



Haringe

Agenda item:

Procurement Committee

On 27th October 2009

Report Title: Framework Agreement for Replacement of Communal Aerials with Integrated Reception System (IRS)

Report authorised by: Niall Bolger, Director of Urban Environment

N Bolger
14/10/09

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Wards(s) affected: All

Report for: Key Decision

1. Purpose of the report

- 1.1 To seek Members approval to award the Framework contract for the replacement of communal analogue TV aerials with the Integrated Reception System (IRS) in time for digital changeover in 2012.

2. Introduction by Cabinet Member

- 2.1 I have noted the steps being taken to procure a Framework contract that will ensure communal analogue TV aerials are replaced in time for the digital switchover in 2012.

3. State link(s) with Council Plan Priorities and actions and /or other Strategies:

- 3.1 The installation of the IRS will allow the Council to discharge its statutory responsibility in the provision of digital TV services within its housing blocks. It will also facilitate the removal of satellite dishes fitted by residents, as these can damage the fabric of buildings and they are unsightly. They may also need to be removed when access is required in order to execute maintenance and improvement works.

4. **Recommendations**

- 4.1 That Members approve the award of contract for the 4 Framework contractors for the installation of the IRS digital TV services as allowed under Contract Standing Order.

5. **Reason for recommendation(s)**

- 5.1 The Council is responsible for the maintenance of the TV system within its housing blocks. The Tenancy Agreement and leases outlines the communal services provided to the properties which includes the communal TV system.
- 5.2 The Government is turning off the analogue broadcasts to London in 2012. This means that for residents to receive digital TV services the existing analogue communal TV aerial system must be replaced to receive digital TV in time for the digital switchover in 2012.
- 5.3 The digital system chosen reflects the resident's ethnically diverse cultures and languages spoken. The new communal digital service will allow residents to receive digital TV and a range of community channels.
- 5.4 The Provision of a communal digital TV system will substantially reduce the need for residents to erect satellite dishes to receive community channels.
- 5.5 Option 4 was agreed by Cabinet on 08/09/2009, which is the installation of the 13 wire integrated reception system inclusive of; digital TV, FM/DAB radio, Sky Plus, Hotbird and Turksat (unit cost £600 internal wiring and £530 external wiring).

6. **Other options considered**

- 6.1 The following four options were explored for the provision of communal digital TV services to HfH housing stock: The under mentioned option unit costs include fees:
- a. Option 1 - Digital TV reception inclusive of FM/DAB radio (unit cost £320 internal wiring £270 external wiring).
 - b. Option 2 - 5 wire integrated reception system inclusive of digital TV, FM/DAB radio and Sky Plus (unit cost £480 internal wiring £440 external wiring).
 - c. Option 3 - 9 Wire integrated reception system inclusive of digital TV, FM/DAB Radio, Sky Plus and Hotbird (£530 internal wiring £465 external wiring).
 - d. Option 4 - 13 Wire integrated reception system inclusive of digital TV, FM/DAB radio, Sky Plus, Hotbird and Turksat (unit cost £600 internal wiring £530 external wiring).
- 6.2 The decision to install internal or external wiring will be a technical decision which will be based on the type construction, the configuration of the blocks and service ducts within each block. The decision will be made by the design team.

7. **Summary**

7.1 The analogue TV signal will be switched off by the Government in 2012 and without the replacement to a digital TV system residents will have no TV reception. For this reason HfH are proposing to set up this Framework for the replacement of its communal analogue TV systems in advance of the digital switchover. Under the Framework Agreement, individual projects will be priced and approved will be obtained before any contracts are placed.

7.2 The tender evaluation process undertaken was to identify the “most economically advantageous” tender submissions for Haringey Council, based upon its strategic objectives for the works tendered, which are:

1. That the tenders received would be subject to a detailed evaluation process based upon quality and price.
2. That no single contractor would be awarded all of the works for the borough.
3. To appoint up to 4 Framework Contractors.
4. To enable a more simplified method of payment.
5. The introduction of a robust scheme of monitoring performance using key performance indicators.
6. To introduce a set of proactive processes that will drive improved relationships and collaborative working that will stimulate continuous improvement in performance and quality of service delivery.

7.3 Therefore with the emphasis and key objectives being on a quality approach it was decided that the weighting between Quality and Price would be 60/40 respectively. Contractors also attended a formal interview/clarification meeting for a pre informed “questions and answers” based on the contractors written submission that was part of quality evaluation weighting. A minimum quality threshold of 45% was to be applied.

7.4 **Background**

7.4.1 The replacement of communal aerials with integrated reception system is a new contract.

7.4.2 The value of the contract was calculated in May 2008. This excluded all of the IRS works which would be undertaken within the Decent Homes and Electrical Installation programmes.

7.4.3 The value of the proposed new contract is below the threshold contained within the European Procurement Rules for services; however, on advice from Haringey Council Construction Procurement Group a contract notice of Haringey Council's intention was published in the Official Journal of the European Union (OJEU) website and Hornsey Journal on 17th November 2008. Interested contractors were asked to submit a detailed questionnaire with their latest company accounts, relevant references and information regarding their health and safety record, plus

a brief quality submission.

7.4.4 A total of 25 expressions of interest were received with 12 submitting the required completed application documents. The applications were analysed against the pre-qualification questionnaire criteria. A total of 7 companies were short-listed and invited to tender.

7.5 Evaluation Of The Quality Submission

7.5.1 The contractors were required to submit a written qualitative delivery proposal submission that addressed all the criteria in the qualitative delivery requirements as set out below against which the evaluation would take place:

<u>CRITERIA</u>	<u>Criteria Weighting</u>	<u>Sub Criteria Weighting</u>
<u>1 – Contract Management</u>	<u>25%</u>	
1A Structure of organisation roles & responsibilities		40%
1B Proposal for management & IT systems		30%
1C Proposal arrangement or sequence of working		30%
<u>2 – Supply Chain Management</u>	<u>5%</u>	
2A – Details of intended use of consultants etc.		50%
2B – Arrangements for controlling design consultants etc.		50%
<u>3 – Quality</u>	<u>20%</u>	
3A – Culture of Right first time		25%
3B – Working in occupied dwellings		25%
3C – System of feedbacks and lessons learnt		25%
3D – Dealing with defects		25%
<u>4 – Labour Resources, Recruitment, Training and Development</u>	<u>10%</u>	
4A – Apprenticeship scheme		40%
4B – Training programmes		30%
4C – Company’s continuity planning		30%
<u>5 – Cost Management</u>	<u>10%</u>	

5A – Proposal for high standards	50%
5B – Proposals for financial management	50%
<u>6 – Health and Safety, risk management relating to this type of work</u>	<u>10%</u>
6A – Role and duties under CDM Regulations 2007	40%
6B – Health and Safety information and training	30%
6C – Method and systems intended to use for safe working	30%
<u>7 – Sustainability</u>	<u>5%</u>
7A – Disposal of waste	50%
7B – Management of potential sources of pollution	50%
<u>8 – Resident Care and communications with Residents and working in resident’s homes</u>	<u>15%</u>
8A – Consultation processes & proposals	20%
8B – Procedures and processes – RLO, continuity, instructions	20%
8C – Details of supervision and care of property	20%
8D – Management procedures for complaints, attitude to residents	20%
8E – Working within diverse range of residents	20%

7.5.2 All 7 written quality delivery proposal submissions were evaluated against the criteria shown above. The evaluation panel (EP) consisted Homes for Haringey officers, leaseholder resident and resident, with the residents scoring section 8 of the criteria which refers to resident care, communication with residents and working in resident’s homes.

