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

Please respond by: Sunday 27 July 2025

Haringey LONDON

Section 105 (of the 1985 Housing Act) Consultation:

We're keen to hear your views on proposed changes to the provision of your local amenities for secure tenants in Church Road and James Place



Proposal for new council homes near Kings Road

Scan this QR Code to find out more about the proposed homes

Haringey Council is considering proposals to build 9 new council homes and deliver other improvements for existing residents at a location near Kings Road – **and we want your views on our plans.**

The 9 new council homes are part of Haringey's ambitious building programme (see page 6). The new homes would be located on the space currently occupied by 40 car parking spaces, 6 garages, and 2 bin stores, off Kings Road (see photo below showing the redline of the proposed site).

We're currently proposing to:

- Build 9 council homes for local residents, including a wheelchair adapted home.
- Provide new bin stores for residents of 11-49 (odd) Church Road and 1-43 (odd) James Place, but we want your feedback on where the new bin stores should be located to make them more convenient to use and easier to keep clean.
- Explore improvements for existing residents designed to tackle local anti-social behaviour (ASB); this may include new CCTV and lighting.
- Create a car-free scheme: the new homes will not be allowed parking permits for the local Controlled Parking Zone to prevent extra parking stress in 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 removal of 40 car parking spaces.
- The proposed relocation and re-provision of the two existing bin stores near 11-49 (odd) Church Road and 1-43 (odd) James Place currently next to the car park.

Please note: no existing homes will be demolished as part of these proposals.

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 27 July 2025.**



Frequently asked questions

Why is Haringey Council proposing to build new council homes near Kings 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 9 new council homes proposed to be built near Kings Road will provide secure, permanent homes for 9 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. We also ask leaseholders for their views.

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

How will bin storage be managed?

We'll be providing new bin stores for residents of 11-49 (odd) Church Road and 1-43 (odd) James Place.

We want your feedback on where these new bin stores should be located to make them more convenient for you to use and easier to keep clean.

If the car park is removed, where will I be able to park?

The proposals would remove 40 car parking spaces near Kings Road. However, existing car park users will be able to apply for a permit to park in the surrounding roads, If the council does proceed, it will provide existing residents with details of how to apply for the permits.

The new homes (except for the wheelchair accessible home) will be car-free, and the new tenants will not be able to apply for a parking permit.

The council will survey the neighbouring streets to assess parking capacity.

What are the benefits for existing residents?

Besides improving the bin stores, the scheme will explore new security measures, like CCTV and light, to help tackle local anti-social behaviour (ASB) and crime.

How will a decision be made?

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.

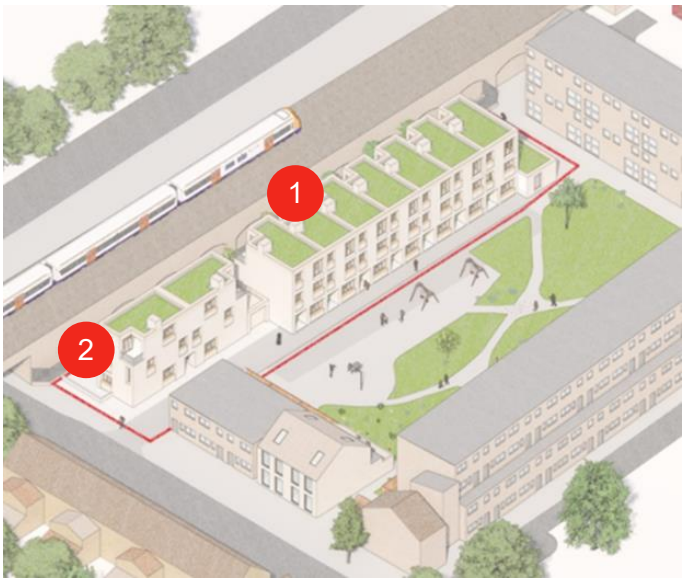
How the new council homes near Kings Road might look

