



**TOTTENHAM'S FUTURE
COMMUNITY LIAISON GROUP MEETING REPORT
CLG 2 – NORTH TOTTENHAM EAST (including Northumberland Park)**

Date	Thursday 16/1/2014
Time	19:00-21:00
Venue	Northumberland Park School

DISCUSSION 2 – BUILDING NEW HOUSING TO INCREASE CHOICE AND IMPROVING QUALITY OF EXISTING HOUSING

Existing housing

1. Social housing in Tottenham is concentrated in large housing estates, what improvements could be made to these estates?

Issues

- Northumberland Park estate looks very dreary, grey and dirty
- Lack of green space
- Anti-social behaviour on the increase
- Not enough communal places for people to go, especially for young people
- Some estates are poorly designed – knock down and start again
- Price of accommodation is unaffordable
- Businesses don't want social housing as they believe tenants have no money to spend. They want mixed tenure which will encourage people to spend money in their shops
- Private landlords buying up properties at the moment as it is known in that this is an area that is on the up
- Estates don't look inviting – badly lit, narrow alleys, communal spaces that are no go or little used, eg: Millicent Fawcett Court
- Lack of properties that meet mobility access needs – only 4 properties with 3 bedrooms that are accessible in the area
- Lack of communication between council and housing associations means that repairs and maintenance is an issue
- Overcrowding in social housing
- Bedroom tax is impacting on poor areas like Northumberland Park
- Poor housing conditions, which are linked to mental health and wellbeing

Solutions

Communal spaces and amenities

- Estates need more spaces for people to meet
- Estates need more places for young people to go, more youth clubs; young people will riot again – they've got nowhere to go, no jobs, no prospects, no hope
- Improve amenities to provide for elderly and families
- Provide playgrounds for children
- Provide communal gardens looked after by residents, which would bring the community together, eg: Northumberland Park Road space

Maintenance

- Homes should be properly maintained, repairs should be dealt with quickly,
- Need clarity on who problems should be reported to and how they should be dealt with
- Tiverton has been regenerated and got a lick of paint, looks much better and this has been maintained
- Paint the outside of blocks – don't let them deteriorate. Young people could paint them – it would give the whole area a lift; paint blocks different colours (eg: Montpelier in Bristol), murals (eg: Broadwater Farm, makes the place much better)
- Caretakers who live in blocks should be responsible for cleaning them
- Give grants to homeowners especially the elderly, for repairs
- Council could procure local companies to deliver repairs – local traders and businesses could manage repairs/maintenance of properties – more likely to care as they have a stake in the community
- Set up hub in Tottenham to train local people as caretakers / run maintenance apprenticeships so local people can get jobs looking after buildings
- Promised improvements (under Decent Homes) should be delivered, even though Decent Homes funding has been cut
- Better monitoring of maintenance to identify how much is being spent, and make this transparent

Social housing

- Concern that regeneration might result in loss of social housing – more should be built
- Number of homes bought under Right to Buy has increased. This is not good as social housing is being lost
- Housing associations are all about money
- More social housing is needed
- Spurs should have delivered the social housing on their plan

High quality design

- Lack of space is a recurrent issue, eg: Blaydon Close when you open the bathroom door it touches the toilet bowl. Knock 3 flats into 2 to tackle space/overcrowding
- Lack of storage also a problem e.g. Durban Road
- With the UK climate, large gardens a waste; better to maximise indoor space
- New build properties should be sound-proofed

Build appropriate housing

- Lifestyle and mix needs to be looked at, eg: no families in tower blocks – give them homes and gardens

- One scheme cited where a tower block has been improved and is only for older residents; it is clean, there is a community and it works
- Not enough housing provided for single people
- Housing cycle – make sure there is housing available so people can progress from social housing

Green space

- Provide more gardens, eyes have to see beautiful things, colour, trees, flowers, want to hear birds sing
- Planting daffodils in Millicent Fawcett Court was cited as a nice simple improvement

Supporting existing community

- People should not lose out as a result of regeneration – people who are moved out should be moved back once the process is completed

Mixed tenure

- Love Lane estate needs a mix of tenures

Example

- Stonebridge and Hackney cited as examples where rebuilding/renew has redefined the area. Stonebridge – 1 for 1 replacement but houses not high rise

2. Private rented housing, which includes houses in multiple occupation (HMOs), is growing in Tottenham, what should be done to improve the quality of private rented housing?