7.5.3 Following the evaluations each tenderer attended a formal interview/clarification meeting where the evaluation panel were joined by a Haringey Council Corporate Procurement Officer as an observer for some of the meetings. Tenderers were required to respond in writing to clarification issues raised by the evaluation panel against their written submissions, prior to attending the interview/clarification meeting.

7.5.4 Tender documents included evaluation criteria and methodology for quality assessment to establish a quality score for each of the tenderers as follows:

- Each of the quality delivery proposal, relating to quality delivery requirements criteria 1 to 8 including sub-criteria, which was marked separately by members of the EP.

- The score was computed and transferred onto the quality assessment – evaluation matrix and weighted to produce a weighted score.
- The weightings have been included in the quality delivery requirements. The total weighted score, the sum of the scores for each of the quality delivery proposals, is expressed as a percentage of the maximum possible score of a 100.
- The tenderer with the highest score is awarded the maximum quality score of 100 and scores of the other tenderers proportionally lower.
- This procedure establishes the adjusted quality score for each tenderer.

7.5.5 The composite evaluation calculations assess the 60% for quality score.

7.5.6 The results of the evaluation of the quality submissions including the interview/clarification meeting process are contained within the detailed data analysis spreadsheets and a summary of that analysis is shown for all contractors within Appendix A.

7.6 Evaluation Of The Price Submission

7.6.1 The pricing document comprised of single pricing schedules, which incorporated the following elements:

1. Pre-priced schedule of rates (inclusive of all operational costs, overheads and profit) for work items which will be charged into which tenderers were invited to submit their required plus or minus percentage adjustment to pre-priced schedule of rates.
2. Tenderers were invited to submit their required plus or minus percentage adjustment to approved /named sub-contractors.
3. Tenderers were invited to submit their required to dayworks hourly rates for labour and plus or minus percentage adjustment for materials and plant.

7.6.2 A notional price summary was included in the tender documents showing anticipated value of work during the Framework Agreement. A detailed analysis was carried out using anticipated spend to ascertain a notional Framework Agreement price and these were extrapolated out to arrive at a total comparable cost for each tenderer. The figures arrived at may not reflect the actual final costs incurred as the actual ratios may alter, but the exercise allows for a realistic estimated comparison between the tenders received.

7.6.3 Tender documents included evaluation criteria and methodology for price assessment to establish a price score for each of the tenderers as follows:

The tenderer with the lowest notional Framework Agreement price is given the maximum price score of 100 and prices of the other tenderers proportionally lower namely:

$$\frac{\text{Lowest notional Framework Agreement price}}{\text{Tenderer's notional Framework Agreement price}} \times 100$$

- 7.6.4 The composite evaluation calculations assess the 40% for price score.
- 7.6.5 The results of the evaluation of the price submissions are contained within detailed data analysis spreadsheets and a summary of that analysis is shown for all contractors within Appendix A.
- 7.6.6 The Framework Agreement does not commit the Council to place any work with any of the four contractors, it allows the Council place any amount of work with one or all four of the contractors up to the £2,800,000 limit stated within the agreement.
- 7.6.7 Appendix A provides information relating to the results of the procurement and evaluation process of the Framework Agreement for replacement of communal TV aerials with an integrated reception systems (IRS)
- 7.6.8 Appendix B lists all housing blocks with a communal TV system.
- 7.7 Life Cycle Cost Analysis**
- 7.7.1 The majority of the communal TV aerial systems in Haringey are over 30 years old and nearing the end of their useful life.
- 7.7.2 The cabling for the 13 wire IRS inclusive of digital TV, FM/DAB radio options for Sky Plus, Hotbird and Turksat has a 30 year life as stated by the Institute of Electrical Engineers, therefore the system will need to be replaced again in 2039.

8. Chief Financial Officer Comments

- 8.1 The costs of this scheme can be contained within the Mechanical and Electrical Works budget of the Housing Capital Programme. It should be noted that as Option 4 is the most expensive of the 4 options put forward it will reduce the amount available in this budget for other projects.
- There is also risk that where costs are to be recharged to leaseholders, that there may be resistance to paying for the system chosen and this could lead to increased cost falling upon the Council.

9. Head of Legal Services Comments

- 9.1 The tender for suppliers to join a Framework Agreement for provision of communal aerial with Integrated Reception Systems was advertised in accordance with EU Procurement Regulations and the Council's Contract Standing Orders.
- 9.2 The Council now wishes to appoint four contractors to the Framework Agreement.
- 9.3 Because of the proposed value of the works to be let under the Framework Agreement, the appointments will need to be approved by the Procurement Committee. It has power to approve these appointments under CSO 11.03 (contracts valued at over £250,000).

9.4 The Head of Legal Services confirms that provided there are no legal issues arising from leaseholder consultation, Members may approve the recommendations in this report.

10. **Head of Procurement Comments**

10.1 This procurement exercise falls within the scope of the EC Public Procurement Directives and was advertised accordingly in the Official Journal of the European Union (OJEU).

10.2 As a result, 7 valid bids were received and evaluated, from which 4 companies have been selected to the Framework Agreement.

10.3. The successful companies have been selected on the basis of quality (60%) and price (40%).

10.4. The Framework Agreement will be managed by Homes for Haringey.

10.5 There was robust competition and the recommendation to appoint the 4 firms in paragraph 4.1 and appendix 1 Paragraph 4.1 offers overall best value to the Council.

11. **Equalities and Community Cohesion Comments**

11.1 Haringey is one of the most ethnically diverse boroughs in London, with over 60% of the residents in receipt of housing benefit. The Council and HfH have taken into consideration the ethnically diverse resident population and the languages spoken with the various communities in selecting the IRS to be installed.

11.2 The availability of community channels provided by the 13 wire IRS will enhance the viewing options available to the ethnically diverse population. It will also reflect the cultures and languages spoken within the borough of Haringey.

12. **Consultation**

12.1 The Framework Agreement was discussed at the Leasehold Panel on the following dates; 4th September 2008, 14th January 2009, 18th February 2009, it was also discussed at the Asset Management Panel on 14th May 2009 advising residents of the need to upgrade the analogue TV system to a digital TV system by the switchover date of 2012. The Framework Agreement will be the main delivery vehicle for installation of digital TV.

12.2 A number of pilot projects were undertaken in previous years, and the feedback from residents was taken into consideration in selecting the IRS to be installed.

12.3 **Leasehold Implications**

12.4 Under the terms of the lease, the lessee is required to make a contribution towards the cost of maintaining in good condition the main structure, the common parts and common services of the building. Such contributions are recovered by

the freeholder through the lessees service charge account.

12.5 As the Framework Agreement will be longer than 12 months, the leaseholders have been served with the two notices for a Qualifying Long Term Agreements.

12.6 The first Notice was served 30th June 2008 & the second on 29th July 2009. The responses to the observations are in Appendix C.

13. **Service Financial Comments**

13.1 This scheme will be funded from the Mechanical and Electrical Works budget within the Housing Capital Programme. There is sufficient funding to meet the cost of this project in 2009/2010 and 2010/2011 from this budget, and it will not have an impact on the Decent Homes Funding.

14. **Use of appendices /Tables and photographs**

14.1 Appendix A - Exempt Information

14.2 Appendix B - List of all the properties which have a communal TV system.

14.3 Appendix C- Response to Leaseholder Observations

15. **Local Government (Access to Information) Act 1985**

15.1 The background papers relating to this project are:

- Tender analysis report dated 6th August 2009

These can be obtained from Manley Murray – Planned Preventative Maintenance Manager on 0208 489 1018.

15.2 This report contains exempt and non exempt information.

Exempt information is contained in Appendix A of this report and is NOT FOR PUBLICATION. The exempt information is under the following category (identified in the amended Schedule 12A of the Local Government Act 1972):

Information relating to the financial or business affairs of any particular person (including the authority holding that information).



