

Woodside Avenue Newsletter



December 2015

Updates & Information

Welcome to our December newsletter for the residents of Woodside Avenue. This newsletter will help update you on how Haringey Council and Homes for Haringey are working with you to improve housing in your area.

UPDATE FROM THE COUNCIL

A new Estate Renewal, Re-housing and Payments Policy for Haringey

We are now consulting on our new draft Estate Renewal, Re-housing and Payments Policy. We need a new policy to help us make sure that where we are redeveloping a housing estate, we treat all tenants and leaseholders fairly. This policy covers important issues, like how much Home Loss and Disturbance Payments we will make, and what size of property tenants who have to move can have, and whether they will be able to return to the new estate if it is redeveloped.

We want to hear from you - both to take part in the consultation, and to help shape the way we approach this issue. Please send your comments via the online form by using the link below

<http://www.haringey.gov.uk/housing/housing-strategies-policies-and-plans/estate-renewal-re-housing-and-payments-policy-consultation>

The consultation closing date is 17 January 2016.

If you would like a paper copy of the consultation documents, please email housing.strategy@haringey.gov.uk or telephone 020 8489 5678 or download and print the questionnaire.

Further details can be found by using the link <http://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=118&MId=7297&Ver=4>

Housing Management & Repairs

Haringey Council tenants should continue reporting their housing issues and repairs by calling 0800 195 3404/ 020 8489 5611 (cheaper from a mobile), or you can report a repair online by signing up for your free online account at www.homesforharingey.org. Your Tenancy Management Officer is Donna Powell.

About the Communities team

Homes for Haringey's Communities team works to support and engage residents in the future of their estate. The team is made up of the following dedicated officers:

Chamaine O'Jon-Gordon: Programme Manager
Grace Ayeni: Project Officer
Michael Baker: Project Officer

If you would like to speak to a member of the Communities team contact us by emailing myquestion@homesforharingey.org or calling 020 8489 5321.

If you would like a translation of this newsletter please contact the Communities team.



Homes for Haringey

Haringey
LONDON

A new way to bring more and better housing

Through Haringey's Housing Investment & Estate Renewal Strategy, Haringey has committed to improving the quality of its housing stock and increase the number of affordable homes in the Borough.

As part of this work – and our aim to bring more and better housing to the whole borough – Haringey Council has been exploring innovative new ways to manage long-term regeneration that will get the best for residents. Haringey will be one of the first councils in the UK to set up a Development Partnership to explore how best council land – whether housing estates, offices or disused areas – can help contribute to the modern, high-quality homes residents deserve.

Instead of selling off land to private developers – which too often across our city means existing residents aren't involved in improvements and the council loses control of changes – our new agreement will see us work in a 50/50 partnership with the private sector.

This means the council will retain control over the timing and quality of how new housing is designed and built on council land.

This new approach shifts the balance of power back to the council and means residents' priorities like more affordable housing; better public facilities and job opportunities will be at the heart of any new housing projects.

What's more the council's share of any proceeds will be reinvested into more affordable housing or council services.

The council has included the Cranwood site as one of the sites that could potentially be

redeveloped through the new Development Partnership. The council has also included the site in its draft Local Plan – a long-term planning strategy all councils are required to have – as a potential development site.

This does NOT necessarily mean that the site will be redeveloped and we'll continue to explore all options to establish what is best for Woodside Avenue and Cranwood.

So what happens next?

Haringey will now set up the Development Partnership. This will be a long and complex process as it is important to ensure we get the right private sector partner(s) and will take at least 18 months to complete. We will of course continue to keep you informed of progress.

Contacting Haringey

The following options will be offered to you when you call **020 8489 1000**:

1. **Payment for Council Services**
2. **Council Tax**
3. **Housing Benefit**
4. **Parking**
 - Option 1 - Payments
 - Option 2 - Information on how to dispute a Penalty Charge Notice
 - Option 3 - Information on vouchers, permits and other parking matters
 - Option 4 - Information about Blue Badges, Freedom passes or other types of concessionary
5. **School Admissions**
6. **Housing:**
 - Option 1 – Homes for Haringey
 - Option 2 – Community Housing
7. **Electoral Services**
9. **Other Services**
 - Option 1 - Waste Enquiries
 - Option 2 – Any 'other' Service