During the last quarter of 2016, Haringey Council asked the two main resident associations in the Northumberland Park area (NPRA & SALB) for a list of their key questions about the regeneration plans for the estate and the surrounding area.

This document lists those questions and our response to them, correct as at 31st January 2017.

For up to the date information on regeneration proposals:
visit www.tottenham.london
email tottenhamregeneration@haringey.gov.uk

Or contact your community engagement officers
Eduardo Araujo (NPRA) Eduardo.Araujo@haringey.gov.uk
Chanelle Farrell (SALB) Chanelle.Farrell@haringey.gov.uk

The following questions were put to us by the residents associations:

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1 NPRA – Northumberland Park Residents Association
SALB – Stellar House, Altair Close, Lindales and Bennetts Close Residents Association
Q1 What is the council’s general approach to estate regeneration?

Q2 Should the regeneration of Northumberland Park be (a) refurbishment or (b) demolition and rebuilding?

Q3 Isn’t this regeneration another word for “social cleansing”?

Q4 The Council is still spending money on decent homes on the one hand and on the other they are thinking about demolition, isn’t this wasting money?

Q5 Will the council provide like for like homes in the new development? Will these homes be for secure council tenancies?

Q6 Will there be an assessment carried out on the current living condition of residents or will they be reprovided with a home based on their current tenancy?

Q7 What will happen to the adult children currently living with their parents who are tenants?

Q8 Will I be offered the right to return? / Where will they be relocating people to?

Q9 What will the offer be for the leaseholders?

Q10 How will the sheltered housing schemes be affected by this process?

Q11 Will affected Housing Association tenants be rehoused in the area under the same conditions?

Q12 What will happen to the schools?

Q13 When will a development partner be on board?

Q14 What is the timeframe for regeneration?

Q15 What is going to be done for the moment to tackle the antisocial behaviour in the area?

Q16 What system if any is in place for those that will fall into the “regeneration gap” – is the system fully structured and functional etc? What about the lack of communication with the Council, agencies and the time taken for corresponding?

Q17 Where are we now in the process?
Introduction

Informed by the wide ranging ‘Tottenham’s Future’ community consultation, the Tottenham Strategic Regeneration Framework (SRF) sets out a vision for the comprehensive improvement of Northumberland Park, including that “The neighbourhood will be transformed into a mixed and sustainable community where people want to live, work and visit.” The SRF set the direction and context for the subsequent development of the Northumberland Park Strategic Framework in 2014 which was developed following a comprehensive two stage community engagement programme involving hundreds of local people. The Northumberland Park Strategic Framework sets out:

- An initial vision for the area
- Potential regeneration strategies and scenarios
- Community involvement
- Existing and future land uses
- Community infrastructure requirements
- Key Principles for Change
- The number of new homes and jobs that could potentially be created

Responding to the community’s feedback, the Northumberland Park Strategic Framework sets out the case for the regeneration of the Northumberland Park estate, including why we believe physical change, including potentially redeveloping parts of the local housing estates, will benefit existing and new communities in Northumberland Park.

The case for change can be summarised as:

- Northumberland Park boasts a proud community and a strong sense of identity but there are unacceptable levels of unemployment, poor health and crime experienced by the local community. There is an opportunity to transform the opportunities and life chances for existing residents by changing the shape of Northumberland Park itself and delivering investment in new homes, businesses community facilities and public spaces.
- There is an opportunity to build significantly more homes in the area, providing a genuine mix of housing including social, affordable and market rents, shared ownership, low cost home ownership and private sale. Tottenham, Haringey and London are facing a housing crisis. The Council owns a lot of land in Northumberland Park and large parts of this land is underused, this means that Northumberland Park has an important role to play in addressing the chronic lack of housing supply across the borough and across London.
- There is a need for high quality education and health facilities in Northumberland Park. The regeneration of the estate provides the opportunity for the relocation of Northumberland Park Community School and the Vale Special School into a purpose built, state of art facility capable of accommodating a greater number of students while still being located on the estate. Given the level of population growth that regeneration will deliver, there is also the opportunity for a new health centre to be delivered through any redevelopment plans.
- Green spaces and public realm should be enhanced so that they can be better used by the local community. At present the estate is poorly laid out and this does not encourage people to pass through it or to dwell. This, combined with large amounts of space that do not benefit from passive surveillance (i.e. are not
overlooked by front gardens/balconies), has seen areas taken over by intimidating groups often partaking in illegal activities. This results in very low footfall and residents feeling unsafe when walking to or from their homes. The Strategic Framework sets out the case for reinstating more traditional street patterns, creating well lit, green and inviting roads, parks and squares so residents and visitors alike will feel comfortable walking through the estate with a knock on reduction in antisocial behaviour.