Appendix B

Digital TV Framework Address List				
ADDRESS	ROAD NAME	POST CODE	AREA	FLATS IN FRAMEWORK
Alexandra House 1-8	Hillcrest Estate, North Hill, Highgate	N6 4HL	HO	8
Alexandra Mansions 150-208	Middle Lane, Hornsey	N8 7LA	HO	56
Anderton Court 1-6	Alexandra Park Road, Wood Green	N22 4BE	HO	6
Beattock Rise 1-17	Hillfield Park, Muswell Hill	N10 3DS	HO	17
Birkbeck Road 105-109	St Mary's Road, Hornsey	N8 7PG	HO	3
Birkbeck Road 2-152	St Mary's Road, Hornsey	N8 7PF	HO	76
Brackenbury 1-16	Osbourne Road, Stroud Green Road	N4 3SA	HO	16
Byron Court 1-6	Inderwick Road, Hornsey	N8 9JS	HO	6
Carlton Lodge 47-54	Lancaster Road, Stroud Green Road	N4 4NJ	HO	8
Charter Court 1-6	Crescent Road, London	N22 4AN	HO	6
Charter Court 1-14	Lancaster Road, Stroud Green Road	N4 3SG	HO	14
Churchill Court 1-24	Connaught Road, Stroud Green Road	N4 4NU	HO	24
Clemence Court 1-9	Middle Lane, Hornsey	N8 8SP	HO	9
Colwick Close 1-19	Hornsey Lane, Highgate N6	N6 5NU	HO	19
Connaught Lodge 1-24	Connaught Road, Stroud Green Road	N4 4NR	HO	24
Crescent Road 29/1-8	Crouch Hill, London	N8 8AL	HO	8
Cunningham House 1-8	Hillcrest Estate, North Hill, Highgate	N6 4HA	HO	8
Dale Court 1-12	Park Road, Hornsey	N8 8JH	HO	12
Donovan Avenue 16/a-d	Rosebery Road Muswell Hill	N10 2JX	HO	4
Dowding House 1-28	Hillcrest Estate, North Hill, Highgate	N6 4HD	HO	28
Eastfield Road 1-12	Nightingale Lane, Hornsey	N8 7AD	HO	12
Ennis Road 8/a-b	London	N4 3HD	HO	3
Fenstanton Court 1-8	Marquis Road, Stroud Green Road	N4 3AT	HO	8
Fire Station Flats 1-6	North Hill, Highgate	N6 4BQ	HO	6
Fire Station Flats 7-12	North Hill, Highgate	N6 4BQ	HO	6
Garton House 1-37a/b	Hornsey Lane, Highgate	N6 5NH	HO	71
Grove House Road 1-21	Middle Lane, Hornsey	N8 7JY	HO	21
Grove House Road 22-32	Middle Lane, Hornsey	N8 7JY	HO	10
Holmesdale Road 44/1-6	Archway Road, Highgate	N6 5TQ	HO	6
Hutton Court 1-24	Victoria Road, Stroud Green Road	N4 3AR	HO	24
Jacqueline Croft Terrace	Grange Road, Highgate	N6 4EB	HO	4
Kenwood Road 1-12a	North Road, Highgate	N6 4EA	HO	12
Kelland Close 1-12	Park Road, Hornsey	N8 8JS	HO	12

Kelland Close 13-26	Park Road, Hornsey	N8 8JS	HO	14
Lancaster Road 86-96	Upper Tollington Park, Stroud Green Road	N4 4PT	HO	6
Lancaster Road 98-102	Upper Tollington Park, Stroud Green Road	N4 4PT	HO	3
Lancaster Road 104, 106, 108	Upper Tollington Park, Stroud Green Road	N4 4PT	HO	3
Lawson Court 1-16	Lorne Road, Stroud Green Road	N4 3AU	HO	16
Lightfoot Road 51-261	Middle Lane, Hornsey	(51-83 N8 7JF) (55-119 7JL)	HO	105
Manray Court 1-9	Hermiston Avenue, Hornsey	N8 8NL	HO	9
Marquis Court 1-16	Marquis Road, Stroud Green Road	N4 3AL	HO	16
Marriot Road 40-52	Coppetts Road, Muswell Hill	N10 1JJ	HO	12
Middle Lane 5	Hornsey	N8 8PJ	HO	2
Middle Lane 73/1-8	Hornsey	N8 8PE	HO	8
Middle Lane 126/1-7	Hornsey	N8 7JP	HO	7
Mildura Court 1-38	Church Lane, Hornsey	N8 7NS	HO	38
Miles Road 4-24	Myddleton Road, Hornsey	N8 7SJ	HO	20
Milton Avenue 18/1-4	Hornsey Lane, Highgate	N6 5QE	HO	4
Milton Avenue 3/1-4	Hornsey Lane, Highgate	N6 5QD	HO	4
Milton Road 17/1-4	Hornsey Lane, Highgate	N6 5QD	HO	4
Milton Road 30/1-4	Hornsey Lane, Highgate	N6 5QD	HO	4
Milton Road 22/1-4	Hornsey Lane, Highgate	N6 5QD	HO	4
Minster Walk 1-76	Lightfoot Road, Hornsey N8	N8 7JR	HO	76
Montgomery House 1-8	Hillcrest Estate, North Hill, Highgate N6	N6 4EX	HO	8
Mountbatten House 1-28	Hillcrest Estate, North Hill, Highgate N6	N6 4HJ	HO	28
Moselle Close/Cottage 1- 69/73-75	Moselle Close, Hornsey N8	N8 7SE	HO	72
Muswell Hill Place 86-90	Muswell Hill, London N10	N10 3RR	HO	4
Muswell Hill Place 94, 96	Muswell Hill, London N10	N10 3RR	HO	2
Nelson Mandela Close 1-24	Coppetts Road, Muswell Hill N10	N10 1LA	HO	24
New Road 39-69	Middle Lane, Hornsey N8	N8 8TA	HO	16
Nichols Close 1-16	Osbourne Road, Stroud Green Road N4	N4 3SB	HO	16
Northwood Road 21	Archway Road, Highgate N6	N6 5TL	HO	21
Palace Road	Park Road, Hornsey N8	N8 8QJ	HO	9
Ramsey Court 1-24	Park Road, Hornsey N8	N8 8JU	HO	24
Sackville House 1-24	Myddleton Road, Hornsey N8	N8 7PW	HO	24
Springfield Cottages 159- 163	North Hill, Highgate N6	N6 4ED	HO	3
Springfield Cottages 165- 167	North Hill, Highgate N6	N6 4ED	HO	2
Springfield Cottages 169- 175	North Hill, Highgate N6	N6 4ED	HO	4

