

## **Appendix 2 Consultation Report**

### **Consultation on Estate Renewal: Our Commitments**

**3 July to 10 September 2017**

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#### **Question 1A**

**Do you support the council's proposal to extend this policy to the Haringey Development Vehicle schemes and to Housing Association schemes where the council decides it has a strategic interest?**

- 56% (87) of residents who completed a consultation questionnaire supported the proposal
- 15% (23) did not support the proposal
- 29% (44) were undecided or didn't answer the question

#### **Representations from Residents Groups**

##### **Northumberland Park Residents Association (NPRA)**

The NPRA would like the commitments (policy) to detail how it would be applied to housing association tenants in the affected area.

##### **Love Lane Residents Association (LLRA)**

In principle, the Love Lane Residents Association supports the council's proposal subject to the other comments made by the LLRA in the response to this consultation being incorporated

##### **Love Lane Leaseholders Association (LLLHA)**

In principle, the Love Lane Leaseholders Association supports the council's proposal subject to the other comments made by the LLLHA in the response to this consultation being incorporated

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#### **Question 1B**

**Do you support the council's proposed intention to apply this policy to all schemes where 50 or more units are being redeveloped?**

This question produced a varied response with

- 28% (43) who completed a consultation questionnaire said the 50-homes threshold was about right
- 27% (41) said it should be less than 50-homes
- 32% (50) said the figure should be higher than 50-homes
- 13% (20) respondents did not answer this question

#### **Representations from Residents Groups**

##### **LLLHA and LLRA**

It should be extended to all estate regeneration schemes in the borough and not just those where 50 or more units are being redeveloped.

##### **Haringey Defend Council Housing (HDFC)**

The policy should apply to all demolition and estate redevelopment schemes.

## **Question 2**

**Do you support the following council's proposed commitments to tenants who need to move because of an estate renewal scheme led by the council?**

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### **2A) That no tenant will be financially worse off as a result of estate renewal?**

- 80% (123) who completed the consultation questionnaire supported the proposal
- 4% (6) respondents did not support the proposal
- 16% (25) were unsure or did not answer the question

### **Representations from Residents Groups**

#### **NPRA**

Tenants should not have rent arrears automatically deducted from their disturbance payments because some residents may find themselves in arrears for reasons that are beyond their control. i.e. HB arrears, changes in income, Universal Credit rollout etc. Should the Council decide they wish to make these deductions they must be notified in writing in advance with the resident given the necessary time and support to remedy the situation. NB it is very common in other boroughs to deduct for any Council debt before payment is made. Disturbance allowance should be allocated to the tenant in a lump sum payment

#### **LLRA and LLLHA**

The narrow definition of "financially worse off" in the ERRP is inadequate: -

- Home loss and disturbance payment should be more than the statutory minimum to recognise the suffering and stress estate renewal causes residents.
- The principle that no resident should not be financially worse off extends to ongoing costs of the replacement housing. Service charges should be pegged at similar levels to present (subject of course to inflation).
- No resident should suffer financially, neither should their housing circumstances be made worse as a result of estate renewal. For tenants this means that the space standards should be similar to what they have already.

#### **HDFC**

- The Council should offer disturbance payments to all these categories of residents: - residents, including: Private tenants of affected leaseholders/freeholders; Council or Housing Association tenants who hold a tenancy which is not an Assured Tenancy, Secure Tenancy or Introductory Tenancy; Tenants or Licensees who have been placed in the property on a temporary basis e.g. under a homelessness or a temporary rehousing [sic.]; Non-authorised residents such as sub-tenants, lodgers and licensees; ... Leaseholders with less than three years unexpired term on the lease; or any other private rented sector tenant, equivalent to those due under law to qualifying secure and assured tenants and resident leaseholders and freeholders.
  - The actual timescale of payments to residents for Home Loss and Disturbance must be specified in the Policy.
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## **2B) That all tenants will have a guaranteed right of return on equivalent rent and terms?**

- 86% (133) who completed a consultation questionnaire supported the proposal
- 3% (4) did not support the proposal
- 11% (17) were unsure or did not answer the question

### **NPRA**

- "...equivalent social tenancy at and equivalent rent" The wording needs to be more specific. If the new tenancies for secure tenant will be assured lifetime tenancies this should be stated in this part of the document together with an explanation on what the differences are between the new tenancy and the secure tenancy. Furthermore, the "equivalent rent" part of the statement needs to be more transparent. All social housing tenant's rents increase in accordance to the government guidelines. The NPRA would like some reassurance from LBH that their rents will not go beyond what is recommended in the government guidelines. The NPRA believe that affordable social rents should be maintained so that tenants can realistically afford return to their home, if they wish.
- Statements needs to be made relevant to Northumberland Park. An HDV has been proposed therefore this statement should make it clear whether or not tenants will retain their Right to Buy.

Furthermore, to deliver on this guarantee LBH will need to:

- Have an up to date Housing Needs Assessment to ensure that the redevelopment delivers accommodation which suits the personal circumstances of secure tenants
- Develop an appropriate mechanism for allocating such accommodation to current secure tenants.
- LBH to identify how many introductory and demoted tenants live on the estate and to set out how they will be treated.