At the same time, we recognise that the prospect of significant change can be worrying for residents, especially when we don’t yet know the exact extent of the regeneration work that will take place over the next 15-20 years. We have therefore produced this list of key questions, submitted by the resident associations on the estate, and our answers which we have made as open and detailed as we can. We have kept the questions the same as how they were asked – the only changes we have made are to merge duplicate questions together or minor grammatical changes. Once the Haringey Development Vehicle (HDV) is established and the plans begin to form in more detail we will update our answers to these questions. It is anticipated that our Cabinet will agree a preferred bidder in February 2017 and the HDV will be formally established in Summer 2017. Building on the work to date, once the HDV is established there was be a full programme of community engagement to develop options for change and detailed plans for the future of your neighbourhood.

You can also regularly check www.tottenham.london to get the most up to date information. We would also love to hear any questions, concerns or suggestions you may have about the regeneration work via our email address, 
tottenhamregeneration@haringey.gov.uk

Thank you for reading this document, we hope that you find it useful.

Adam Hunt, Area Regeneration Manager (North Tottenham)
Adam.Hunt@haringey.gov.uk

January 2017
1. What is the council's general approach to estate regeneration?

Estate regeneration offers an opportunity to provide existing residents with modern replacement homes, new additional homes providing a mix of tenures and high quality community facilities at the heart of local neighbourhoods. Central to our approach is resident involvement from the very beginning to ensure that regeneration plans provide maximum benefit for local communities and reflect what local communities have told us is important to them.

We also recognise that estate renewal is disruptive to the lives of the residents affected and can cause upset and distress to residents. We will always aim to:

- Enable council tenants to move to replacement homes in new developments if they wish to do so
- Enable residents to move to alternative council owned homes in the borough on a secure tenancy if they would prefer to move or assist resident leaseholders or freeholders who wish to remain in the area to do so
- Provide advice and support to private tenants affected by the regeneration to help them find suitable alternative accommodation

Where estate renewal is agreed, residents can expect:

- A range of compensation and financial assistance in accordance with their entitlements set out in legislation

Our general approach to estate regeneration is set out in the Estate Renewal Rehousing and Payments Policy and Housing Strategy which are available on our main website – [www.haringey.gov.uk](http://www.haringey.gov.uk). These policies and strategies set our baseline position in relation to estate regeneration; aspects may change depending on the specific circumstances of a neighbourhood. It goes without saying though that we will try our utmost to accommodate resident choice, to either remain in the area, or move to affordable accommodation elsewhere within the financial limits of the scheme.

2. Should the regeneration of Northumberland Park be (a) refurbishment or (b) demolition and rebuilding?

Consultation carried out in north Tottenham to inform the Northumberland Park Strategic Framework has told us that comprehensive regeneration and change is favoured by the majority of the community. Although each block/house within the area which is being considered for regeneration will be assessed on an individual basis, the starting assumption is that a large proportion of council owned (and some privately owned) property will need to be demolished and rebuilt. There are three key reasons for this:

1. To provide higher quality homes in line with today’s standards, including more family homes to meet housing need in the borough

2. To provide a much higher number of homes with a mix of tenures, helping to create choices for residents, mixed and balanced communities and helping to tackle the housing crisis which affects London
3. To recreate traditional street patterns, design out crime, increase the quality and usefulness of green space and make the estate feel safer and accessible for all residents and visitors

However, while possible scenarios for change and numbers of new housing have been expressed in the Strategic Framework, no final decisions have been made regarding the scale and extent of regeneration. This will be determined once the Haringey Development Vehicle (HDV) has been set up and full consultation and engagement has been carried out to develop a masterplan that meets the need of the community. This will include comprehensive consultation with residents in line with best practice and all statutory requirements.

