Lane, N17 8DP
- Hand your form back in person to your Independent Tenant and Leaseholder Association representative for the Love Lane Estate, Damian Tissier
- Email your views to **tottenhamregeneration@haringey.gov.uk**
- Write to:
**High Road West Consultation
Haringey Council
639 Enterprise Centre,
639 High Road,
London, N17 8AA**

The consultation ends on the 5 May 2017. Your feedback and views must be received by this date.

If you would like to speak to a Council Officer about the information within this pack you can:

- Attend one of the drop-in events (dates detailed below) where you can speak to a Council Officer on a one-to-one basis or Damian Tissier, the Independent Tenant and Leaseholder Advisor for the Love Lane Estate
- Arrange for your Rehousing Officer to visit you in your home.

Your Rehousing Officers' details and the dates of the drop-in sessions can be found below:

Drop in events will be held for Love Lane residents at the Grange, 32-34A White Hart Lane, Tottenham, London, N17 8DP, on the following dates:

- **Tuesday 4 April 2017, 12 noon – 4pm.**
A Turkish interpreter will be available
- **Thursday 20 April 2017, 7pm – 9pm.**
A Turkish interpreter will be available

To arrange for a Rehousing Officer to visit you in your home, please contact one of the Re-housing Officers on the contact details below:

- Sheila Miranda,
Email: **Sheila.miranda@haringey.gov.uk**
Tel: **020 8489 5298/ 078 9055 6506**
- Fatima Kirsarkye,
Email: **Fatima.kirsarkye@haringey.gov.uk**
Tel: **020 8489 2499/ 078 1265 9154**

If you would like this document in another language, please call **020 8489 5317**

About the consultation



What is the section 105 Housing Act 1985 consultation about/why am I being consulted?

When the High Road West regeneration scheme goes ahead it will mean all properties on the Love Lane estate will need to be demolished and new high quality replacement homes will be built.

As a secure council tenant on the Love Lane estate you have been provided with a range of rehousing options, one of which is to move to a high quality modern home in the High Road West regeneration area.

The consultation is about the ownership and management of the replacement social rented housing to be built in the new High Road West redevelopment and so will only apply to you if you

move into one of these homes. We have a duty to consult you under section 105 of the Housing Act 1985.

If you would like more information about the High Road West redevelopment and your rehousing options – please contact your rehousing officer (see page 6) or visit www.tottenham.london/HighRoadWest

Properties included in the consultation

This area includes the following properties on the Love Lane estate: Charles House, Ermine House, Moselle House, 2-32 Whitehall Street, 3-89 Whitehall Street, 4-18 Brereton Road, 2-28 Orchard Place, 9-39 White Hart Lane and Kathleen Ferrier Court.

What are the options I am being consulted on?