Springfield Cottages 177, 179	North Hill, Highgate N6	N6 4ED	HO	2
Springfield Cottages 181-187	North Hill, Highgate N6	N6 4ED	HO	4
Springfield Cottages 189-191	North Hill, Highgate N6	N6 4ED	HO	2
Summersby Road 1-9	Wood Lane, Highgate N6	N6 5UH	HO	9
Summersby Road 10-18	Wood Lane, Highgate N6	N6 5UH	HO	9
Summersby Road 19-25a	Wood Lane, Highgate N6	N6 5UH	HO	9
Summersby Road 33-44	Wood Lane, Highgate N6	N6 5UH	HO	12
Tedder House 1-8	Hillcrest Estate, North Hill, Highgate N6	N6 4HB	HO	8
Teresa Walk 1-13	Muswell Hill, London N10	N10 3LL	HO	13
Toyne Way 1-45	North Hill, Highgate N6	N6 4EG	HO	45
Truro Court 1-6	Palace Road, Hornsey N8	N8 8QN	HO	6
Tudor Close 1-18	Langdon Park Road, Highgate N6	N6 5PR	HO	18
Tudor Close 19-30	Langdon Park Road, Highgate N6	N6 5PR	HO	12
Tudor Close 31-42	Langdon Park Road, Highgate N6	N6 5PR	HO	12
Valette Court 1-12	St Jame's Lane, Muswell Hill N10	N10 3RA	HO	12
Valette Court 13-27	St Jame's Lane, Muswell Hill N10	N10 3RA	HO	15
Wall Court 1-24	Stroud Green Road, London N4	N4 3RY	HO	24
Wavell House 1-28	Hillcrest Estate, North Hill, Highgate N6	N6 4HH	HO	28
Wellington 1-31	Ashford Avenue, Hornsey N8	N8 8LL	HO	16
Wellington 2-32	Ashford Avenue, Hornsey N8	N8 8LL	HO	16
Williams Close 1-18	Crescent Road, London N8	N8 8EN	HO	18
Wiltshire Court 1-16	Marquis Road, Stroud Green Road N4	N4 3AX	HO	16
Wisbech Court 1-8	Lorne Road, Stroud Green Road N4	N4 3AS	HO	8
Woodridings Court 1-56	Crescent Road, London N22	N22 4RX	HO	56
Woodside Avenue 109-116	Muswell Hill, London N10	N10 3JA	HO	7
Woodland Rise 57/1-3a	Muswell Hill, London N10	N10 3UN	HO	4
Woodstock Road 95/a-b	Stroud Green Road, London N4	N4 3EU	HO	3
Woodstock Road 97/a-b	Stroud Green Road, London N4	N4 3EU	HO	3
Acacia Avenue 1-15	Great Cambridge Road, White Hart Lane N17	N17 8LR	WG	15
Acacia Road 22-38	Douglas Road, Wood Green N22	N22 5RS	WG	9
Acacia Road 4-20	Douglas Road, Wood Green N22	N22 5RS	WG	9
Acacia Road 40-56	Douglas Road, Wood Green N22	N22 5SB	WG	9
Acacia Road 58-74	Douglas Road, Wood Green N22	N22 5SB	WG	9
Acacia Road 76-92	Douglas Road, Wood Green N22	N22 5SB	WG	9
Acacia Road 94-104	Douglas Road, Wood	N22 5SB	WG	9

	Green N22			
Albert Victoria House 1-15	Pellatt Grove, Wood Green N22	N22 5PG	WG	15
Birch House 1-8	Acacia Road, Wood Green N22	N22 5RT	WG	8
Bounds Green Court 1-40	Bounds Green Road, Wood Green N22	N11 2EX	WG	40
Brownlow Road 12/1-5	Bounds Green Road, Wood Green N22	N11 2EX	WG	5
Coldham Court 1-18	Lordship Lane, Wood Green N22	N22 5LL	WG	18
Coldham Court 19-32	Lordship Lane, Wood Green N22	N22 5LL	WG	14
Commerce Road 13-21/8-34	High Road, Wood Green N22	N22 8DZ	WG	34
Commerce Road 35-49/51-73	High Road, Wood Green N22	N22 8DZ	WG	18
Corbett Grove 1-6	Bounds Green Road, Wood Green N22	N22 8DQ	WG	6
Corbett Grove 7-22	Bounds Green Road, Wood Green N22	N22 8DQ	WG	16
Corbett Grove 23-26	Bounds Green Road, Wood Green N22	N22 4DQ	WG	4
Corbett Grove 27-34	Bounds Green Road, Wood Green N22	N22 8DQ	WG	8
Cumberland Road 1-39	Station Road, Wood Green N22	N22 7PA	WG	39
Fenton Lodge 50-84	Fenton Road, White Hart Lane N17	N17 7JN	WG	25
Finsbury Road 10-42	Nightingale Road, Wood Green N22	N22 8DT	WG	32
Firemans Cottage 1-9/7-12	Bounds Green Road, Wood Green N22	N22 4DG	WG	8
Gardner Court 1-11	Willingdon Road, Wood Green N22	N22 6SF	WG	11
Grasmere Court 1-6	Palmerston Road, Wood Green N22	N22 8QR	WG	6
Grasmere Court 19-24	Palmerston Road, Wood Green N22	N22 8QR	WG	6
Grasmere Court 7-18	Palmerston Road, Wood Green N22	N22 8QR	WG	12
Janet Court 1-12	Canning Crescent, Wood Green N22	N22 5SR	WG	12
Jack Barnet Way 1-20	Parkland Road, Wood Green N22	N22 6SZ	WG	20
Kings Road 10-28	High Road, Wood Green N22	N22 5SN	WG	18
Nightingale Road 5-46	Finsbury Road, Wood Green N22	N22 8QB	WG	39
Nightingale Road 45-59	Finsbury Road, Wood Green N22	N22 8QB	WG	8
Noel Park Road 1-6	Gladstone Avenue, Wood Green N22	N22 6LU	WG	6
Park Court 1-18	Park Grove, Bounds Green N11	N11 2QB	WG	18
Parkland Road 120-154	Station Road, Wood Green N22	N22 6SS	WG	18
Parkland Road 156-166	Station Road, Wood Green N22	N22 6SS	WG	6
Partridge Way 2-70	Trinity Road, Wood Green	N22 4DW	WG	68

	N22			
Pellatt Grove 48-122	Progress Way, Wood Green N22	N22 5PN	WG	74
Portree Close 1-11	Truro Road, Wood Green N22	N22 8HD	WG	11
Robert Owen House 1-12	Progress Way, Wood Green N22	N22 5RN	WG	12
Sandling The 1-183	Whymark Avenue, Wood Green N22	N22 6XT	WG	225
Sandra Close 1-32	New Road, Wood Green N22	N22 5HB	WG	32
Thetford Close 1-108	Devonshire Hill Lane, White Hart Lane N17	N13 6AU	WG	108
Tredegar Road 29-44	Park Road, Bounds Green N11	N22 2PY	WG	16
Trinity Road 46-57	High Road, Wood Green N22	N22 8XU	WG	12
Truro Road 51/1-6	Trinity Road, Wood Green N22	N22 8EH	WG	6
Vincent Square 1-16	Vincent Road, Wood Green N22	N22 6NB	WG	16
Vincent Square 17-22	Vincent Road, Wood Green N22	N22 6NB	WG	6
Vincent Square 23-38	Vincent Road, Wood Green N22	N22 6NB	WG	16
Warkworth Road 3-39	The Roundway, White Hart Lane N17	N17 7BD	WG	36
White Hart Lane 9-39	White Hart Lane, London N22	N22 5RL	WG	30
White Hart Lane 34-94	White Hart Lane, London N17	N17	WG	60
Winkfield Road 55/1-8	Lordship Lane, Wood Green N22	N22 5RP	WG	8
Winkfield Road 72a-78a		N22 5RR	WG	6
Alexandra Road N8 32	Alexandra Road, Wood Green N22	N8 OPP	Social S	?
Alfred Findley House 1-20	Meads Road, Wood Green N22	N22 6SJ	SH	20
Ashmount Road 1-6a	High Road, Tottenham N15 4DD	N15 4DD	SH	20
Asplins Road 95-117	Lansdowne Road, Tottenham N17	N17 ONX	SH	22
Avenue Road 1/1-12	Stanhope Road, Highgate N6 5DJ	N6 5DJ	SH	12
Baden Court 1-12	Gordon Road, Bound Green N11	N11 2NY	SH	12
Bedale House 1-34	Boyton Road, Hornsey N8	N8 7AZ	SH	34
Bigbury Close 1-33	Barkham Road, Tottenham N17 8JQ	N17 8JQ	SH	33
Bracknell Close 81-116	Winkfield Road, Wood Green N22	N22 5RG	SH	36
Brookside House 1-30	Lordship Lane, Tottenham N17 6LZ	N17 6LZ	SH	30
Buckden Close 1-17	Fortis Green, London N2 9NE	N2 9NE	SH	17
Clarence Road 43/1-18	Truro Road, Wood Green N22	N22 4PG	SH	18
Circular Road 1-55	Tottenham N17 9HA	N17 9HA	SH	25
Clements House 1-27	Siddons Road, Tottenham N17 9UR	N17 9UR	SH	27