Maintenance

- Landlords should be made to keep their properties in good standard
- Many properties in very poor state of repair
- Cartmel Close /Haybourne Road – dumping ground for landlords – old beds, white goods etc
- Better grants needed from Council to do up houses. Older people/unemployed can't afford to invest
- Quality of houses in multiple occupation (HMOs) is a big issue – HMOs converted from family homes to a very poor standard, which encourages a transient community that have no stake in the area

Rent capping

- Council should cap rent charged, and enforce this
- Landlords charge very high rent for very poor properties
- Pay rent according to council tax band – rent caps in private sector; rent protection schemes. Rent should depend on value/size of property so tenants can't be exploited
- Landlords need to make money but shouldn't exploit tenants
- hard to afford private rented accommodation in Tottenham – private landlords charge high prices for poor quality accommodation; for some people choice over paying rent or buying food. Needs to be regulation on what private landlords in Tottenham charge

Lack of affordable private housing

- Young people priced out of the market
- Houses are going locally for £300,000
- This is a bigger picture issue – London-wide problem, and a political issue
- Private landlords aren't taking benefits claimants anymore, would rather take immigrants who they trust more to pay the rent
- Cutting benefits are causing massive problems in the long term – people can't afford to rent, let alone buy. Huge loss of housing now for many people who are on benefits
- If a young person's circumstances change so they can't afford rent, should be offered somewhere else to go, rather than ending up on the street

Licensing landlords

- Licence HMOs
- Landlords should be licensed before they can rent out properties
- Newham Council is licensing and monitoring private lettings
- Regulations needed for both housing associations/private landlords
- Barking Council have a licensing scheme that works well – private landlords need to meet a benchmarked standard, and that standard and license needs to be policed to ensure that they continually comply
- Rental agencies should be controlled so conditions in houses are monitored regularly

Enforcement

- Council should enforce decent standards in private rented properties
- Monitoring HMOs is difficult
- Council staff have get out on the streets

Tenants' rights

- Tenants do not know their rights, eg: deposit security
- Tenants should be encouraged to complain to stop rogue landlords otherwise nothing changes
- Immigrants coming in are prepared to sleep too many people in each room – being taken advantage of by landlords. People here wouldn't accept these conditions

'Buy to live, not buy to let'

- Council should only let people buy council properties and in new developments if they are going to live there
- Concern about people on other side of the borough and UK buying up properties as Tottenham comes up; profiteering

Family housing needed

- Family houses are being sold to developers so families move out, and single tenants move in – leads to less stable population
- Encourage families to stay – properties needed to house families

Alternative models of home ownership

- Shared ownership would help get people on the property ladder

Future housing

3. What type of housing would help to build an ideal neighbourhood?

Support for young people

- Rents should be subsidised for young people
- Advice needed for young people about moving out of the family home; life skills need to be taught in schools
- Kids feel that they are trying to be caught out when they sign on; they need support, mentoring and care
- Shared housing for young people under rent protection scheme so if studying or apprentices, they have independence from home, but can afford to live. They have to be doing something like going to college, but the incentive is that you get help with cheaper shared accommodation
- Young people should be rewarded for staying on in college, getting work, starting a business by getting access to housing. Supports existing community

Communal spaces and facilities

- Community green space, places for people to meet up, eg: an allotment
- Safe and used green/communal spaces
- Places for children to play safely, for mums and toddlers. They must be well maintained and kept safe
- Want green spaces, but these have to be managed
- Sports facilities and youth centres and play areas for children should be integrated into development at beginning of planning process
- Have to ensure that there is the right infrastructure – school, doctors, and better shops – when new developments are built
- Infrastructure such as dentists, doctors, transport and schools must be provided to support developments
- Design should encourage linkage and interaction - a communal room for the block to have social activities and link a new community together

Providing appropriate housing to meet needs

- 1,2 and 3 bed properties needed
- Housing needs to be matched to lifestyle, eg: tower blocks no good for families or the elderly. What happens when the lift breaks down?
- Good to have mix of uses in an area, eg: small industrial units can be placed within areas of housing
- Provision like YMCA subsidised accommodation, eg: hostels, ex-offender hostels
- Any new development being built should be built to reflect the needs of the population, such as young people or large families
- Need studio flats built for single people
- Build shared accommodation to build a sense of community (not just for students)
- Housing should provide for different lifestyle, demographics, and socio-economic
- More housing needed for single people to help them on the property ladder and so young people can move out of living with parents and have a place with their partner and children
- Need halfway homes with warden support for young homeless people to help them settle
- Supported housing for older people