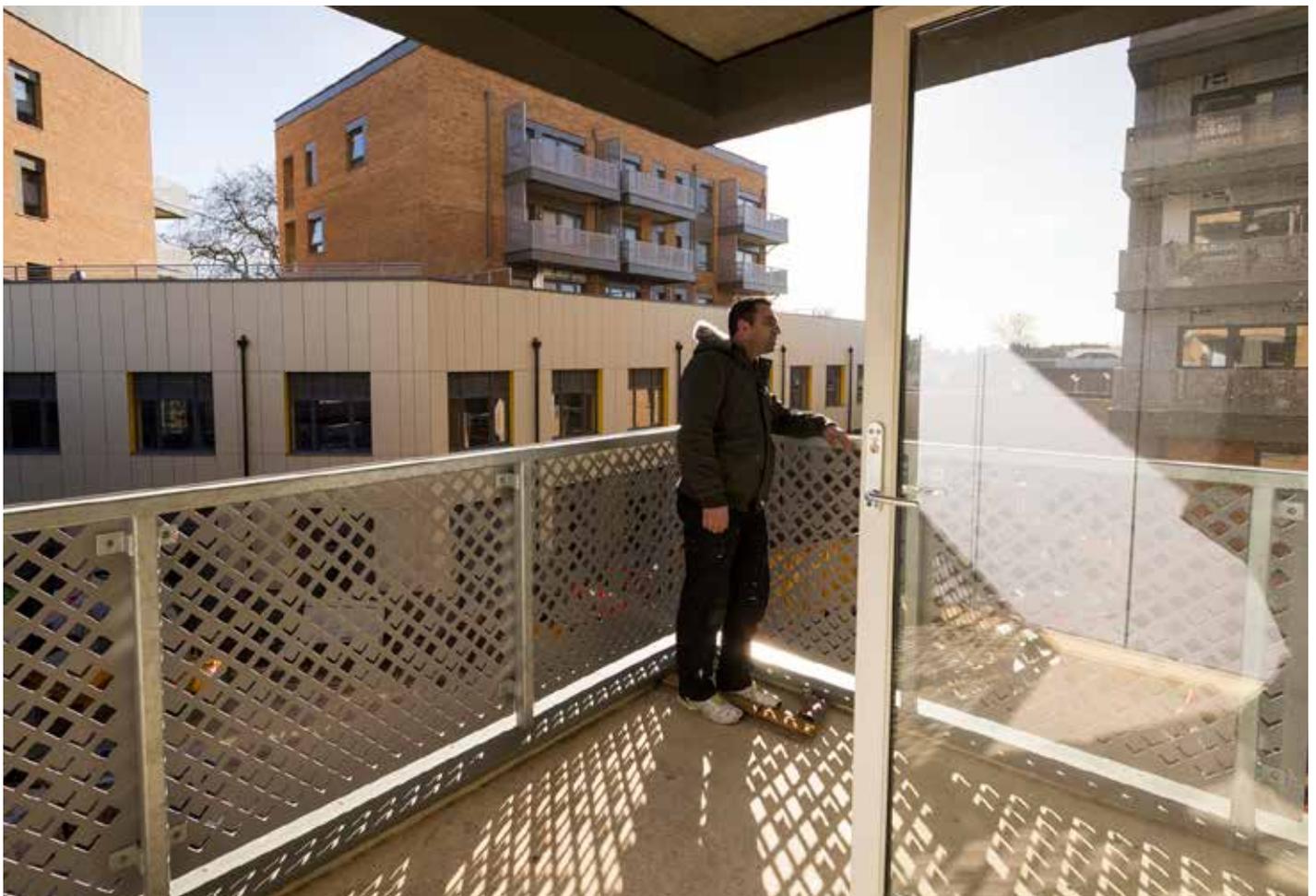
You are being consulted on who should buy and own the 145 replacement social rented homes on the High Road West redevelopment, and who therefore, would be the landlord of your new home, if you choose to be rehoused in one of the replacement homes.

We have two options:

- **Option 1: Haringey Council buys and owns the replacement social rented housing**
- **Option 2: A Housing Association buys and owns the replacement social rented housing**
Throughout this document we have used the term "Housing Association" by which we mean a private registered provider of social housing held on a government register (formerly known as housing associations or registered social landlords). Some are charitable bodies and others are not.

All of the feedback received will be used to inform discussions with the three bidders and subsequently the selected development partner and will inform the following decisions:

- Ownership and management of the replacement social rented housing to be council or Housing Association
- The management arrangements, i.e. services and service charge of the replacement social rented housing
- The tenancy terms of the replacement social rented housing if they are bought by a Housing Association, These terms can match or enhance your existing tenancy terms and can replicate your existing statutory (legal) rights by writing them into a contract with the Housing Association which will last the whole of your lifetime tenancy



Key considerations

Change of tenancy type

Currently you have a **secure tenancy** with Haringey Council as your landlord. Secure tenancies are provided for under the Housing Act 1985. If a Housing Association was to buy the social housing in High Road West, it would mean that the tenancy of your new home would not be a secure tenancy.

This is because Housing Associations cannot grant these forms of tenancy. Your new tenancy would be an **assured tenancy** and the property would be owned and managed by them. Assured tenancies are provided for under the Housing Act 1988.

Your existing secure tenancy with Haringey Council consists of statutory rights, which are set in law and include rights such as the right to buy, and your tenancy terms which are set by Haringey Council and include what you can and cannot do in your property (for example have pets in the property).

Existing Statutory rights

There are some statutory (legal) differences between a secure and an assured tenancy, which results in secure tenants having greater rights. However, it is possible to grant to an assured tenant similar rights to a secure tenancy. This can be done by different routes, in particular by including additional terms in the tenancy agreement. Where these routes are taken, **in practice secure and assured tenancies can feel the same.**

We want to reassure you that if we decide that your new landlord is to be a Housing Association, and not the Council, we will take all the steps we reasonably can to see that:

- Your new tenancy will be a lifetime tenancy
- Your rent, excluding service charge, will remain a "social rent", set at approximately the same level as if you were a council tenant i.e target rent
- You will have a similar right to buy your new property
- You will be able to pass your property to a successor e.g. spouse, civil partner, long term live-in partner in the same way as if the council was the landlord of your new property
- You will still have similar rights to be consulted on any changes to your tenancy terms and conditions

For more information about your Existing Statutory Tenancy rights contact your dedicated rehousing officers Sheila on **Sheila.Miranda@haringey.gov.uk** or Fatima on **Fatima.Kirsarkye@haringey.gov.uk**

You can also speak to the Independent Tenant and Leaseholder Association for the Love Lane Estate, Damian Tissier – **DamianTissier@gmail.com**



Existing Tenancy Terms

Currently you have a written Secure Tenancy Agreement with Haringey Council. This Agreement sets out the terms of your tenancy, i.e what you can and can't do and what the council can and cannot do. In this information pack this is what we mean by your 'Existing Tenancy terms'.