### **Additional Guarantee**

- Any secure tenant who wishes to remain a council tenant will be able to do so.
- Although this goes beyond the statutory requirement but the Council have the power to do this underground 10 and 10a of the Housing Act 1985 Part 6 of the
- Housing Act 1996 amended by the Localism Act 2011 gives councils the power to do this however it is up to the council to implement it their statutory duty is to provide alternative accommodation.
- As well as staying within the government's guidelines, any increase in rents should be implemented in a way that tenants have time to plan and adjust. Furthermore, LBH should take a proactive approach to providing financial advice and support to tenants to prevent them from falling into hardship and losing their home as a result of rent increases.

### **LLRA**

- We support the proposal that all resident leaseholders and freeholders will have a guaranteed right to return. However, it should be accompanied by and complementary to a guaranteed right to remain. The presumption should be that residents should only have to move once – i.e. to avoid double-decanting as a matter of policy – except when this provides more choice. The phasing of all estate renewal schemes should be planned to minimise the disruption and distress to residents.
- As many of our tenants have already moved off we think that the guaranteed right to return should apply to them retrospectively once the new properties on the estate have been built. The justification for the application of a retrospective right to return on Love Lane is that many of our tenants have moved because of the uncertainty about the future management and ownership arrangements of the social housing in the new development. For most of our tenants, retaining their secure tenancies is a big priority.
- Moreover, other tenants have had to move to resolve overcrowding issues and simply could not afford to wait for the redevelopment to take place. The Love Lane Residents Association has argued for a long time that there should be a local lettings policy in place in order to facilitate intra-estate moves.
- We recognise, of course, that many tenants have chosen to exercise their option to move off the estate into alternative accommodation and that they are very happy with their new accommodation. Therefore, we anticipate that only a few tenants who have moved would be likely to want to return to the new development when it is built.

### **Broadwater Farm Residents Association (BWFR)**

- Equivalent terms should mean that if a tenant has a life time tenancy they should be offered a life time tenancy for the replacement home. The policy needs to be amended to guarantee this.
- Segregation in housing is grossly unacceptable to all Broadwater Farm residents. We do not therefore accept any plans to demolish our homes and offer us segregated housing.

### **HDFC**

- All promises to secure and assured tenants must be backed up by agreement and corporate buy-in by the relevant developers, and fully-funded within the HDV (or other scheme) business plans.
  - At estates where demolition is being pursued by the Council, all communications with residents, including written materials and informal advice by officers, must emphasise the Choice for tenants, between moving away permanently, or waiting for one of the promised new homes. There must be no undue pressure either way.
  - There should be full provision for tenant and leaseholder Right to Remain.
  - All existing permanent tenancies must be replaced, like for like.
  - The new housing schemes must be fully tenure-blind, with no use of separate cores (poor doors). We say NO to residential segregation!
  - There should be 100% Council housing at Target rent, with Secure Tenancies, on HDV sites and all Housing estate renewal schemes. This will provide adequate replacement housing for tenants whose homes may be demolished, and also provide new secure, really-affordable homes for those on the waiting list and those in temporary accommodation.
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## **2C) That all tenants who wish to move elsewhere in the Borough will be supported to do so?**

- 86% (132) of those who completed a consultation questionnaire supported the proposal
- 3% (4) disagreed with the proposal
- 12% (18) were unsure and did not answer the question

### **Representations from Residents Groups**

#### **LLRA**

We support the proposal. However, we are concerned that the Choice Based Lettings system and lettings procedures appear to rush tenants into making quick decisions about their future housing. The use of “open viewings” is one example of how residents can feel pressurised into making a snap choice. For most of our tenants, estate renewal is a once in a life-time opportunity to exercise real choice in their rehousing options. They should be allowed sufficient time to make up their minds in an informed way.

Moreover, several tenants have complained about the poor state of the properties they have viewed and questioned whether those properties have met the Council's lettings standard.

#### **NPRA**

- LBH will take into account the distance of the alternative accommodation from their home of any member of the tenant's family, if the resident feels that proximity to their original home is considered to be an important factor.
- It should be made more specific e.g. “Overcrowded households will be offered a larger home that addresses the overcrowding.” This is a statutory requirement under the homelessness act.
- The Council also need to be specific about how they will treat tenants that are under-occupied to move to an appropriate sized home. Will there be any incentive/reward for a family sized home? Can they be given one bedroom more than need?

#### **Additional Guarantee**

The council will provide help with rehousing to all affected households during the process. Additional support will be offered to residents with special needs or disabilities. This additional help could include:

- Packing and unpacking services at the time of the move
- Help in claiming benefits at the new address
- Liaising with other agencies such as social services.

The Housing Ombudsman states that landlords are expected to have a compensation policy which provides guidance on when it will consider offering compensation or a ‘goodwill gesture’.

In order for LBH to deliver this guarantee they will need to:

- Specify eligibility for additional help
- Determine the parameters for support packages
- Identify and contact households eligible for additional help – dedicated staff may be required.