Clissold Close 1-8	Fortis Green, London N2 9ND	N2 9ND	SH	8
Coombes House 2-29	Bromley Road, Tottenham N17 0AW	N17 0AW	SH	28
Cooperage Close 1-14	Brantwood Road, Tottenham N17 0HF	N17 0HF	SH	14
Cranley Dene Court 1-44	152-154 Muswell Hill Road, Muswell Hill N10	N10 3JH	SH	44
Crescent The 1,3,4,9,10,13,14,19-24	Westcott Close, Tottenham N15 6DH	N15 6DH	SH	15
Dorset Road 16-26	West Green Road, Tottenham N15 5AJ	N15 5AJ	SH	12
Earlsmead Road 1	Wakefield Road, Tottenham N15 4DA	N15 4DA	SH	9
Eastbourne Road 1-31	St Ann's Road, Tottenham N15 6NT	N15 6NT	SH	16
Gosport Walk 1-24	Ferry Lane Estate, Tottenham N17 9QB	N17 9QB	SH	24
Grove The 1-48	Lynton Road, Hornsey N8 8ST	N8 8ST	SH	48
Hilldene Court	11 Alexandra Park Road, Muswell Hill	N10 2DB	SH	32
High Road 41-85	The Crescent, Tottenham	N15 6DH	SH	22
John Clifford House	Drylands Road, Hornsey	N8 9HW	SH	11
Keynes Close 1-34	Fortis Green, London	N2 9NE	SH	34
Lamsford Close 1-19	Laburnum Avenue, White Hart Lane	N17 8LQ	SH	19
Larkspur Close 1-37	Jellicoe Road, White Hart Lane	N17 7BZ	SH	37
Latimer Road 1-32	St Ann's Road, Tottenham	N15 6NW	SH	32
Lindales The 1-27	Grasmere Road, Tottenham	N17 0HE	SH	27
Loobert Road 21-39	Tottenham	N15 4LQ	SH	10
Louise Court 1-12	Pellatt Grove, Wood Green	N22 5NW	SH	12
Lowry House 1-52	Pembury Road, Tottenham	N17 8LZ	SH	52
Newham Road 24-50	Canning Crescent, Wood Green	N22 5SS	SH	26
New Road 9-37	Middle Lane, Hornsey	N8 8TA	SH	16
Park Road 61-87	Park Road, Hornsey	N8 8JN	SH	30
Palace Gates 45-89/64-94	Braemer Avenue, Wood Green	N22 4AR	SH	38
Park Road 61-87	Park Road, Hornsey	N8 8JN	SH	30
Priory The 98/2-53	98 Priory Road, Hornsey	N8 7HS	SH	52
Protheroe House 1-42	6 Cheshunt Road, Tottenham	N17 9EQ	SH	42
Queensferry Walk 1-16	Ferry Lane Estate, Tottenham	N17 9QB	SH	16
Roseland Close 1-20	Cavell Road, Tottenham	N17 7BY	SH	20
Runcorn Close 1-22	Ferry Lane Estate, Tottenham	N17 9QB	SH	22
Russell Court 9-69	Russell Road, Tottenham	N15 5LT	SH	30
Sophia House 1-33	Antill Road, Tottenham	N15 4AQ	SH	34
Spanswick Lodge 1-28	Waldeck Road, Tottenham	N15 3EN	SH	29
Stokely Court 1-47	Brook Road, Hornsey	N8 7BG	SH	47
Stonebridge Road 151-203	Seven Sisters Road, Tottenham	N15 5PB	SH	27
Summerhill Road 57-117	West Green Road, Tottenham	N15 4HR	SH	31
Talbot Close 1-24	Broad Lane, Tottenham	N15 4DG	SH	24

Westcott Close 1-24	Ermine Road, Tottenham	N15 6DP	SH	24
William Atkinson House 1-39	Beaufoy Road, Tottenham	N17 8AE	SH	39
William Rainbird House 1-17	Beaufoy Road, Tottenham	N17 8AY	SH	17
Arundel Court 25-69	Lansdowne Road, Tottenham	N17 0LR	NT	45
Ashdowne Court 1-44	Lansdowne Road, Tottenham	N17 9XQ	NT	44
Avenue The 2-12a	Bruce Grove, Tottenham	N17 6JJ	NT	6
Baldewyne Court 1-12	Lansdowne Road, Tottenham	N17 9XH	NT	12
Baldewyne Court 13-57	Lansdowne Road, Tottenham	N17 9XH	NT	45
Beaufoy Road 4-67	White Hart Lane, Tottenham	N17 8BB	NT	6
Blaydon Close 1-42	Northumberland Park, Tottenham	N17 0TW	NT	42
Brereton Road 1-18	Church Road, Tottenham	N17 8BY	NT	8
Broadwater Road 1-6	Lordship Lane, Tottenham	N17 6ES	NT	4
Cartmel Close 1-13	Heybourne Road, Tottenham	N17 0QS	NT	12
Charles House 1-60	Love Lane, Tottenham	N17 8DB	NT	60
Chesnut Road a/1-g/1	High Road, Tottenham	N17 9ET	NT	7
Church Road 11-49	The Roundway, Tottenham	N17 8QA	NT	20
Church Road 46-62	The Roundway, Tottenham	N17 8AQ	NT	8
Circular Road 2-24	Scales Road, Tottenham	N17 9HS	NT	12
Concorde House 1-22	Park Lane, Tottenham	N17 0JQ	NT	22
Dawlish Road 1-23	Scales Road, Tottenham	N17 9HN	NT	12
Devon Close 1-23	Circular Road, Tottenham	N17 9HR	NT	12
Devon Close 2-24	Circular Road, Tottenham	N17 9HR	NT	12
Ermine House 1-60	Moselle Street, Tottenham	N17 8DE	NT	60
Fairbanks Road 5-72	Chesnut Road, Tottenham	N17 9JH	NT	67
Fiske Court 1-21	Lansdowne Road, Tottenham	N17 0NA	NT	21
Fiske Court 22-39	Lansdowne Road, Tottenham	N17 0NA	NT	18
Fiske Court 40-60	Lansdowne Road, Tottenham	N17 0NA	NT	21
Forster Road 21-32	High Road, Tottenham	N17 6QD	NT	12
Gretton Road 2-25	Beaufoy Road, Tottenham	N17 8BZ	NT	24
Hamilton Close 1-18	Chesnut Road, Tottenham	N17 9EF	NT	18
Hamilton Close 19-33	Chesnut Road, Tottenham	N17 9EF	NT	15
Hamilton Close 34-48	Chesnut Road, Tottenham	N17 9EG	NT	15
Hamilton Close 49-66	Chesnut Road, Tottenham	N17 9EG	NT	18
Hamilton Close 79-96	Chesnut Road, Tottenham	N17 9HW	NT	18
Hamilton Close 97-114	Chesnut Road, Tottenham	N17 9HW	NT	18
Hamilton Close 115-132	Chesnut Road, Tottenham	N17 9HW	NT	18
Haynes Close 1-19	Northumberland Park, Tottenham	N17 0QX	NT	10
Haynes Close 21-49	Northumberland Park, Tottenham	N17 0QX	NT	15
Haynes Close 51-73	Northumberland Park, Tottenham	N17 0QX	NT	12
Holcombe Road 93-110	Park View Road, Tottenham	N17 9AB	NT	18
James Place 1-43	Church Road, Tottenham	N17 8NR	NT	22
Kathleen Ferrier Court 1-19	Brereton Road, Tottenham	N17 8BY	NT	19