You are welcome to review your tenancy agreement for more information, but to remind you of what tenancy terms you have, examples of headings in the agreement are:

- Using your home
- Cleaning and Refuse
- Gardens and Outside Spaces
- Repairs
- Alterations and Improvements

Your Existing Tenancy terms can be found at www.tottenham.london/HRWconsultation

If the new social rented housing in High Road West is bought by a Housing Association, then you would have a new written Assured Tenancy Agreement with them. We will ensure that your rights in the Existing Tenancy Terms will be carried through into a new Assured Tenancy Agreement.

We want to reassure you that if we decide that your new landlord is to be a Housing Association, and not the Council, we will take all the steps we reasonably can to see that the tenancy terms remain the same, or are enhanced based on the feedback you provide.

For more information about tenancy terms contact your dedicated rehousing officers or to the Independent Tenant and Leaseholder Association representative.



Service package

The service package is the range of services provided to you as a tenant in your building and includes the costs directly related to your building that the landlord or their management company must pay for those services. These costs are called a service charge. The services provided could be things like repairing lifts, maintaining gardens and decorating the building and communal areas.

Currently your building is managed and maintained by Homes for Haringey. You already pay service charge but this is included with your rent and charged as a single sum.

If the social housing in High Road West is sold to a Housing Association, the housing will be managed by them. Your Assured Tenancy Agreement will require you to pay a service charge as a sum separate from your rent.

We are committed to ensuring that the service charge for the new homes within the development are affordable for all residents, however, due to the fact that there will be more services provided for tenants in an improved and more secure environment, it is likely that the cost will go up – this may be due to increased services such as CCTV, concierge, lift maintenance, cleaning and repairs, more lighting and lots of green space and planting.

If the replacement social rented housing is bought by the council, your service charge is likely to increase due to the reasons above and this will be added to your rental payment. If the replacement social rented housing is bought by a Housing Association, your service charge will likely increase for those same reasons and you will be charged this on top of your social rent (target rent).

Your feedback in this consultation can influence the services that are delivered for the replacement social rented housing in High Road West which would therefore influence the service charge. However the overall quality and service offer improvements mean that the service charge is still likely to increase.

We want to ensure that we provide safe, secure homes in an attractive and welcoming environment and provide the services you require at an affordable level. We have not yet agreed the design and level of services delivered through the High Road West Scheme, therefore your feedback in this consultation can influence the services that are delivered for the replacement social rented housing in High Road West which would consequently influence the service charge costs.

We would also add that whether the landlord of your new property is the council or a Housing Association you will also be required to pay for all energy bills and utilities costs.

We want to reassure you that we will get the best possible deal for tenants when negotiating a new service charge and service package.

Our preferred option

Financial implications

When we consulted in the autumn of 2014 a number of you expressed a desire that the council should be the landlord of the replacement social rented housing to be built on the High Road West development. Following the consultation our preference was also to own the replacement social rented housing. We have looked very carefully at this possibility and it is now our preferred option for a Housing Association to own this replacement housing due to the financial implications below.

The cost of the replacement social housing on the High Road West scheme is projected to be approximately £13m.

If this was to be council housing we would have to buy it back from the developer which would mean less money to spend or invest in current housing stock elsewhere in the Borough e.g. major works or repairs or building new houses.

We would like to undertake these activities to increase and improve our existing housing stock as well as having new regeneration schemes which can benefit as many residents in the borough as we can.



The High Road West regeneration scheme

What has happened so far?

In order to get to this point we have created a series of proposals, each informed by consultation with residents.

Spring 2012

Arup was appointed to help Haringey Council develop the High Road West masterplan and the process of developing a masterplan was commenced.

Spring 2012 September 2014

A series of consultation events were held with the local community to help shape the masterplan options and the final masterplan. These events included workshops, training, one-to-one meetings, drop-in sessions.

2013-2014

Haringey Council worked with Love Lane residents to develop the secure tenant and leaseholder guides and the Resident Charter.

September 2014

The Community Hub, at the Grange, 32-34A White Hart Lane, N17 8AD opens. In December 2014 and ongoing, the Love Lane rehousing team support residents from this central location and hub.