#### **Additional Guarantee**

- Those tenants who require adaptations to their property due to their disability or to the disability of a family member will have an assessment of the property's suitability made prior to the re-housing offers. Any necessary adaptations will be carried out in consultation with the user and with relevant professionals e.g. Occupational Therapists or Social Workers

The Housing Grants, Construction and Regeneration Act 1996 and Regulatory Reform (Housing assistance) (England and Wales) Order 2002 cover provision of financial assistance for adaptations, either as Disabled Facilities Grants or alternative discretionary assistance but the Council are not obliged to do this before the resident moves into the property.

To deliver this additional guarantee LBH will need to:

- Assess needs of residents

- Agree and implement specified works
- Identify most appropriate funding source for each case
- Determine and disseminate policies on funding and recharges.

Under the Care and Support (Preventing Needs for Care and Support) Regulations 2014 a council may not charge for works under £1000, but may charge for works over £1000 if it does not take the occupant's income below the amount set out in Care and Support (Charging and Assessment of Resources) Regulations (basically income support/pension credit +25%).

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**2D) Are there any other commitments which you think the council should be offering tenants to ensure that it meets its aims that established communities should be able to remain in the area and that there should be an affordable housing offer for all current tenants?**

No.	Theme	Q2D Are there any other commitments you think the council should be offering tenants?	Number
1	Replacement Homes	Want to see the scheme which will rehouse the people before their current homes have been demolished and redeveloped. Replacement property should be the same size and style (space standard and no. of bedrooms) as exiting property with same rent and council tax. Tenants should be being given a home low rise for low rise or in a similar position (e.g. overlooking a river) that they have at present. They should not be forced into sections with 'poor doors' or deprived of good locations.	11
2	Right to return and lifetime tenancies / right to buy	All secure Haringey tenants should be able to return back to their original homes and same rights should apply in the new property. should be offered life time tenancies in replacement homes if they have life time tenancy now including the right to buy.	7
3	Choice of area to move to / school places for children	Tenants should get choice of property and the area they wish to move to and be able to refuse property once the offer is made and help for tenants if they wish to move to another borough too / School places for those with children should be taken into consideration and tenants should be given assistance with this	6
4	More compensation for stress and suffering	Tenants should get higher amount of financial compensation for suffering, disturbance and losing home and stress / Council should treat us fairly	5
5	Right to return and lifetime tenancies / right to buy	All secure Haringey tenants should be able to return back to their original homes and same rights should apply in the new property. should be offered life time tenancies in replacement homes if they have life time tenancy now including the right to buy.	5
6	Adult children	Adult children should be able to get a property of their own.	4
7	Bidding process	Worried about the bidding process as have had poor experience of this in the past or have no idea about how to bid.	3
8	Overcrowded families	Families that are overcrowded should be given priority	3
9	Support for vulnerable tenants / disabilities	Individualised support where needed because of personal circumstances based in disability, physical and mental health issues should be offered.	2
10	No loss of social housing	The number of social homes being built should be the same as exists on the estate at present .	2
	Downsizing incentive	A money reward for downsizing.	
	Home swaps	Council should make it easier for tenants to swap homes within the same area or estate as most people are willing to down size if it's within the same estate.	
	Cash incentive	Cash to buy elsewhere if the tenant prefers to instead of rehousing.	
	HousingMoves.org	Better service in regards to external schemes like HousingMoves.org This is critical.	
	Compensation for refurbishment	Tenants who have spent a lot of money on refurbishing their homes should be compensated.	

**3 Do you support the following proposed commitments to resident leaseholders and freeholders who need to move because of an estate renewal scheme led by the council?**

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**3A) That no resident leaseholder or freeholder will be financially worse off as a result of estate renewal?**

- 63% (97) who completed a consultation questionnaire supported the proposal
- 6% (10) did not support the proposal
- 31% (47) unsure or did not answer the question

**Representations from Residents Groups**

**NPRA**

**Disturbance Allowance:** Homeowners should not have any arrears deducted from their Home Loss or disturbance payments as some residents may find themselves in debt for reasons that are beyond their control. Should the Council decide they wish to make these deductions they must be notified in writing in advance with the resident given the necessary time and support to remedy the situation. NB it is very common in other boroughs to deduct for any Council debt before payment is made. Disturbance allowance should be allocated to the homeowner in a single lump sum payment.

**LLLHA**

We agreed that no resident leaseholder or freeholder should not be financially worse off as a result of estate renewal.