Our proposal is for 9 new council homes

1. Eight 3-storey terraced family houses, with 4-bedrooms for larger households

2. One fully wheelchair adapted family home, with a blue badge parking space

3. Bollards or another type of barrier to ensure it remains car-free.

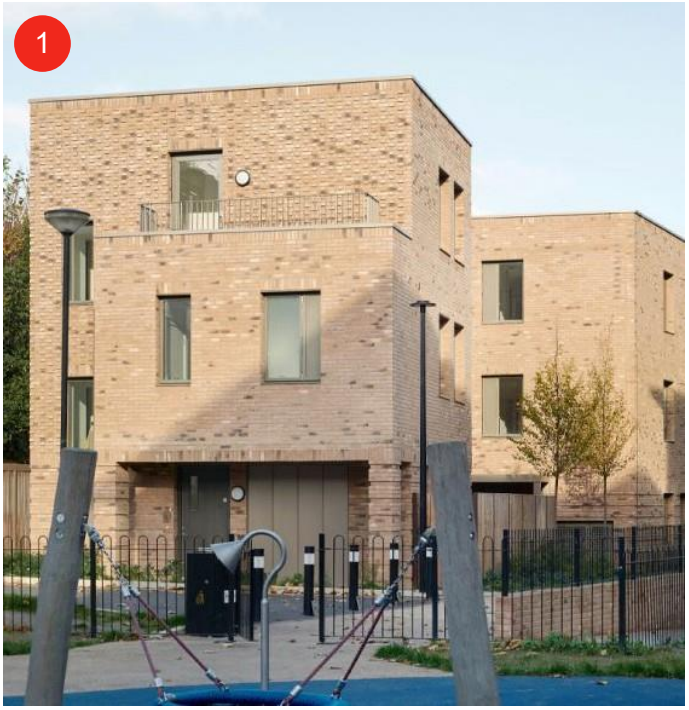


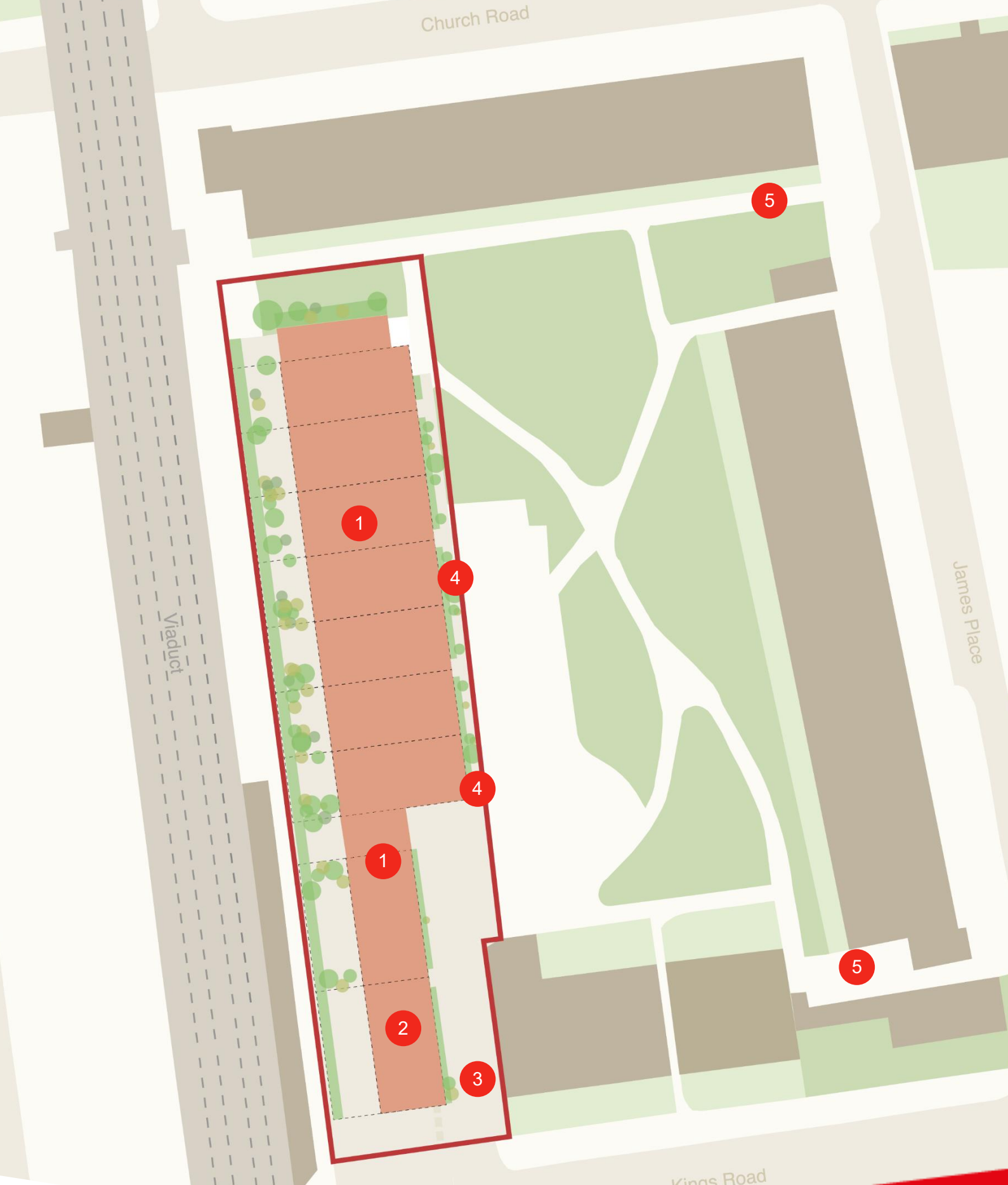
We want your views on:

4. Exploring improvements for existing local residents to help tackle local anti-social behaviour (ASB); this may include new CCTV and new lighting.

5. We'll be providing new bin stores for residents of 11-49 (odd) Church Road and 1-43 (odd) James Place, but we want your feedback on where the new bin stores should be located to make them more convenient for you to use and easier to keep clean.







Share your views online or by returning the questionnaire

Proposal for new council homes near Kings Road

Haringey has an ambitious programme to build 3,000 new council homes by 2031, building as many as possible on council-owned land. We've 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

Until Sunday 27 July 2025

The council will consult secure tenants and leaseholders of 11-49 (odd) Church Road and 1-43 (odd) James Place, and local residents about its proposals for 9 new council homes.

The consultation will run until Sunday 27 July 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 in 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.

If a planning application for the new homes is submitted, then there would be a full public consultation as part of the planning process.



How to have your say

Complete our questionnaire by Sunday 27 July 2025.

- Online, by visiting: KingsRoad.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, Barry Macleod-Cullinane:

- By telephone on 020 8489 2228
- By email: s105@haringey.gov.uk

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

- **Saturday 5 July, from 11am – 2pm** (pop-up event in the car park by Kings Road)
- **Wednesday 9 July, from 11am – 2pm** (pop-up event in the car park by Kings Road
- **Tuesday 15 July, from 6pm – 8pm** (indoor event in the Dinner Hall, Lancasterian Primary School, Kings Road)



Complete our questionnaire, either online or return it by post, by Sunday 27 July

Haringey LONDON