



Monday 5<sup>th</sup> October 2015

[REDACTED]  
Dear [REDACTED],

Statutory Consultation – Secure Council Tenant [REDACTED]  
Section 105 of Housing Act 1985 Consultation

As you may already be aware Grainger PLC (Grainger) have planning permission to redevelop the Wards Corner site. The development site includes all of the land between Tottenham High Road, Suffield Road, West Green Road and Seven Sisters Road as shown on the attached map. The redevelopment involves the demolition of all of the properties within the red line site boundary and the construction of a new building which will include 196 homes as well as new commercial uses such as shops and restaurants.

The proposed development includes the demolition of all of the houses on the east side of Suffield Road. This includes your property and the Council will therefore have to transfer your property to Grainger as part of the redevelopment. Under Section 105 of the Housing Act 1985 the Council has a legal obligation to consult its secure tenants on 'matters of housing management' such as changes to the management, maintenance, improvement or demolition of houses let by them, or changes in the provision of amenities.

This letter is our consultation with you about the proposals for the demolition of [REDACTED] in compliance with our statutory duty under Section 105 of the Housing Act 1985. Please see the enclosed document which provides more information on the Wards Corner proposal.

In considering alternative options for the Wards Corner site an alternative option is for the Council not to support the Wards Corner development proposed by Grainger. This would be a 'business as usual' approach and the properties, including [REDACTED], would not need to be demolished in this case. However the implications of this option are that the approved Grainger scheme for Wards Corner would not be able to go ahead and the regeneration objectives for the Seven Sisters area, and Tottenham, will not be achieved. The additional houses and jobs proposed will not be provided and the opportunity to create a significant and landmark development at the Seven Sisters transport interchange will be missed. Therefore this alternative option has been discounted.

This consultation begins on Monday 5<sup>th</sup> October 2015 and ends on Monday 2<sup>nd</sup> November 2015.

We would like you to let us know your views on the proposal to demolish [REDACTED]. You can do this by:

- Completing the enclosed questionnaire and returning it to us using the FREEPOST envelope, OR
- E-mailing your comments to [myquestion@homesforharingey.org](mailto:myquestion@homesforharingey.org), OR
- Calling the Homes for Haringey Communities team on 020 8489 5321 to arrange for a member of the team to come and collect your form and discuss this with you further.

**Please make sure we receive your comments by Monday 2<sup>nd</sup> November 2015.**

Before making a final decision on this matter we will consider all representations made in response to this consultation exercise.

This Notice is published in accordance with Section 105(5) of the Housing Act 1985. A copy of these Arrangements is available online (at <http://www.haringey.gov.uk/planning-and-building-control/planning/major-projects-and-regeneration/seven-sisters-regeneration>) and for inspection at the Civic Centre on High Road, Wood Green, N22 8LE between 9am and 5pm, Monday to Friday.

If you have any questions about this letter please contact me on 020 8489 5321 or at [myquestion@homesforharingey.org](mailto:myquestion@homesforharingey.org)

I would like to arrange to meet with you in person to discuss this in more detail. Please contact me to arrange this as soon as possible.

Yours faithfully,

Michael Baker  
Communities Project Officer  
Homes for Haringey  
Tel: 020 8489 5321