Kings Road 4-8	Bruce Castle Road, Tottenham	N17 8NP	NT	5
Moorfield Way 3-17	Bruce Grove, Tottenham	N17 6PX	NT	14
Morpeth Walk 1-12	West Road, Tottenham	N17 0XH	NT	12
Morpeth Walk 13-24	West Road, Tottenham	N17 0XH	NT	12
Morpeth Walk 25-42	West Road, Tottenham	N17 0XH	NT	18
Moselle House 1-60	William Street, Tottenham	N17 8DD	NT	60
N'thumberland Grove 1-62	Park Lane, Tottenham	N17 0PY	NT	62
N'thumberland Grove 42-234	Park Lane, Tottenham	N17 0SY	NT	190
N'thumberland Park 73-91	High Road, Tottenham	N17 0TH	NT	10
N'thumberland Park 127/1-6	High Road, Tottenham	N17 0TH	NT	6
N'thumberland Park 160-186/a-b	High Road, Tottenham	N17 0SW	NT	42
N'thumberland Park 188-214/a-b	High Road, Tottenham	N17 0SW	NT	42
Orchard Place 2-28	Brereton Road, Tottenham	N17 8BH	NT	14
Park Lane 196/1-4	High Road, Tottenham	N17 0JR	NT	4
Park Lane 1-82	High Road, Tottenham	N17 0JR	NT	82
Park View Road 59-102/103-107/162-167	Chesnut Road, Tottenham	N17 9AX	NT	53
Park View Road 108-161	Chesnut Road, Tottenham	N17 9BL	NT	54
Phillip Lane 57-87	High Road, Tottenham	N17 4JP	NT	30
Rees House 1-12	Brereton Road, Tottenham	N17 8DA	NT	12
Reynardsons Court 1-16	High Road, Tottenham	N17 7JX	NT	16
Rheola Close 1-10	High Road, Tottenham	N17 9TR	NT	10
Rheola Close 11-16	High Road, Tottenham	N17 9TR	NT	6
Rheola Close 17-32	High Road, Tottenham	N17 9TR	NT	16
Rheola Close 33-40	High Road, Tottenham	N17 9TR	NT	8
Rheola Close 63-70	High Road, Tottenham	N17 9TR	NT	8
Robert Burns House 1-58/1a-11a	Northumberland Park, Tottenham	N17 0RB	NT	69
Rothbury Walk 1-39	Northumberland Park, Tottenham	N17 0PW	NT	39
Rothbury Walk 40-57	Northumberland Park, Tottenham	N17 0PW	NT	18
Rothbury Walk 58-74	Northumberland Park, Tottenham	N17 0PQ	NT	17
Rothbury Walk 75-80	Northumberland Park, Tottenham	N17 0PQ	NT	6
Rothbury Walk 81-94	Northumberland Park, Tottenham	N17 0PQ	NT	14
Rycroft Way 1-11	Chesnut Road, Tottenham	N17 9ER	NT	11
Scales Road 1-25	Park View Road, Tottenham	N17 9HB	NT	11
Scotswood Walk 188-214/216-238	Northumberland Park, Tottenham	N17 0TF	NT	25
Scotswood Walk 33-36/160-186	Northumberland Park, Tottenham	N17 0TF	NT	48
Stirling Road 1-21	Siddons Road, Tottenham	N17 9UN	NT	21
St Loys Road 51-73	High Road, Tottenham	N17 6UE	NT	14
Tamer Way 1-80	Broad Lane, Tottenham	N17 9HQ	NT	80
Tenterden Road 51-74	White Hart Lane, Tottenham	N17 8BW	NT	24
Tenterden Road 75-92	White Hart Lane, Tottenham	N17 8BW	NT	18

Thornley Close 1-46	West Road, Tottenham	N17 0TQ	NT	46
Topham Square 1-12	Risley Avenue, Tottenham	N17 7HL	NT	12
Topham Square 13-24	Risley Avenue, Tottenham	N17 7HL	NT	12
Topham Square 25-36	Risley Avenue, Tottenham	N17 7HL	NT	12
Topham Square 37-48	Risley Avenue, Tottenham	N17 7HL	NT	12
Topham Square 49-60	Risley Avenue, Tottenham	N17 7HL	NT	12
Trulock Court 1-60	Trulock Road, Tottenham	N17 0PH	NT	60
Waverley Road 89,91,133,135	Northumberland Park, Tottenham	N17 0PX	NT	4
Waverley Road 93-131	Northumberland Park, Tottenham	N17 0PX	NT	20
Waverley Road 1-15/239- 253	Northumberland Park, Tottenham	N17 0PX	NT	16
Waverley Road 17-43/193- 237	Northumberland Park, Tottenham	N17 0PX	NT	37
Waverley Road 45-63/173- 191	Northumberland Park, Tottenham	N17 0PX	NT	20
Waverley Road 65-87/137- 171	Northumberland Park, Tottenham	N17 0PX	NT	30
Whitbread Close 32-43	Hampden Road, Tottenham	N17 0YB	NT	12
Whitbread Close 44-58	Hampden Road, Tottenham	N17 0YB	NT	15
Williams House 1-8	Brereton Road, Tottenham	N17 8BJ	NT	8
Albany Close 1-90	Glenwood Road, West Green Road	N15 3RF	ST	90
Albert Road 1-18	Seven Sisters Road, Tottenham	N15 6JA	ST	18
Albert Road 19-30	Seven Sisters Road, Tottenham	N15 6JA	ST	12
Alan Barclay Close 19- 26/27-34	High Road, Tottenham	N15 6LW	ST	16
Antill Road 1-46	Broad Lane, Tottenham	N15 4AS	ST	46
Appleby Close 1-38	Penrith Road, Tottenham	N15 5QZ	ST	38
Armadale Close 2-81	Ferry Lane Estate, Tottenham	N17 9PL	ST	80
Armadale Close 82-113	Ferry Lane Estate, Tottenham	N17 9PL	ST	32
Bedford Road 2/1-7	West Green Road, Tottenham	N15 4HA	ST	7
Bedford Road 4/1-6	West Green Road, Tottenham	N15 4HA	ST	6
Blackboy Lane 85-100	West Green Road, Tottenham	N15 3AQ	ST	32
Blenheim Rise 1-8	Broad Lane, Tottenham	N15 4TJ	ST	8
Blenheim Rise 9-24	Broad Lane, Tottenham	N15 4TJ	ST	16
Blenheim Rise 25-48	Broad Lane, Tottenham	N15 4TJ	ST	24
Blenheim Rise 49-50	Broad Lane, Tottenham	N15 4TJ	ST	2
Bournes House 1-40	Chisley Road, Tottenham	N15 6EH	ST	40
Braemar Road 8-32	Seaford Road, Tottenham	N15 5LQ	ST	13
Broad Lane 62-108	Broad Lane, Tottenham	N15 4DU	ST	24
Broad Lane 110-156	Broad Lane, Tottenham	N15 4DT	ST	26
Brunel Walk 1-36	Breamar Road, Tottenham	N15 5HQ	ST	36
Brunswick Road 1-36	West Green Road, Tottenham	N15 5DD	ST	36
Canfield House 1-16	Langford Close, Tottenham	N15 6JB	ST	16
Chedworth House 1-46	West Green Road, Tottenham	N15 5EH	ST	46
Colsterworth Road 10-34	High Road, Tottenham	N15 4DB	ST	24

