Have your say on our proposals for new homes near Tiverton Road

Please respond by: Sunday 3 August 2025

Section 105 (of the 1985 Housing Act) Consultation:

We're keen to hear your views on proposed new homes and changes to your local amenities in Tiverton Road, Remington Road, Tewkesbury Close, Osman Close, John Macfield House, Moreton Close and Moreton Road



Proposal for new council homes near Tiverton Road

Scan this QR Code to find out more about proposed homes near Tiverton Road

Haringey Council is considering proposals to build 17 new council homes and deliver improvements for existing residents at locations near Tiverton Road – **and we want your views on our plans.**

The 17 new council homes are part of Haringey's ambitious building programme (see page 6). The new homes would be located on the open space in front of 26-70 Tiverton Road (see photo below showing the redline of the proposed site).

We're currently proposing to:

- build 17 new council homes across two buildings, including two fully-wheelchair adapted homes. **No existing homes will be demolished by these proposals**
- provide a new open access central communal courtyard between the two buildings
- deliver wider improvements to the open spaces and play areas around Tiverton Road. We are looking to improve the children's play area by the Faith Baptist Church, improve the open space in front of 2-24 Tiverton Road, and improve the Tewkesbury Road open space
- create a car-free development; no parking permits for the local Controlled Parking Zone (CPZ) will be allowed to the new homes, to prevent extra parking stress being added to the area

Haringey Council believes our new homes should be delivered in partnership with our residents – and so we would like your views on these proposals. The last page explains how to share your views by completing and returning the enclosed questionnaire, or by completing it online.

The council has a legal obligation (under Section 105 of the 1985 Housing Act) to consult its secure tenants where its proposals may affect their recognised "amenities". We're also asking leaseholders for their views. This means we want your specific views on:

- the proposed reconfiguration of open space in front of 26-70 Tiverton Road
- the proposed reconfiguration of the parking spaces around the open space in front of 26-70. **Please note: no parking spaces will be removed as part of the proposed development**

Our proposals are at a very early stage and no final decisions have been made: your views will help shape these proposals, and whether the council proceeds.

This brochure gives more details about our proposals, including (on the last page) drop-in events where you can join us to discuss these proposals. Please give your views by **Sunday 3 August 2025.**



Frequently asked questions

Why is Haringey Council proposing to build 17 new council homes near Tiverton Road?

There is a huge demand for affordable, family-sized homes across Haringey. The council has an ambitious programme to build new council homes – and we've already completed or are underway on building over 2,000 new council homes across the borough.

The 17 new council homes proposed to be built near Tiverton Road will provide secure, permanent homes for 17 families and deliver improvements for existing residents.

What is a Section 105 consultation?

Whenever Haringey Council proposes to change a recognised amenity on an estate, we are required by Section 105 of the Housing Act 1985 to carry out a consultation with the secure tenants who will be affected by the proposed change.

It's important to share your views with the council during the consultation.

We also ask leaseholders for their views.

If I have a question or need the information in a different format?

If you have any questions about the Section 105 consultation, the proposals, or need the information in a different format, please contact the engagement officer for the consultation: Calum Pollock, by calling: 020 8489 5091 or email: s105@haringey.gov.uk

Will I lose my parking space?

No, the proposals will reconfigure the parking arrangement around Tiverton Road. The proposed development will deliver two blue badge parking spaces for the fully wheelchair adapted homes. The remainder of the scheme will be car free.

There will be no loss in parking spaces as a result of this development. During construction certain parking areas may be closed off.

What are the benefits for existing residents?

Existing residents will benefit from access to a new communal courtyard in between the two proposed buildings which will include play space for young children.

As part of the development, we are looking to deliver wider improvements to the open areas around Tiverton Road. The areas we are looking to improve include the play space by the Faith Baptist Church, the open space in front of 2-24 Tiverton Road and the Tewkesbury Road open space.

When will a decision made and how?

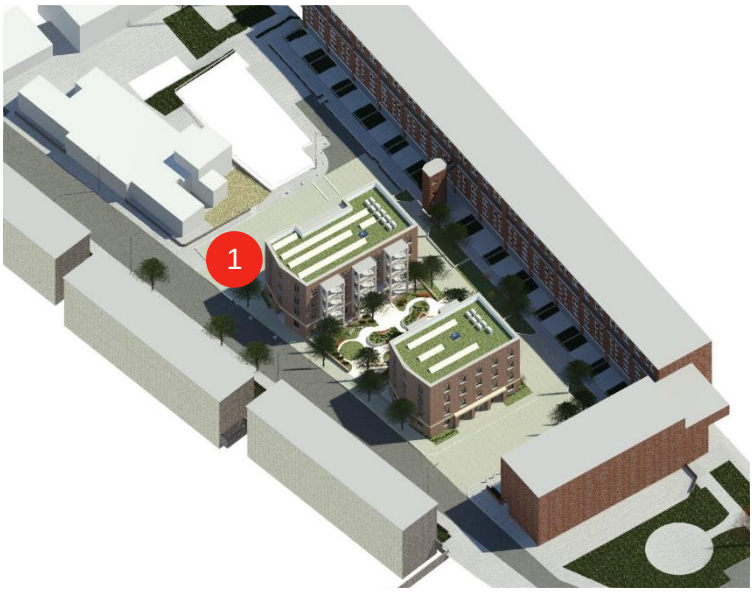
Your views will help shape the council's plans. If the council does decide to proceed, a formal planning application will be submitted to the independent Local Planning Authority (LPA).

