

HIGH ROAD WEST REGENERATION PROPOSALS

PRIVATE TENANT GUIDE

**THIS DOCUMENT PROVIDES INFORMATION FOR PRIVATE TENANTS
RENTING A PRIVATE PROPERTY ON THE LOVE LANE ESTATE.**

Introduction

The council is developing a masterplan and regeneration proposals for the High Road West area. Developing a masterplan is the best way to ensure we can bring the changes people have told us they want to the area, including more high-quality housing, better jobs and employment opportunities, tackling crime and anti-social behaviour, and improving community and leisure facilities.

If the masterplan is agreed and the regeneration proposals go ahead then we will need to demolish some properties within the High Road West area. The properties affected include homes on the Love Lane Estate, 731-759 High Road and 6a-30 White Hart Lane and 44-50 WHL White Hart Lane.

This guide sets out what will happen if the regeneration does go ahead and our commitments to support private tenants through this process.

At present this is a draft guide for private tenants. This guide will be agreed by the council if the masterplan is agreed.

If you have any questions or queries about the information within this guide, please contact Sarah Lovell, Area Regeneration Manager, by emailing sarah.lovell@haringey.gov.uk or telephoning on 020 8489 2025.

Commitment 1 – We are committed to ensuring that you are fully involved in the regeneration proposals and regularly updated.

We will meet this commitment in the following ways:

Regular honest communication

We will provide you and your landlord with regular, honest communication about the regeneration proposals throughout the regeneration period. We will also provide you with dedicated points of contact so you know who you can go to ask any questions or queries you may have. This will include Sarah Lovell, the Area Regeneration Manager.

Working together

We are committed to working with residents to ensure that you influence the regeneration proposals.

Commitment 2 – We are committed to ensuring that you have access to free support and independent advice

Re-housing officer

We will ensure that each household has access to a dedicated re-housing officer to help you develop a re-housing plan. The re-housing officer will meet with you on a one-to-one basis to get to know you and your families' needs and requirements, they will be able to keep you fully informed about the re-housing process and the re-housing options available to you.

Independent Tenant and Leaseholder Advisor

If you are a private tenant on the Love Lane Estate you will have access to the Independent Tenant and Leaseholder Advisor (ITLA) for the Love Lane Estate- Strategic Urban Futures. The ITLA will continue to work with you to provide impartial advice and support about the regeneration and re-housing process.

Haringey Housing Service

Eligible residents will also have access to Haringey's Housing services, which will provide support in finding suitable accommodation. This will include support finding suitable private rented accommodation. Further information and advice can be found at: www.haringey.gov.uk/housingoptions

Commitment 3 – Work with you to ensure that you are able to access alternative housing

Timely re-housing advice

The council will not need to purchase properties in the area for quite some time at least 2- 5 years. We will ensure that your dedicated re-housing officer will keep you regularly updated about the regeneration process and when we will need to purchase your landlords property. We will provide you with timely re-housing advice to ensure that you are fully prepared for the move process and that you have a re-housing plan in place in advance of your move.

However, your landlord may want to sell their property early. It is important that you keep in contact with your landlord. Once your landlord has told you that they wish to end your tenancy you should inform re-housing officer at the soonest opportunity so that they can provide you with advice.

Private rented accommodation within the regeneration area

New private accommodation will be available to rent in the regeneration area. At present the council does not know what the rent levels will be for these properties. If you are interested in renting one of these properties please inform your re-housing officer and they will be able to record your interest.

Haringey Housing Service

As mentioned above, eligible residents will also have access to Haringey's Housing services, which will provide support in finding suitable accommodation. This will include support finding suitable private rented and intermediate accommodation. Further information and advice can be found at www.haringey.gov.uk/housingoptions

Further information

If you would like any further information or have any questions about the information provided within the guide please contact Sarah Lovell, Area Regeneration Manager, on Sarah.lovell@haringey.gov.uk or call 020 8489 2025.