3. Isn’t this regeneration another word for “social cleansing”? 

Absolutely not. Our estate regeneration plans are not about moving anyone away from the area or reducing affordable housing. They are about providing modern, purpose built, replacement affordable homes in mixed communities with excellent schools, health centres and community facilities.

We recognise that while many residents will wish to remain in the area, particularly if, for example, they have children in local schools, we also know that some people will wish to move elsewhere. Therefore, Council tenants will either be offered a new home of a higher quality located in an improved environment with similar levels of rent and security of tenure or, if they wish, a new home elsewhere in the borough. The additional new homes of various tenures will create genuinely mixed communities, which will benefit both new and existing residents through both physical and economic improvements, including more employment and leisure options.

Some residents may choose to use their priority status on the waiting list to move elsewhere in the borough, but this is about providing residents with an additional level of choice, if residents wish to remain then our aim is to ensure that they are able to.

4. The council is still spending money on decent homes on one hand and on the other they are talking about demolition, isn't this wasting money?

We are committed to maintaining estates to a satisfactory standard, regardless of future plans, as people are living there and it would not be fair on them to let an estate fall into disrepair because of these plans. We plan the money that will be spent on decent homes on an annual basis, taking into account any plans for demolition. However, while we will not spend money on unnecessary improvements to blocks which are due to be demolished, we will always ensure that we meet all legal and health and safety obligations.
5. Will the council provide like for like homes in the new development? Will these homes be for secure council tenancies?

We are strongly committed to providing a mix of housing and the provision of good quality, affordable housing is a high priority for us within the current Corporate Plan 2015 - 2018.

Our Housing Strategy states:

“The council will:

- Aim to re-provide the number of habitable rooms in council homes lost through demolition, with an emphasis on providing family accommodation, recognising that this will sometimes mean a reduction in the overall number of social rented homes on some estates
- Provide new affordable home ownership properties as well as market housing, both for sale and rent

Haringey’s policy - the replacement of existing council housing on regeneration estates being on a ‘habitable rooms’ basis rather than ‘lost units’ basis – is to enable the borough to maximise opportunities to meet known affordable housing need.

Affordable housing need in the borough is for fewer smaller homes and more, larger homes than are currently provided within the council housing stock. The number of current habitable rooms will be the minimum replaced and the council will always try to increase the number built, subject to viability.”

We recognise that while many residents will wish to remain in the area, particularly if, for example, they have children in local schools, we know that some people will wish to move elsewhere. We will therefore give priority to council tenants in properties identified for demolition on the council waiting list and provide support for residents who wish to move into council property elsewhere in Tottenham or Haringey. Likewise, we will do everything we can to make the transition from old to new home as smooth as possible for those who stay living on the estate.

Secure Council tenancies:

We will be working to ensure that all replacement tenancies are as close as possible to existing tenancy arrangements. This means that where a tenant currently has a secure tenancy we will aim to replicate the rent level and lifetime tenancy condition that this currently offers.

We still have some work to do to define the precise terms of tenancies in homes built by the HDV, but our starting presumption for HDV tenancies is that the only significant difference between them and existing secure tenancies will be that tenants will no longer have the right to buy for the new homes.

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2 Habitable room - a room used for dwelling purposes but which is not solely a kitchen, utility room, bathroom, cellar or sanitary accommodation (e.g. bedrooms, living room).