Cordell House 1-48	Newton Road, Tottenham	N15 4PR	ST	48
Craven Park Road 146/1-8	High Road, Tottenham	N15 6AG	ST	8
Craven Park Road 200-442	High Road, Tottenham	N15 6AG	ST	242
Culross Close 1-71	West Green Road, Tottenham	N15 3RH	ST	71
Culvert Road 2-59	Seven Sisters Road, Tottenham	N15 5HP	ST	57
Daleview Road 2-56	Paignton Road, Tottenham	N15 6PJ	ST	55
Edgecot Grove 1-4/21-32/109-116	Oulton Road, Tottenham	N15 5HG	ST	20
Edgecot Grove 49-66/125-136	Oulton Road, Tottenham	N15 5HE	ST	30
Edgecot Grove 5-20/33-48/117-124	Oulton Road, Tottenham	N15 5HD	ST	40
Edgecot Grove 67-90/137-152	Oulton Road, Tottenham	N15 5HG	ST	40
Edgecot Grove 91-108/153-164	Oulton Road, Tottenham	N15 5HG	ST	30
Endymion Road 5/a-b	Green Lanes, London	N4 1EE	ST	3
Endymion Road 6/a-c	Green Lanes, London	N4 1EE	ST	3
Ermine Road 10-101	St Ann's Road, Tottenham	N15 6DB	ST	91
Erskine Crescent 1-179	Moselle Street, Tottenham	N17 9PS	ST	179
Fowler House 1-11	South Grove, Tottenham	N15 5QJ	ST	11
Franklin Street 1-18	Vartry Road, Tottenham	N15 6QH	ST	18
Green Lanes 635/1-8	Green Lanes, London	N8 0RE	ST	8
Grovelands Road 25-43	Craven Park Road, Tottenham	N15 6BT	ST	18
Hatchfield House 1-24	Albert Road, Tottenham	N15 6JD	ST	24
Helston Court 1-46	Culvert Road, Tottenham	N15 5HF	ST	46
Henrietta House 1-7/22-28	St Ann's Road, Tottenham	N15 6NP	ST	14
Henrietta House 8-21	St Ann's Road, Tottenham	N15 6NP	ST	14
Ida Road 19-25	Newsam Avenue, Tottenham	N15 5JE	ST	7
Ida Road 32-40	Newsam Avenue, Tottenham	N15 5JD	ST	10
Ida Road 57-69	Newsam Avenue, Tottenham	N15 5JN	ST	13
Ida Road 74-80	Newsam Avenue, Tottenham	N15 5JN	ST	7
Ida Road 81-88	Newsam Avenue, Tottenham	N15 5JN	ST	9
Ivatt Way 3-21	Downhills Park Road, Tottenham	N17 6PF	ST	20
Ivatt Way 35-50	Downhills Park Road, Tottenham	N17 6PF	ST	16
Jarrow Road 1-24/30	Ferry Lane Estate, Tottenham	N17 9PP	ST	25
John Masefield House 1-30	Fladbury Road, Tottenham	N15 6SD	ST	30
Kerswell Close 1-50	Seven Sisters Road, Tottenham	N15 5HT	ST	50
Kessock Close 1-118	Ferry Lane Estate, Tottenham	N17 9PW	ST	118
Langham Road 1a-11	West Green Road, Tottenham	N15 3LR	ST	19
Leabank View 2-60	Grovelands Road, Tottenham	N15 6BZ	ST	60
Legat Court 1-10	Warwick Gardens, London	N4 1JE	ST	10
Lemsford Close 1-34	Grovelands Road,	N15 6BY	ST	34

	Tottenham			
Lomond Close 1-104	West Green Road, Tottenham	N15 5DF	ST	36
Maple Close 1-31	Stamford Hill, London N16	N16 6DF	ST	50
Maple Close 32-51	Stamford Hill, London N16	N16 6DF	ST	20
Markfield House 2-48	Stamford Road, Tottenham	N15 4PY	ST	24
Markfield House 50-72	Stamford Road, Tottenham	N15 4PY	ST	12
Mountview Court 1-80	Green Lanes, London	N8 0SG	ST	80
Penrith Road 2-72	Cornwall Road, Tottenham	N15 5QY	ST	36
Plevna Crescent 1-33	St Ann's Road, Tottenham	N15 6DX	ST	17
Plevna Crescent 87-119	St Ann's Road, Tottenham	N15 6DY	ST	17
Plevna Crescent 151-203	St Ann's Road, Tottenham	N15 6DZ	ST	27
Portland Place 59-153	West Green Road, Tottenham	N15 4SY	ST	48
Pulford Road 2-96	Moreton Road, Tottenham	N15 6SR	ST	95
Redlands 1-20	Summerhill Road, Tottenham	N15 4HE	ST	20
Reedham Close 1-95	Ferry Lane Estate, Tottenham	N17 9PX	ST	48
Reedham Close 161-223	Ferry Lane Estate, Tottenham	N17 9PX	ST	31
Reedham Close 2-48	Ferry Lane Estate, Tottenham	N17 9PT	ST	24
Reedham Close 50-96	Ferry Lane Estate, Tottenham	N17 9PT	ST	24
Reedham Close 97-159	Ferry Lane Estate, Tottenham	N17 9PY	ST	32
Reedham Close 98-144	Ferry Lane Estate, Tottenham	N17 9PU	ST	24
Reygate Court 1-12	Warwick Gardens, London	N4 1JB	ST	12
Richmond Road 1-24	Vartry Road, Tottenham	N15 6QB	ST	12
Russell Road 1,3,5,7	Culvert Road, Tottenham	N15 5LT	ST	4
Russell Road 71-111	Culvert Road, Tottenham	N15 5LT	ST	21
Seven Sisters Road 545-583/585-593/597-617	Seven Sisters Road, Tottenham	N15 5NA	ST	66
Sherborough Road 1-16	Ermine Road, Tottenham	N15 6DR	ST	16
Sheridan 1-12	Sydney Road, London	N8 0EY	ST	12
Southey Road 24-50	Seven Sisters Road, Tottenham	N15 5LL	ST	26
Spondon Road 2-46	Tynemouth Road, Tottenham	N15 4DX	ST	45
St Anns Road 2-24	Seven Sisters Road, Tottenham	N15 6DT	ST	12
St Johns Road 1-23	Vartry Road, Tottenham	N15 6QJ	ST	12
St Johns Road 2-12	Vartry Road, Tottenham	N15 6QN	ST	8
Stainby Road 1-11	Antill Road, Tottenham	N15 4EA	ST	11
Stamford Close 1-47	Stamford Road, Tottenham	N15 4PX	ST	24
Stamford Close 49-63	Stamford Road, Tottenham	N15 4PX	ST	8
Stamford House 1-63	Stamford Road, Tottenham	N15 4PX	ST	32
Stonebridge Road 2-40	Seven Sisters Road, Tottenham	N15 5PF	ST	20
Stonebridge Road 42-74	Seven Sisters Road, Tottenham	N15 5PF	ST	17
Stonebridge Road 91-149	Seven Sisters Road, Tottenham	N15 5PF	ST	30
Sturrock Close 1-57	Ida Road, Tottenham	N15 5JA	ST	57
Templeton Road 1-61	Hermitage Road, London	N15 6RX	ST	31