The narrow definition of “financially worse off” in the ERRP is inadequate: -

- Home loss and disturbance payment should be more than the statutory minimum to recognise the suffering and stress estate renewal causes residents.
  - The commitment by the Council to provide full market value does not appear to be borne out in practice. Our experience on Love Lane is that the Borough’s valuers appears to be making offers well below market values in the North Tottenham.
  - It is simple common sense that the principle that no resident should not be financially worse off extends to ongoing costs of the replacement housing. Ground rents and service charges should be pegged at similar levels to present (subject of course to inflation).
  - No resident should suffer financially, neither should their housing circumstances be made worse as a result of estate renewal. For tenants this means that the space standards should be similar to what they have already and for resident leaseholders, that means that their rehousing options should be providing similar sized properties with the same number of bedrooms, that their lease agreements should be the same and that it should be possible to pass their properties on to their children or other family members.
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### **3B) That all resident leaseholders and freeholders will have a guaranteed right of return?**

- 67% (103) of those who completed a consultation questionnaire supported the proposal
- 5% (8) did not support the proposal
- 28% (43) were unsure

#### **Representations from Residents Groups**

##### **LLLHA**

We support the proposal that all resident leaseholders and freeholders will have a guaranteed right to return. However, it should be accompanied by and complementary to a guaranteed right to remain. The presumption should be that residents should only have to move once – i.e. to avoid double-decanting as a matter of policy – except when this provides more choice. The phasing of all estate renewal schemes should be planned to minimise the disruption and distress to residents.

##### **NPRA**

- The NPRA feel that the percentages that the freeholder or leaseholder is required to pay in order to secure a shared equity or shared ownership offer are too high and do not take into consideration that the Northumberland Park Ward is among the 2-3% most deprived in England, homeowners will be “priced out” if the current figures are not significantly reduced. Therefore, the NPRA have suggested the following revisions:
- The NPRA strongly urge LBH to reduce the percentage that a homeowner can afford to pay in order to be offered a shared equity offer from 60% to 10%.
- The NPRA strongly urge LBH to reduce the minimum percentage that a homeowner can afford to pay in order to be offered a shared ownership offer from 25% to 5%.
- The council should examine on a case by case basis the most suitable housing offer that the resident can afford if they cannot afford to buy 25% of their home.

Key actions necessary To comply with statutory requirements and deliver the guarantee, the council will need to:

- Seek provision of a range of price points and tenures so that homeowners in different circumstances have a genuine ‘opportunity’ to remain on the estate. To illustrate, if new homes are sold for more than current market value of existing homes, residents may be unable to purchase because of inability to raise finance/mortgage.
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**3C) That all resident leaseholders and freeholders who wish to move away will be supported to do so?**

- 70% (108) of those who completed a consultation questionnaire supported the proposal
- 3% (5) did not support the proposal
- 27% (41) were unsure or did not answer the question.

**Representations from Residents Groups**

**LLLHA**

- We support the proposal. Many resident leaseholders and freeholders who have purchased their homes under the Right-To-Buy will have had no experience on buying on the open market. Elderly and other vulnerable residents will also require additional support. However, the nature of the support and advice is not defined at all in the draft revised ERRPP and needs to be carefully considered to ensure that it is appropriate and effective.
- The Love Lane Leaseholders' Association has asked the Council to explore the possibility that package of support to resident leaseholders and freeholders could include the provision of council mortgages and/or acting as a loan guarantor. Such arrangement should also be put in place to facilitate access to the new build replacement homes~

**NPRA**

The NPRA strongly urge LBH to reduce the percentage that a homeowner can afford to pay in order to be granted a shared equity offer from 60% to 10%.

**Additional Guarantees**

- The Council will pay relevant and reasonable legal and valuation costs, which enable homeowners to obtain their own independent advice.
  - Stamp duty is payable on the value of the equity share, and a homeowner using the full value of their home sale and home loss payment to purchase the share may have no spare funds available to pay stamp duty. LBH are asked to consider whether this is an expense it would pay.
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**3D) Do you agree that 60% is the right minimum level for the shared equity offer?**

- 35% (54) of those who completed a consultation questionnaire stated that the equity level was about right
- 21% (32) thought it should be higher
- 19% (29) thought that it should be lower
- 25% (39) were unsure or did not answer the question

**Representations from Residents Groups**

**NPRA**

The NPRA strongly urge LBH to reduce the percentage that a homeowner can afford to pay in order to be granted a shared equity offer from 60% to 10%.

**Additional Guarantees**

- The Council will pay relevant and reasonable legal and valuation costs, which enable homeowners to obtain their own independent advice.
- Stamp duty is payable on the value of the equity share, and a homeowner using the full value of their home sale and home loss payment to purchase the share may have no spare funds available to pay stamp duty. LBH are asked to consider whether this is an expense it would pay.

**LLLHA**

- We do not agree that 60% is the right minimum level for the shared equity offer. In our discussions with the Council, we have been informed that this is based largely on government shared equity schemes: those schemes do not provide a good comparison point as they are largely targeted at younger, professional first time buyer with expectation that their incomes increase over the course of their lifetimes through career progression.
- We would like to see a breakdown of the proportion of the borough's resident freeholders and leaseholders that the Council anticipate will be able to afford the 60% minimum. We are concerned, the "affordability gap" may have been underestimated.
- We are also concerned that the effect of the 60% thresholds is that the poorer resident leaseholders and freeholders will in effect be penalised and end up paying higher housing costs because they will be having to buy a new property through the shared ownership – and more expensive – rehousing option.
- We do accept that there should be a minimum entry threshold below which home ownership is likely to be financially unsustainable for the household. But more research is needed to determine the appropriate level.
- Those households who fall below threshold level - and who therefore cannot afford home-ownership in the new development - should be entitled to social tenancies to allow them to exercise their rights to remain or return as they are losing their existing homes as a consequence of estate renewal.

