

Dear Resident

Replacement of communal television aerial systems

You may be aware that all old communal TV aerial systems need to be replaced by the end of 2012. This is because all TV broadcasts will be made through a digital signal after this date and the existing TV aerials will not be able to receive them.

We have already started this upgrade work to blocks where we have been carrying out decent homes work. We have now appointed new contractors to continue this work on the remaining blocks and on any property which is served by a communal system, in order to meet the 2012 deadline. We are doing this work so that there is no disruption to your TV viewing.

Consultation on Resident Choice

Residents will have a say in the type of system to be installed in the block.

There will be two options:

Option one: This will give access to Freeview; DAB radio, Satellite services including: Sky, Sky+, Sky HD and Freesat

Option two: The second will allow access to all satellite services in option one and a wider range of channels including foreign language channels. Option two represents one of the most

comprehensive and flexible systems currently on the market.

The type of system installed in each block will be decided through consultation with residents in each block.

To help with any enquiries, we will send out a booklet with the consultation paper which will contain some useful information, including frequently asked questions and answers about the work. Soon after, we will hold drop-in sessions for you to meet our constructors and staff.

After the consultation we will send you a newsletter letting you know which type of aerial system your block will have installed.

Leaseholders will also receive a legal notice known as a Section 20 Notice if the cost of the work is more than £250. Otherwise they will just receive a letter to inform them of the cost. The Section 20 Notice will give them an estimate of the cost of the work and the opportunity to make observations on the proposed work.

Costs of the upgrade

Both leaseholders and tenants will have to contribute to the cost of this work. The actual amount will be dependent on the type of block and the option residents vote for, but the Council has decided to cap these costs at £400. Tenants and leaseholders will pay towards the costs in different ways:

Tenants will be asked to pay the cost of the upgrade over ten years through a service charge. The cost will not be more than £400 which works out 77p each week.

Leaseholders will be asked to pay this as a one off charge up to a maximum of £400. The Home Ownership Team will include the charge with the day to day actual account so that leaseholders will not have to pay a separate administration charge for the work. Leaseholders will have the option to pay the charge in five monthly instalments. Bills will not be issued until the August following the completion of the work which means leaseholders will have longer to prepare for the bill.

Where the upgrade to a building has already taken place leaseholders who have been charged more than £400 will have the difference refunded.

New Satellite Dish Policy

Once the aerial system has been upgraded any satellite dishes on a block will be removed and returned to their owners. We will not give permission for any dishes to be installed on a block with a new communal aerial system. If residents put up dishes without our agreement Homes for Haringey (on behalf of the Council) will ask the owners to remove them.

Residents of blocks which don't have a communal aerial system, or where we have not done the upgrade work yet, will need to get permission from both Homes for Haringey and the Council's Planning Department before putting up a satellite dish.

If you put up a satellite dish without obtaining our permission you will be charged the full costs of its removal.

I hope you will agree that the work proposed represents a very worthwhile investment, which will give all residents better reception and a wider range of channels and services to choose from (many of them free to air). We hope that we can count on your support and co-operation as we carry out this programme.

Yours sincerely



Jackie Thomas
Director of Housing Management
Homes for Haringey