The LPA will hold a public consultation on the planning application, before deciding whether to approve the planning application. Please see page 7 for the timeline for the project.

How the new council homes near Tiverton Road might look

Our proposal is for 17 new council homes

1. Block A and Block B providing 17 new council homes. More than a third of the new homes will be family-sized 3-4 bed units.
2. Communal courtyard for new and existing residents.
3. New configuration of car parking spaces. (Hatched spaces are Blue Badge disabled bays).
4. Potential improvements to the play area by the Faith Baptist Church with new tree planting, new play surface and play equipment, and new hedging.
5. Potential improvements to the open space in front of 2-24 Tiverton Road with new grassed area with hedging, new seating, and a new pathway.
6. Potential improvements to the Tewkesbury Road open space with new play surface and equipment, seating, signage, and wildflower planting.









Share your views online or by returning the questionnaire

Proposal for new council homes near Tiverton Road

We have an ambitious programme to build 3,000 new council homes by 2031, and we're building as many as possible on council-owned land.

We've already completed over 700 new council homes, and have around 1,400 more homes underway, on 46 sites across Haringey.



We're building our new homes to meet our residents' different housing needs. Our new homes include: more family-sized homes with 3 or 4 bedrooms, and supported homes for people recovering from homelessness.

Our 'bespoke' homes are adapted for a resident's specific support needs (such as for mobility, mental health, neurodiversity, and autism). Adaptations can include kitchens with mechanised "rise and fall" surfaces, wheelchair accessible wet-rooms, and remotely operated doors.



"(My existing) one-bedroom property was too small with two children. Haringey gave me this (new) place. It's bigger, it's fresh, it's clean. Everything a person wants to live with." – Grazyna

"My new home gives me total peace of mind. I can now wake up like a sleeping beauty as I have access to a space which is wheelchair accessible for my condition." – Dhanmatti

"When I saw the finished look with all the changes I had requested, I couldn't believe my eyes, it brought me to tears and most definitely left me gobsmacked. My family were also filled with excitement and joy, we finally realised at that point it was going to be our happy home, the children and I couldn't wait to decorate their spacious rooms."– Ms Mohamoud

Scan this QR Code to find out more about our council homes building programme

Sustainable homes to reduce carbon emissions

Our new council homes are designed to be energy efficient to reduce carbon emissions.

We use the latest building methods, high-quality materials, and new technologies (such as air source heat pumps, mechanical ventilation and heat recovery (MVHR) systems, and solar panels – opposite).

Our new homes include landscaping, improved biodiversity, and secure bike stores. Good for our residents and for our planet.



Next steps
Timeline

27 June – 3 August 2025

The council will consult secure tenants and leaseholders of Tiverton Road, Remington Road, Tewkesbury Close, Osman Close, John Macfield House, Moreton Close, Moreton Road and local residents about its proposals for 17 new council homes. The consultation will run from Friday, 27 June to Sunday, 3 August 2025.

Summer 2025

We will consider all the feedback received over the summer 2025 and we will share it – and any revisions to our proposals – on our website and other council communications.

Beyond

If we decide to proceed, a planning application will then be submitted to the independent local planning authority (LPA).

The planning application will need to comply with national and regional guidance on potential impacts such as privacy and overlooking.



How to have your say

Complete our questionnaire by Sunday 3 August 2025.

- Online, by visiting: https://tivertonroad.commonplace.is
- Online, by using this QR code
- Post: by completing the enclosed feedback form and sending it back to us for free in the envelope provided.

Talk to the engagement officer for this project, Calum Pollock:

- By telephone on 020 8489 5091
- By email: s105@haringey.gov.uk

Join us at one of our drop-in engagement events, which will be held on:

Saturday 19 July, from 11am – 2pm (pop-up event on the open space in front of 26-70 Tiverton Road, N15 6RR)

Wednesday 23 July, from 4.30pm – 7pm (Indoor event at St Ann's Library, Cissbury Rd, London N15 5PU)

Tuesday 29 July, from 11am – 2pm (pop-up event on the open space in front of 26-70 Tiverton Road, N15 6RR)



Complete our questionnaire, either online or return it by post, by Sunday 3 August

Haringey LONDON