3 Units/Lost units – In a development context homes (flats and houses) are sometimes referred to as units. Lost units means the number of homes demolished through any regeneration programme.
We recently consulted on our updated Tenancy Strategy which, in response to government policy, is looking at a number of changes including the requirement that all new tenancies be fixed term tenancies rather than lifetime tenancies. If implemented, these will apply to all new tenancies whether in current council buildings or new ones. This means that tenants on an existing secure tenancy will be offered a tenancy as close to their current tenancy as possible (i.e. lifetime tenancy) while newer tenants on fixed term tenancies would continue to be on a fixed term tenancy in their new home.

What this means for council tenants and their tenancies on the Northumberland Park estate

- If you are an existing tenant and your home is not redeveloped then there is no change
- If you are an existing tenant and once the rehousing process is opened you exercise the option to move to a council property elsewhere in the borough then there is no change
- If you are an existing tenant and you move into a new home built by the HDV you will be offered a new tenancy which will be as close as possible to your existing tenancy both in terms of rent and tenancy conditions, although you will probably no longer have the right to buy

6. Will there be an assessment carried out on the current living condition of residents or will they be re-provided with a home based on their current tenancy?

Yes, an individual assessment will be carried out.

Each council tenancy household affected by the estate renewal programme (i.e. those that are in buildings which are going to be demolished) will be subject to a housing needs assessment. There are two main reasons for this:

1. To better understand the level of housing need amongst existing residents and to try to match households with appropriately sized new properties. This includes households that are over-occupying as well as under-occupying their current home.

2. To identify if there are any additional requirements, such as adaptations, required for residents moving into a new home.

Housing Needs Assessments will be started soon after any Cabinet decision to go ahead with an estate renewal programme. Each assessment will be made on a case by case basis.

Tenants will be offered a new home based on their assessed needs in accordance with our Allocations Policy (please note that a new borough wide Allocations Policy is planned to be considered by the council’s Cabinet in March 2017 although the new policy is unlikely to lead to any changes to the points below). In particular:
Tenants with a home bigger than they need who are willing to transfer from a large family home with four or more bedrooms may, at our discretion, be allowed to under-occupy their new home by one bedroom, as set out in paragraph 15.22.7 of the allocations policy

Tenants who are willing to transfer from a family home that has three or more bedrooms and has been substantially adapted to meet the needs of a wheelchair user or someone with very limited mobility may, at our discretion, be allowed to under-occupy their new home by one bedroom, as set out in paragraph 15.23.3 of the allocations policy

Where a home is overcrowded we will look to offer a suitably sized home for the named tenant/s and their dependent children. Any additional household members (e.g. adult children) will be considered on a case by case basis

If there is a not a suitably large enough property available for a household in the new development the case will be dealt with on an individual basis. We will work with such households to make the process as smooth and non-disruptive as possible

7. What will happen to the adult children currently living with their parents who are tenants?

An assessment will be carried out on all household members and the rehousing option/s offered will be based on this. Our primary responsibility is for the named tenant/s on the tenancy agreement, not any adult children living in the property that do not appear on the tenancy agreement.

However, where it is feasible, we will look to assist adult children to find suitable accommodation, whether in existing council stock, affordable or intermediate options in the new development or on the private market.

8. Will I be offered the right to return / where will they be relocating people to?

Our Estate Renewal Rehousing and Payments Policy states that “The Council will aim to offer secure tenants the option of returning to a new permanent home on their estate where possible, on a scheme by scheme basis. Therefore, tenants may need to move on a temporary basis whilst permanent accommodation on their estate is being provided. Alternatively, tenants may need to move directly to permanent accommodation elsewhere [in the borough].”

All residents living in a block that will be demolished will automatically be given priority on our housing waiting list, giving them the opportunity to bid for properties elsewhere in Tottenham or Haringey that become available.

Many residents will welcome this as it will allow them the opportunity to move closer to family, employment or transport links that are more convenient for them than their current location. Some will also choose this option as they would prefer this to being surrounded by building work for a long period of time. Others will wish to remain in Northumberland Park and it is our intention that all those who wish to remain will be able to do so.
We know that the circumstances for each resident are different and so we will have dedicated staff allocated to the estate to provide assistance to residents with whichever option they choose.