December 2014

The High Road West Masterplan was approved by Haringey Council's Cabinet. Included a Resident Charter which made the commitment that all secure council tenants on the Love Lane Estate will:

- Be offered a new, high quality, modern home in the redevelopment area that meets their needs
- Continue to pay social rent, not new affordable rents
- Continue to have a long-term tenancy
- Have a dedicated re-housing officer to support them through the whole moving process
- Receive home loss compensation, with all reasonable moving costs paid

December 2015

Approval by Cabinet of procurement of development partner for High Road West regeneration scheme.

Summer/ Autumn 2016

High Road West procurement process commenced to select a development partner.

October 2016

Resident representatives on a specially formed 'Design Panel' took part in dialogue sessions with six shortlisted bidders to feedback on the vision and designs proposed for High Road West.

January 2017

Three bidders are selected to continue in competitive dialogue. They are selected by scoring highest overall on the different elements of their propositions – including their response to the Resident Charter and Design Panel.

What stage are we at now?

From a longlist of six potential developers, we have shortlisted three. They are; Barratt Developments Plc, Lendlease Developments Ltd, Linkcity (Bouygues).

As part of the selection process the developers met with Love Lane residents and pitched their ideas to resident representatives on a specially formed 'Design Panel'.

In the Spring, the bidders will each submit a final tender document and these will be scored and independently moderated in order to reach a preferred bidder.

The final decision on which developer is chosen will be taken by Haringey Council's Cabinet in Summer 2017.

What happens with my comments on this consultation?

Your comments will feed into the decision by Haringey Council's cabinet on who should own the replacement social rented housing and therefore be the landlord of these properties. This will happen in summer 2017 alongside the Cabinet decision on

the preferred developer for the High Road West regeneration scheme.

We are holding this consultation now as your responses will shape discussions with the developers, inform their future plans and inform our decision regarding whether it should buy the replacement homes (and be your landlord) or whether a Housing Association should do so (and be your landlord).

We do not propose to consult you again on the precise identity of the Housing Association if we do decide that that is the route to be taken. We do not consider it would be necessary because the chosen Housing Association would have to agree to honour the reassurances we have made in this consultation document. However the council and any future Housing Association will continue to work closely with existing Love Lane residents.

For your information the Housing Association that is potentially partnering with Barratt Developments Plc is L&Q (London & Quadrant), whilst Genesis is potentially partnering with Linkcity (Bouygues). These are both substantial, well-established Housing Associations.



Glossary of Terms

- **High Road West** – a proposed regeneration scheme covering 11 hectares broadly between Tottenham High Road and the railway line (White Hart Lane Station), running from Brereton Road in the south to the former Sainsbury's site in the north
- **Replacement social rented housing** – the new housing to be built in the High Road West regeneration scheme that has been allocated for current secure council tenants in the Love Lane estate and which will continue to offer social rents
- **Private registered provider** – a private provider of social housing held on a government register (formerly known as registered social landlords or Housing Associations). Some PRPs are charitable bodies and others are not
- **Secure tenancy** – Most council tenancies are secure tenancies. They carry certain statutory (legal) rights
- **Assured tenancy** – Most social tenancies granted by Housing Associations are assured tenancies. They are regulated and guided by government bodies but do not carry the same statutory rights as an assured tenancy
- **Existing Statutory rights** – statutory rights conferred on secure tenants which are not conferred in an identical way or at all on assured tenants
- **Existing Tenancy terms** – the rights and responsibilities contained within your current written Secure Tenancy Agreement
- **Tenancy Agreement** – the contract between a landlord and a tenant regarding the rights and responsibilities of both parties
- **Target Rent** – the Government's standard formula for setting social rents, including a standard rent increase formula
- **Succession** – the right to pass on the tenancy to a successor, usually a family member who is resident in the home
- **Right to buy** – the legal right to buy, at a discount, the home lived in by eligible secure council tenants
- **Assignment** – the legal transfer of a secure tenancy by an eligible secure council tenant to another person, who then becomes the secure tenant
- **Right to repair** – entitlement to have 'qualifying repair's undertaken and completed within a prescribed amount of time'
- **Right to exchange** – entitlement to swap a secure council home with another council or PRP tenant anywhere in the UK
- **Right to be compensated for improvements** – compensation for certain tenant improvements (to which consent was or should have been granted) that may be payable when a secure council tenancy comes to an end
- **Service charge** – a payment made by the tenant to the landlord or management company as a portion of the costs of servicing only the tenant's building e.g. repairing lifts, maintaining gardens and decorating the building and communal areas
- **Homes for Haringey** – Homes for Haringey is an Arms Length Management Organisation (ALMO), set up in April 2006 to manage Haringey's council housing
- **Concierge** – a security guard present in your building or protected neighbourhood
- **CCTV** – Close Circuit Television uses camera to provide surveillance
- **Door Entry** – the access into a secure building