### **3E) Do you agree that 25% is the right minimum level for the shared ownership offer?**

- 41% (63) of those who completed a consultation questionnaire stated that the equity level was about right
- 22% (34) thought it should be higher
- 14% (21) thought it should be lower
- 23% (36) were unsure or didn't answer the question

#### **Representations from Residents Groups**

##### **NPRA**

The NPRA feel that the percentages that the freeholder or leaseholder is required to pay in order to secure a shared equity or shared ownership offer are too high and do not take into consideration that the Northumberland Park Ward is among the 2-3% most deprived in England, homeowners will be "priced out" if the current figures are not significantly reduced.

Therefore, the NPRA have suggested the following revisions:

- The NPRA strongly urge LBH to reduce the percentage that a homeowner can afford to pay in order to be offered a shared equity offer from 60% to 10%.
- The NPRA strongly urge LBH to reduce the minimum percentage that a homeowner can afford to pay in order to be offered a shared ownership offer from 25% to 5%.
- The council should examine on a case by case basis the most suitable housing offer that the resident can afford if they cannot afford to buy 25% of their home.

Key actions necessary to comply with statutory requirements and deliver the guarantee, the council will need to:

- Seek provision of a range of price points and tenures so that homeowners in different circumstances have a genuine 'opportunity' to remain on the estate. To illustrate, if new homes are sold for more than current market value of existing homes, residents may be unable to purchase because of inability to raise finance/mortgage.

### **3F) Do you agree that on this shared ownership offer 40% should be rent free?**

- 43% (66) of those who completed a consultation questionnaire supported the proposal
- 23% (35) thought the rent free percentage should be higher
- 10% (15) thought it should be lower.
- 25% (38) were unsure or did not answer this question.

#### **Representations from Residents Groups**

##### **LLLHA**

We do not agree that only 40% of the shared ownership offer should be rent free. Instead, no rent at all should be levied to ensure that residents who take up a shared ownership option are not financially disadvantaged relative to those resident who take up the shared equity option.

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**3G: Are there any other commitments which you think the council should be offering resident leaseholders and freeholders to ensure that it meets its aims that established communities should be able to remain in the area and that there should be an affordable housing offer for all current resident leaseholders and freeholders?**

No.	Theme	Q3G: Are there any other commitments which you think the council should be offering to resident leaseholders and freeholders	Number
1.	Adequate support with no pressure exerted to move or stay	Leaseholder(s) should be given the right to move and the adequate support to do so as and when they choose / Leaseholders who wish to stay in the area should be supported to do so. (Right to remain) / Leaseholders should not be pressured or any act of duress applied to their decision making.	3
2.	Same service charge levels in new properties	Guarantee that services charges levels will stay the same as current. / will not be greatly increased	2
3.	Can't afford to buy new property should be give social tenancy	There are potential issues that will arise from 'displacing' leaseholders/freeholders. Some people have re-mortgaged their properties for a variety of reasons and will be unable to meet the thresholds set for Shared Equity or ownership. Those same families are able to just meet their current commitments, and disruption to these commitments may mean they will unable to be accepted for a new mortgage or even afford the new arrangement. Age needs to be taken into consideration as this often highlights many challenges. Considerations on a case by case basis need to be in place for those who may become vulnerable and therefore may need to return to a Social Rent tenancy /	2
4.	Freeholder should be able to return to a freeholder property and to similar property / location	At a minimum leaseholders and freeholders should be able to return to an equivalent property in the same location with equivalent positioning without incurring any further debt. Free holder as freeholders (without high ground rent).	
5.	Nearing retirement age / transferring mortgage is stressful	Those nearing retirement age should not be subjected to transferring over their mortgages as this is a source of worry and instability in the later stages of life. The number of bedrooms given up should be taken into consideration. making up the difference towards acquisitions of a property of higher value than another amount realised from a property being given up.	
6.	No cap on Home Loss payments	There is no justification for arbitrarily capping home loss payment at £58,000. Average house prices in the borough range from £700,000 to £1million. This would see most people short changed. A cap on the CPO is justified to prevent profiteering by developers. There is no such risk in this case so there should be no cap. Lastly - it is very disturbing that the cap is lower for owner occupiers than for landlords.	
7.	Stamp duty needs to be covered	There is no mention that freeholders will have appropriate compensation for costs in buying a new property e.g. stamp duty. Yet landlords do. A CPO covers such costs so what is proposed is worse than a CPO	
8.	Owning property outright – not Shared equity or Ownership	Don't agree with shared equity where previously fully paid outright for the property leaseholder as this means financially worse off and don't agree with shared ownership for leaseholder or private owner who owns property outright prior to demolition.	

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**4A) Do you support the proposed commitment that no non-resident leaseholder or freeholder will be financially worse off as a result of estate renewal?**

- 45% (69) of those who completed a consultation questionnaire supported the proposal
- 12% (18) did not support the proposal
- 44% (67) were unsure or did not answer the question

**Representations from Residents Groups**

**LLLHA**

We support the proposed commitment.