Wherever possible, where a tenant wishes to remain on the estate, this will be through moving them from their current home into a permanent replacement once it has been built. However, as building work is often done in phases, there may be some occasions where a “double decant” (moving to a temporary home before moving into a new permanent home) is required. Where this is the case we will discuss the implications and options with residents and try to ensure the process is as smooth as possible.

In Northumberland Park, there are currently a disproportionately high number of one bedroom flats - about 45% of our housing stock on the estate. As a result we have committed to reproviding the same number of “habitable rooms” rather than the same number of “units.” This means that for the reprovided social housing there will be fewer one bedroom homes but more family sized homes.

It is not possible to say that every resident currently living on Northumberland Park will be living there when the regeneration is finished. However, we have looked at the number of tenants that move away from the estate each year and identified that over a ten year period (the minimum length the regeneration programme will take) significantly more people move away through personal choice or a change of circumstances than the number of one bed homes that will be lost. This, coupled with enabling residents who wish to move away greater priority on the waiting list, means that we should be able to meet our ambition to offer every tenant the right to return if they wish to do so.

9. What will the offer be for the leaseholders?

For non-resident leaseholders (i.e. those who have purchased their homes as an investment and are letting them out) there will be a standard offer of market value plus a small additional compensation payment.

For resident leaseholders (i.e. those who have purchased their homes and currently live there) who wish to remain in the area we will endeavour to provide a home ownership option in the new development. Due to uplifts in value this is likely to be some form of equity share arrangement, where leaseholders are given ownership of a proportion of the new, higher value, property to the value of their current property. The remainder would be owned by the HDV but, unlike shared ownership, there would be no additional rental charge against this share.

PPCR, the independent tenant and leaseholder advisor for Northumberland Park, is working with leaseholders to get an understanding of what resident leaseholders want from the regeneration programme. This will contribute towards the development of a Regeneration Charter⁴ which will be used to facilitate discussions with the development vehicle.

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⁴ Regeneration charter – A document setting out a series of commitments to residents, based on what residents have said they wish to see the regeneration programme deliver.
It may be the case that we are unable to guarantee every resident leaseholder a replacement home in the new development. In practice, this is rarely a problem either for leaseholders or tenants, because there are usually sufficient numbers of people who wish to move away from the area as part of the process. Our role is to ensure that those who wish to move away are supported to do so and that those who wish to stay are able to do so, with as little inconvenience caused as possible either way.

We also recognise that there are a large number of complexities involved with moving from one leasehold property to another, including getting a new mortgage, arrangements for inheriting leases and questions about the market value of both the old and new home. It is impossible to cover all of this in a general question and answer sheet as each individual case is different. However, we will work closely with leaseholders, the HDV and financial experts to find a suitable solution for these and other circumstances that arise when we start looking at individual cases.

10. How will the sheltered housing schemes be affected by this process?

If any of the small number of sheltered or good neighbour schemes within Northumberland Park are to be demolished we will work closely with residents of these blocks to identify the best available option. This may be transferring to another scheme in Tottenham or Haringey or moving into a purpose built new sheltered or extra care scheme on the estate.

Whether or not any blocks will be affected has not yet been determined. Once established, the HDV will work closely with residents to develop plans for the estate and ensure that all affected residents are kept informed of plans as they develop and have an opportunity to contribute towards the creation of these plans.

11. Will affected Housing Association tenants be re-housed in the area under the same conditions?

As there is not yet any agreed Masterplan for Northumberland Park, we do not yet know whether Housing Association tenants will be affected. If they are, then it is the responsibility of the housing association to re-house their tenants. Many will be able to offer properties in Haringey or find suitable accommodation elsewhere. We may be open to discussions with housing associations, where feasible, to facilitate property swaps or other options, which could allow housing associations to provide a wider range of options to their tenants.

12. What will happen to the schools?

We are working with Northumberland Park Community School and the Vale Special School to explore options to relocate them to brand new, high quality school facilities as part of an enhanced education offer for the area. The schools will remain on the estate but we expect they will be located closer to transport links and the Frederick Knight Sports Ground.