Affordable housing

- More council properties needed
- Need good quality affordable rent housing for those that can't afford to buy
- A local employer stated that they had lost employees who moved out of the borough because of high private rents and low opportunities to get a tenancy or shared ownership in borough
- Landlords are not renting to people on benefits
- Affordable housing should be 20-25% market rate, not 80%

Supporting the existing community

- No-one should be priced out / forced out of the area by redevelopment
- Focus on improving what we have
- In spite of all the new houses being built, can people afford it as many cannot afford existing housing?
- Is regeneration actually going to benefit people currently living in Haringey?
- There's no chance for local people to get housed. New people come in and local people end up having to move out
- Have to ensure that people living here now are protected – they have to be provided with the housing they need – this is a once in a lifetime opportunity – people shouldn't be left behind
- Community pride and empowerment
- Need to encourage pride – staff and residents – it is YOUR home. Therefore need less people with temporary homes
- Areas should create their own Neighbourhood Plan
- People locally should take control of planning process through Neighbourhood Planning to get the housing they need
- Future developers should work with council to promote what is on offer in Tottenham so it encourages people to become part of the community, not cut off (eg: Tottenham Hale's marketing is about access to the city)

Good design and building height

- New developments should be built of good quality materials – look at Swedish social housing – very high quality
- No alleyways
- No more high rise; 4 – 5 storeys max. It isn't possible to get a sense of community in a tower block
- High quality high rise can attract certain groups – eg: young people
- Modest gardens and reasonable room sizes
- Make new developments have the feel of Walthamstow Village – mixes well with the heritage around it
- Tottenham has an identity and heritage – enhance the beautiful heritage element of Tottenham in developments
- Homes should be built in a semi-circular shape around a communal hub and garden area
- Good lighting for all developments like developments in Holland
- Look and feel of housing has an impact on people's lives – don't want a rat run again like Northumberland Park currently is. The building design needs to make people feel good about the area in the way it looks and works with the local environment

- Regeneration and new housing will make people feel good about the area and foster pride in the area – but only if it is developed well, designed well and with the community

More family housing

- Bigger family units needed with 3-4 bedroom
- Need to encourage families to stay
- More family housing is needed

Mixed tenure

- Mixed tenure of properties within Tottenham
- More part buy, part rent opportunities to help get on the housing ladder
- Need both private and council
- Mixed developments with some housing for new people, and also new social housing which is affordable for the existing community on low incomes

Housing co-operatives

- Co-operatives work well as there is local ownership
- Should have many more housing co-ops; they help to build community, with shared facilities, shared gardens

New Spurs stadium

- This should be well designed so people want to stay in the area. Local shop owners encouraged to open up businesses inside. Otherwise 60,000 people turning up in Tottenham can't be accommodated – not enough facilities like toilets, places to drink. Got to plan properly and make it an opportunity for local people.

Examples

- Wigan – spend a lot on planting – really brings area up and not vandalised
- Planting in Haringey around Wightman Road cited as a good example

Questions

- What is the breakdown of housing in the area?
- Is there enough sheltered housing in the area?
- Are there any limits on numbers of additional houses to be built?

Given the shortage of land and the need for new housing, where in Tottenham should new housing be provided?

Possible sites

- Broad Lane – unused properties could be converted into housing
- Unused warehouses
- Unused industrial estates in South Tottenham
- Markfield Road.
- Waterway development could be used for housing
- Closed down pubs could be converted and used for social housing.
- Council should compile a list of available space, land or unused building to use for social housing
- Use units above shops for housing, like at Iceland at Bruce Grove

- Land around IKEA
- South Tottenham – Green Lanes station – area around train lines
- Land around Northumberland Park to Hackney train lines
- Ferry Lane Estate – little plots of land available
- Happy with the proposed redevelopment of Love Lane area
- Brownfield land from South Tottenham all the way up to Seven Sisters
- High Cross Centre (a business centre)
- Turn shops on Park Lane onto housing if they aren't going to be used as shops – been closed for years
- Springfield Park and the canal (Tottenham marshes?) - keep some green space but there needs to be balance if housing is needed. Perhaps canalside housing
- There should be provision for people to live on boats

Areas that should not be considered

- Don't build on green land – Tottenham doesn't have enough green space as it is

Other issues

- It was noted that so much needs to happen in the next 2 to 3 years; 20 year vision is great but there are immediate concerns. Eg: mentoring is needed here and now
- 5 year vision is needed now
- People in Tottenham have held onto their views and feelings so long so three meetings of the CLG may not be enough.