**NPRA**

- The NPRA would also like the commitments to detail how it would be applied to housing association tenants in the affected area.
- Furthermore, the commitment document refers to the draft ERRP policy, however this is a generic document that applies to all the regeneration schemes across the Borough. A local lettings plan, specific to Northumberland Park Regeneration scheme would be useful in helping residents to understand the specific details of the Council's offer to Northumberland residents clear.

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**4B) Are there any other commitments which you think the council should be offering non-resident leaseholders and freeholders to ensure that it meets its aims that established communities should be able to remain in the area and that non-resident leaseholder and leaseholders should receive full compensation?**

No	Theme	Q4b Are there any other commitments you think the Council should be offering no resident FH's and LHs	Number
1.	Private tenants	I think help / offer of alternative accommodation should be provided to tenants of non-resident leaseholders and freeholders	3
2.	Compensation for cancelling contracts / stamp duty / loss of rent if private tenants move out / assistance to find another property	The questions here posed are misleading as they do not highlight and real offer to non-resident leaseholders. The need to progress with a 'market value' sale and added compensation is part of the legislative framework which means LBH and any other local authority in London has to provide. The real question for non-resident leaseholders/freeholders are: - In view of new stamp duty rules, will these leaseholders/freeholders be reimbursed with the according stamp duty that will enable them to replace their investment - Will Leaseholders/freeholders be able to find similar properties in the area at the same 'market value' - Will they be supported in finding such properties. - Is the Council going to cover potential penalties due to contracts/arrangements having to be cancelled early - Will the private tenants be supported with the correct information about their legal standpoint - Should private tenants move as a result of fearing regeneration, will the landlord (freeholder/leaseholder) be covered for the period that the property is empty. The assumption that non-resident leaseholders are loaded in cash is often incorrect, and often these properties are part of a bigger financial planning arrangement.	
3.	Non-resident leaseholder and freeholders should not profit from estate renewal	Many people have made a huge personal profit from buying council housing stock and then leasing it. They are not committed to the community as a place to live and thrive. There should be compulsory purchase of their properties and no longer have a stake in the new properties,	

**5) Do you have any other comments about the proposed new Estate Renewal Rehousing and Payments Policy?**

<b>No .</b>	<b>Theme</b>	<b>Q5A Do you have any other comments about the proposed Estate Renewal Rehousing and Payments policy?</b>	<b>Number</b>
1.	Opposition to policy / HDV and regeneration in general	I am against it 100%. It is totally against principle of social housing / It is a terrible idea / Please drop the scheme it is a waste of money. Private sector is gaining more profits in the end. Councillors come and go / the HDV is illegal and a sell off of public tax payer's assets. The financial situation of Haringey council should be fully investigated as you are selling of public assets to a private company who have a reputation of not providing the agreed number of affording housing. The decision to set up the HDV has been passed against the wishes scrutiny boards, local resident protests, MP's and councillor that a few executives have the power to put through a development that is clearly about making profit only / Many of us feel that the so called regeneration is more like "social cleansing" and we feel that profit will be more important than the people. We are worried!!! / Since you have asked me I wish to tell you that I do not wish to move from this estate.	13
2.	Guarantees/ scepticism of Council and developers	Want a legal guarantee in the form of a contract which a future Council cannot wriggle out of / Sceptical as the Council has never given more than 5% in any development / Yes that promises have been made before and not kept - I am very suspicious of what is being proposed, and do not trust the proposals. Why do we have to live in these fake created 'so called pretty places' it is not realistic - I do not need a million over priced coffee shops to make things nice - I like the community we have in the borough / stop killing the communities who have had to pay poll tax and council tax to you over the years. Community cleansing is wrong / Transparency Openness Truth Unity and inclusion in our community -- not demolition but improvements And compensation to me and my neighbourhood for the huge disruption and deterioration to our health by the demolition and renovation of the stadium. It is unconstitutional and dehumanizing. No Court of Law would allow this to go on	8
3.	Want vote on HDV or on regeneration of the estate	A yes/no vote on the HDV and plans for estate renewal. Don't demolish and people and communities will not need additional protection. Do not Handover LBH, s properties to the HDV, they are only interested in making money. Drop the HDV projects waste of money Allow us a yes or no vote on the proposals and the HDV / this consultation is based solely on financial commitments and takes no consideration on concerns of the individuals. It does not give the opportunity to say if they want to lose their home or not. personally I will not move. Each person should be asked Yes or No / If the council decides to transfer the estate this should be voted on and it can only be passed if a majority tenants, leaseholders and freeholders vote for it.	6
4.	Need to more transparent	Council needs to be more transparent and tell the truth. There is a lack of trust in the council and private developers.	5
5.	Involve local people in decisions and good /early communications	People living in the area should be involved in all decision affecting the future of their area / Inform us of the details of the plans / I strongly urge the Council to let leaseholders and freeholders know as soon as possible which estates will be affected especially freeholders who will not be rehoused by the Council. They will need to buy on the open market. Some are elderly with health problems and will have to sort out buying a property or moving without any help. Stressful / Communication is very important to tenants	4
6.	Consultation	This questionnaire is very unclear and the questions are very complicated these confusing people to give opinion and make suggestions / Really would like someone to explain it in layman's terms	3