This will be a key first stage of the regeneration programme and one of its central priorities - providing world class education to residents in the area.
13. **When will a development partner be on board?**

We anticipate that the council’s Cabinet will approve a ‘preferred bidder’ to be our partner in the HDV in February 2017.

There will then be a period of time where final negotiations occur between the ‘preferred bidder’ and us before a final agreement is reached. At present, we expect the HDV to be formally established by summer 2017.

**14. What is the timeframe for regeneration?**

Until the HDV has been established it is very hard to produce an accurate timeline. It is also impossible to predict everything that may happen over such a long time period. The timetable will be affected by, among other things, what comes out of the significant engagement with the local community which the HDV and the Council will need to complete before any proposals are finalised.

The following is only an indication of what the timeline may be and there is no guarantee that the final timeline will reflect what is indicated here. We will continually update this timeline as the programme develops.

- **2017** – HDV established and master planning started with the local community
- **2018** – Following detailed community engagement, master planning completed and planning application process for first phases of development begins
- **2019** – Phase 1 decanting and demolition/construction commences including building a new school
- **2020** – First residents move into new homes
- **2022** – New school opens
- **2030** – Last residents move into new homes
- **2032** – Regeneration scheme completes

**15. What is going to be done for the moment to tackle the antisocial behaviour in the area?**

We are working closely with the police and other council departments to tackle crime from all angles, including designing out crime, enforcement and helping people choose alternative options to crime. We are also piloting different approaches such as security guards and moveable CCTV in specific “hotspot” locations to act as deterrents. We would also emphasise that it is essential that residents report all incidents of anti-social behaviour and criminal activity to the Council or Police so that the appropriate authorities have the evidence base upon which to act.

Through the Transformation Challenge Award we have also created a Community Safety Engagement Officer post. This has led to the creation of a Safety Champion programme where members of the community have taken a pro-active role in encouraging residents
to report crime and acting as a liaison point between the community, the police and the antisocial behaviour team.

16. What system, if any, is in place for those that will fall into the “regeneration gap” – is the system fully structured and functional etc? What about the lack of communication with the Council, agencies and the time taken for corresponding?

We regularly communicate with residents through Tottenham News, Haringey People, our websites, monthly information days and open residents meetings. We have commissioned an independent tenant and leaseholder advisor, PPCR\(^5\), who have carried out extensive outreach work with residents too. We will utilise the social supermarket\(^6\), community groups and other facilities as an opportunity to talk to as wide a group of residents as possible.

We have a dedicated community engagement officer for each area (contact details at the beginning of this document) and we support the resident associations to reach out to as many residents as possible. We are training a group of resident “place champions” to further their understanding of regeneration and the built environment and are helping them to transfer this knowledge to the wider community to allow for effective and constructive dialogue when the master planning process starts.

All the latest information can be found on our website – [www.tottenham.london](http://www.tottenham.london) and we run monthly “information days” (last Tuesday of the month) where anyone can drop into 163 Park Lane and speak to staff about any questions or concerns they have.

We are also aware that private residents who have no direct relationship with the council are also affected and will be working with the HDV to ensure that they are kept fully informed and consulted as part of our statutory obligations.

17. Where are we now in the process?

We are investing a lot of time in building the capacity of residents so they fully understand regeneration and what it could mean for Northumberland Park so that when the HDV is established during 2017 they can be fully involved in the development and design of master plans.

Place Champions and the resident associations will be heavily involved in the creation of their neighbourhood and will help their neighbours put across their views when it comes to influencing future plans. We encourage all residents to get involved with their resident association, come along to our information days, and keep up to date with the regeneration plans on our website [www.tottenham.london](http://www.tottenham.london)

\(^5\) PPCR – “Public Participation Consultation and Research.” A company independent from the Council who provide residents with support around regeneration.

\(^6\) Social supermarket – an innovative initiative which combines selling surplus food from supermarkets at significantly reduced prices to members with providing support to members based around a “success plan” that the member puts together when they first join the scheme.