Templeton Road 2-24	Hermitage Road, London	N15 6RU	ST	12
Templeton Road 26-48	Hermitage Road, London	N15 6RU	ST	12
Tenby Close 1-10	Hanover Road, Tottenham	N15 4TB	ST	10
Turner Avenue 1-23	West Green Road, Tottenham	N15 5DG	ST	12
Turner Avenue 25-51	West Green Road, Tottenham	N15 5DG	ST	14
Turner Avenue 53-83	West Green Road, Tottenham	N15 5DG	ST	16
Turner Avenue 2-56	West Green Road, Tottenham	N15 5DG	ST	28
Vicarage Mansions 1a-f	Abbottsford Avenue, West Green Road,	N15 3BP	ST	6
Victoria Crescent 2-36	Culvert Road, Tottenham	N15 5LR	ST	35
Victoria Crescent 38-126/128-162	Culvert Road, Tottenham	N15 5LU	ST	122
Warren Court 1-40	High Cross Road, Tottenham	N17 9PE	ST	40
Warwick Gardens 67-109	St Ann's Road, Tottenham	N4 1JD	ST	22
Willow Walk 1-13	West Green Road, Tottenham	N15 3DJ	ST	13
Wordsworth 1-18	Sydney Road, London	N8 0EU	ST	11
Yarmouth Crescent 2-137	Ferry Lane Estate, Tottenham	N17 9PH	ST	135
Croydon 1-74	Gloucester Road, Broadwater Farm	N17 6LL	BWF	74
Debden 1-104	Gloucester Road, Broadwater Farm	N17 6LN	BWF	104
Hawkinge 1-70	Gloucester Road, Broadwater Farm	N17 6LP	BWF	70
Lympne 1-80	Gloucester Road, Broadwater Farm	N17 6LU	BWF	80
Manston 1-56	Adams Road, Broadwater Farm	N17 6HU	BWF	56
Martlesham 1-96	Adams Road, Broadwater Farm	N17 6HT	BWF	96
Northolt 1-102	Griffin Road, Broadwater Farm	N17 6HY	BWF	102
Rochford 1-80	Griffin Road, Broadwater Farm	N17 6HX	BWF	80
Stapleford 1-89	Willan Road, Broadwater Farm	N17 6NA	BWF	89
Tangmere 13-128	Willan Road, Broadwater Farm	N17 6NA	BWF	116



Appendix C

Leaseholder Observations And Responses From Homes for Haringey

The first notice was issued to the leaseholders on 30th June 2008, and a summary of the response to the observations is listed below:

- a. Leaseholder observation: Leaseholders should have the choice as to whether they use of the communal TV service provided by the Council.
- b. Landlord's response: Although a leaseholder may choose not to use this service or to have it installed in their flat they will still have to contribute towards the cost of the installation and the annual maintenance. The reason for this is that all leaseholders must pay a proportion of the landlord's costs of the provision of all works and services to the building (please refer to clause 4, 2 of your lease). Furthermore the Council is required as part of its normal duties as the landlord to provide individual access regarding national TV services to all its residents.
- c. Leaseholder observation: There is no good reason for the Council to undertake this work.
- d. Landlord's response: The Council is required as part of its normal duties as the landlord to provide individual access regarding national TV services to all its residents. The existing systems are generally in excess of 25 years old and in need of replacement - most are only able to receive the analogue signal. The Government intends all UK TV to be switched from analogue to digital signals between 2007 and 2012. London will switch to digital in 2012. To ensure that residents will be able to receive the full range of TV and other services after the analogue is switch-off, communal aerial systems will need to be replaced with digital systems. If this is not done, TV and radio reception will either be poor or completely unobtainable for all the residents of Haringey's blocks and other buildings whose reception depends on communal aerial systems.
- e. Leaseholder observation: It would be cheaper if residents were allowed to install their own satellite dishes.
- f. Landlord's response: The Council's policy is not to permit residents to install their own satellite dishes on its housing blocks. Under the terms of the lease, the leaseholder is required to apply for permission from the landlord before undertaking any work that affects the exterior or the communal parts of the building and this includes the installation of satellite dishes. The landlord has the right to remove anything of this nature, if prior approval has not been granted. Similar conditions apply to tenants. The provision of an integrated reception system will include Freeview, Sky, Sky Plus, Hotbird and Turksat and will mean that residents will have no reason to make private individual arrangements regarding these matters. The Council's policy as landlord is to

minimise the number of individual cables and aerials/dishes attached to the outside of its buildings, which are often unsightly and occasionally may constitute a hazard to other residents (if they are vandalised or become dislodged).

- g. Leaseholder observation: I do not propose to allow the contractors to install the new socket in my flat.
- h. Landlord's response: Although a leaseholder may choose not to use this service or to have it installed in their flat they will still have to pay towards the cost of installation, when it is carried out, and for the annual maintenance.

The second notice was served 29th July 2009, and a summary of the response to the observations is listed below:

- a. Leaseholder Observation: HfH leaseholders should be able to opt out of the communal aerial 13 wire digital system. For example Homes For Islington has given their leaseholder's this option.
- b. Landlord's response: Under the terms of the lease the leaseholder are obliged to contribute towards the communal services provided to the block/property. Homes For Islington provide a much less comprehensive digital system than that provided by HfH. If the Council were to grant an opt out this would result in a loss of recoverable recharge income. The 13 wire integrated reception system inclusive of FM and Dab radio with options for Sky Plus, Hotbird & Turksat, provides HfH residents with access to a variety of ethnic channels that reflect Haringey's diverse cultures and languages spoken within the borough.
- c. Leaseholder Observation: Why do you need to upgrade the Communal TV aerial to digital as it costs a lot and it is not required as the existing aerial works.
- d. Landlord Response: The analogue signal will be switched off in 2012, residents will not be able to receive TV reception without the upgrade to digital. Under the terms of the lease leaseholders are obliged to contribute towards the communal services provided to the block/property. In this case the upgrade of the communal aerial.
- e. Leaseholder Observation: There are cheaper alternatives for digital TV provision and this system does not offer value for money.
- f. Landlord Response: HfH will not give permission for satellite dishes to be erected to the outside wall of the Councils housing blocks because the dish damages the external fabric of the building and increases the reactive repair and planned maintenance costs to the building. The communal digital upgrade works have been tendered to ensure that value for money is obtained.
- g. Leaseholder Observation: I have already upgraded to digital do not need the communal system and, if I am forced to have the new communal system I will demand a refund.
- h. Landlords Response: Under the terms of the lease permission is required to undertake improvements/alterations to the property. Permission has not been

granted for the installation satellite dishes to be attached to the outside wall of the housing blocks. If satellite dishes have been installed without the landlord's consent the Council is entitled to remove the dishes and the Council is not responsible to repay the Leaseholder for equipment or digital service contract entered in to by the leaseholder.

- i. Leaseholder Observation: Digital TV is an improvement under the terms and conditions of the lease I cannot be charged for improvements.
- j. Landlord response: The analogue signal is being switched off in 2012. Without the communal aerial upgrade to a digital service, residents will not be able to receive a TV service after the digital switchover date in 2012. Due to the digital switchover this is deemed to be a repair and not an improvement.
- k. Leaseholder Observation: When will I receive the actual recharge cost for the communal digital aerial up grade?
- l. Landlord Response: The works are borough wide and because of the large number of properties involved the works will be phased. When your block/property is included in the programme of works you will receive a Section 20 Notice that provides the details for payment.
- m. Leaseholder Observations: You are providing more channels than the current analogue service provides and this increases the proposed cost of the communal digital works.
- n. Landlord Response: Haringey is one of London's most ethnically diverse boroughs with a variety of cultures and Languages spoke. The system chosen reflects this and will provide residents with a TV service suitable to their cultures and languages.

Leaseholders will be sent a third notice advising them when the proposed work to their block will be carried out, including the estimated costs for the works. The leaseholders will have the opportunity to make observations about the works and HfH will respond to all observations received.