No.	Theme	Q5A Do you have any other comments about the proposed Estate Renewal Rehousing and Payments policy?	Number
		/ Thank you for the consultation	
7.	Happy with commitments	Am ok with it / The proposed commitments are good.	2
8.	Want redevelopment of estate	In order to get rid of GANGS and CRIMES you need to knock BROADWATER FARM down ASAP! The standard of living is very poor and it's time that the media sees what life is really like on this crap estate / I need the estate to be broken down broad water farm and provide better homes for people especially Tangmere too much money is spent on water links and home renewal no point they should just build new homes for people we are suffering and living in bad conditions	2
9.	Replacement homes	Want to see design, space and location of new homes before we can make a decision / The terms, including lifetime tenancies and succession rights should be kept intact.	2
10.	Need more information	It is difficult to comment on these proposals as many key details are missing e.g. In the shared equity model, can the loan be repaid in part at any time? Under what terms? In the shared ownership model, can the resident buy a greater share in their home later? Under what terms? In sum - the council must offer resident freeholders and leaseholders compensation costs incurred in buying a new home. The cap on loss payments for owner occupiers should be removed / I think they should have a meeting to discuss this further. That Tennant could understand clear	2
11.	Overcrowding	we are 5 people in two-bedroom flat for ten years now we use everything in this flat in the same time even the toilet we have to queue up every morning to use it. all my kids they sleep in the same room the girls and boys which is let them fighting every day for more space / I want know I am in two bedroom flat and I have two kids girl and boy my oldest one is 12 years old would I available to move 3 bedroom?	2
12.	Unscrupulous landlords and anti-social or vulnerable tenants	One of the biggest problems is the large amount of unscrupulous landlords that have over the years subdivided their properties into inadequate multiple occupancy 'sheds'. One way of improving the outcomes would be to provide incentives for landlords to revert these inadequate dwellings into suitable family accommodation. These converted houses attract extremely vulnerable individuals sent here from up and down the country who end up being victims or committing crime. You can also look at stopping other boroughs placing their 'worst cases' here by clamping down and making multiple occupancy unaffordable for both landlords and those paying for the accommodation which would then improve the overall areas. This would enable communities to grow together in a more cohesive environment / Anti-social behaviour tenants/ tenants and leaseholders subletting and tenants that are under occupied should not have the same privilege as residents that are in need of housing.	2
13.	Ethnic / social cleansing affecting the most vulnerable in society	Let's hope it's not ethnic cleansing of the poor / This ERRP scheme is a radical one in its proposal and its future vision of what Haringey is supposed to look like. In my view it will lead to tremendous upheaval and destruction of communities that have grown into a kind of coherence over many years. Vulnerable or "not-so-well-off" citizens especially might be at risk of detrimental results for body and mind, whilst being further pushed to the edge of society and geographically speaking to the edge of London (as is already happening everywhere). Despite the Council's re-assurances, I perceive the sheer scale of the scheme foremost is an act of social cleansing that is not based on inclusion of all parts of human society but rather to push out those who don't have whilst to increase the wealth and affluence of those who already have enough and more than enough. In my view witnessing the aggressiveness of the property market in London that could destroy	2



No .	Theme	Q5A Do you have any other comments about the proposed Estate Renewal Rehousing and Payments policy?	Number
		the city's coherent functioning Haringey Council has yet to deliver on their promises that a regeneration program of this scale will benefit and include everyone in our society, rather than contribute to a widening gap between the rich and the poor.	
14.	Increase Home Loss payment and house adult children separately	Payment for home loss should be increased and extended to adult children living at home. Adult children should be rehoused separately	2
15.	Help move to another borough	Council tenants should get the help to move to another borough if they wish too	
16.	Return after being relocated	What happens - if they relocate and want to come back after renewing the estate	
17.	Cash incentives for Council and Housing Association tenants to move out of London	The scheme should offer both council and housing association residents an Incentive to leave their current residence and relocate outside London, offering a fixed amount of money (10% - 15% mortgage deposit) to buy on the open market but it must be outside London. I personally would take this option. Give residents the chance to leave their dwellings now rather than wait until everything hits the fan and there will be a rush and people feeling frustrated. The council also should give each residents whether Council or Housing association tenants the same opportunities. E.g. two families one offered council housing the other offered housing association 5 years down the line the person in council property have the right to buy housing association do not. It should be same for everyone to have the option to buy after leaving in the property for a certain amount of time.	
18.	Assistance to move out of the county	Yes, for those that wish to leave the county be supported and help to find alternative housing with the same benefits obtained!	
19.	Regeneration should be the last resort / regeneration should not force people out or put them in more debt	No-one should be forced out of their home against their will. It should be a last resort. If it can be proven that there is no other alternative then all residents should be offered the right of timely return, to an equivalent dwelling (so with the same view, same access etc.). Leaseholders and freeholders should NOT be forced into additional debt simply to move back to an equivalent property. If a person owns a one bedroom flat outright or with a mortgage they should be able to return on the exact same terms, not be forced into paying more for the same size property in the same location. Shared equity is not a solution, either pay the owner the cost of a new property in the same location or offer the new property at the equivalent price of the old one.	
20.	Democracy	Always remember when making decisions that you worked for the people and not the other way round.	
21.	No loss of social housing	The number of social homes being built should be the same as exists on the estate at present .	
22.	Keep community together	We have a tight knit community which has been built up over decades we are opposed to breaking up the community	
23.	Employment for local residents	Any regeneration should employ local tenants that are in the construction industry.	
24.	Move before regeneration starts	Residents should be given the opportunity to move before the regeneration starts.	

## **Representation from Residents Groups**

### **LLRA and LLLHA**

- Resident representatives should be much more involved in policy development in estate renewal drawn from the appropriate resident groups (for leaseholders that would include individual estate based leaseholder associations and the Haringey Leaseholders' Association).
- Independent research should be undertaken to build up a good socio-economic profile of the resident leaseholders' and freeholders living on council estate in the borough in order to assess the affordability of all proposed rehousing options.
- A working party officers, councillors and resident representatives be set up to review and develop the revised ERRPP in the light of emerging good practice in the borough and elsewhere.
- Current valuation practices in the borough should be reviewed.

### **BWFRA**

- Broadwater Farm Residents' Association is very unhappy with the misleading information we are being given on social and affordable housing re-provision and the right to return.
- We will oppose any policy of estate demolition which results in a reduction in social housing.

### **HDFC**

- Comments on introduction of draft policy: 'The Council is committed to giving residents a stake in growth'. In fact, the Council's policies are based on driving up house prices and rents. House prices and rents are both expected to 'leapfrog' in Northumberland Park. This would ensure the breakup of existing mixed-income communities. Property speculators would benefit from higher prices, while tenants would lose out from higher rents, or be forced to leave the borough, with negative impacts on equalities, on social inclusion and on social cohesion.

## **Who responded to the Consultation? – final results 154 responses**

*The following tables show the demographics of the respondents, where given.*

<b>Tenure</b>	<b>Number</b>	<b>Percentages</b>
A Haringey Council tenant	103	67%
A Haringey Council leaseholder / freeholder	12	8%
A housing association tenant	34	22%
Other housing situation	3	1%
House	1	
Private freeholder	1	
Left blank	1	
Left all blank	2	1%
Total	154	100%

<b>Sex</b>	<b>Numbers</b>	<b>Percentages</b>
Female	89	58%
Male	44	29%
No answer / prefer not to say	21	14%
Total	154	100%

<b>Gender reassignment</b>	<b>Numbers</b>	<b>Percentages</b>
Same sex as birth sex	148	96%
Different sex from birth sex	2	1%
No answer / prefer not to say	4	4%
Total	154	100%

<b>Age</b>	<b>Numbers</b>	<b>Percentages</b>
20-29	11	7%
30-39	29	19%
40-49	28	18%
50-59	41	26%
60-69	20	13%
Over 70	5	3%
No answer / prefer not to say	20	12%
Total	154	100%

<b>Disability</b>	<b>Numbers</b>	<b>Percentages</b>
Physical	28	18%
Mental Health	15	10%
Learning Difficulties	2	1%
No disability	85	55%
No answer / prefer not to say	24	16%
Total	154	100%

<b>Race and Ethnicity</b>	<b>Numbers</b>	<b>Percentages</b>
Asian	6	4%
Black	62	41%
Mixed	15	10%
White	42	27%
Other	7	5%
No answer / prefer not to say	22	14%
Total	154	100%

<b>Sexual orientation</b>	<b>Numbers</b>	<b>Percentages</b>
Heterosexual or straight	107	69%
Gay or Lesbian	6	4%
Bisexual	4	3%
No answer / prefer not to say	37	24%
<b>Total</b>	<b>154</b>	<b>100%</b>

<b>Religion or Belief</b>	<b>Numbers</b>	<b>Percentages</b>
Buddhist	2	1%
Christian	69	45%
Hindu	3	2%
Muslim	24	16%
No religion	33	21%
No answer	23	15%
<b>Total</b>	<b>154</b>	<b>100%</b>

<b>Pregnancy</b>	<b>Numbers</b>	<b>Percentages</b>
Pregnant	2	1%
Given birth in last 12 months	7	5%
Not pregnant	145	94%
<b>Total</b>	<b>154</b>	<b>100%</b>

<b>Marriage and Civil Partnership</b>	<b>Numbers</b>	<b>Percentages</b>
Civil Partnership	2	1%
Divorced	25	16%
Married	39	25%
Never married or civil partnership	53	34%
Separated but still married or civil partnership	9	6%
Widowed	3	2%
No answer / prefer not to say	23	15%
<b>Total</b>	<b>154</b>	<b>100%</b>

The following resident's groups / organisations also submitted a response:

- Northumberland Park Residents Association (NPRA)
- Love Lane Residents Association (LLRA)
- Love Lane Leaseholders Association (LLLHA)
- Broadwater Farm Residents Association (BWFRA)
- Haringey Defend Council Housing (HDFC)