Housing

Delivery Director – Robbie Erbmann

Haringey LONDON

Date: 30 October 2025

Our ref: Tiverton Road / S105 Outcome

Dear Resident,

Tiverton Road N15: Housing Act 1985 (Section 105) consultation outcome

We wrote to you on 27 June 2025 to invite your comments on our proposals to build new council rent homes for local residents and deliver wider improvements on a site near Tiverton Road that currently contains an open space surrounded by 32 car parking spaces. This is part of Haringey Council's ambitious plans to deliver a new generation of council homes for the local community.

You can access a copy of the consultation materials sent to residents by scanning the QR code opposite or visiting:

tivertonroad.commonplace.is

We would like to thank everyone who took the time to respond to the consultation. The Section 105 (of the 1985 Housing Act) consultation is required by law when a landlord is seeking to change a recognised "amenity" of its secure tenants. In this case, the council is proposing to build 17 council homes on the area of open space and reconfigure 32 car parking spaces close to Tiverton Road. These are classed as "amenities" to secure tenants in the area. The plans would involve no loss of overall parking spaces in the area, with the 32 spaces relocated to a different part of the road for residents to use. As part of this process, the council also proposed a series of landscaping, greening and play space improvements for new and existing residents around the local area.

The consultation was open from 27 June 2025 until 3 August 2025. In addition to the Section 105 consultation, the council also held a period of community engagement which ran alongside the Section 105 consultation between 27 June 2025 and 3 August 2025 to gain views on all aspects of the proposed development. All comments were reviewed and carefully considered.

Following this process, the council does intend to proceed with proposals to build 17 new council homes for the local community. This means the council intends to submit a formal planning application for the proposals.

However, the council will be making changes to the proposals based on resident feedback. These include:

- Following resident feedback, the council will, should it receive planning permission for the proposals, conduct further engagement on the landscaping and tree planting improvements around the estate and to the nearby areas of open space, should planning permission be granted for the new council homes. Details of the initial plans are available on our webhub: a link to this is provided above.

- In addition, the council will deliver environmental improvements to the estate, including improved green landscaping around the immediate site, along with enhancing three nearby parcels of open space. The council believes these actions will mitigate the loss of parts of the open space required for the new council homes and help to provide new, improved environmental benefits to all residents in the area.

- Following resident concerns regarding safety and anti-social behaviour, the council will review the proposals with the aim to improve security, particularly in reference to the creation of a communal courtyard which would be open to all residents, concern was raised this area would attract crime. It is the council's intention, following this feedback, to design the communal courtyard with timed access. This will allow all residents from the estate to access the courtyard during the day, with access restricted in the evenings to fob entry to residents of the proposed new homes. In addition, the council will be exploring options to increase the CCTV coverage around the new and existing nearby homes.

- As part of the planning application process, a formal parking survey will be conducted to assess the planned reconfiguration of the parking spaces. This survey will help ensure that any changes to the estate's parking layout are based on accurate data and reflect the needs of residents.

The council has now published the outcome of this consultation; you can access a copy of the report by scanning the QR code opposite or visiting:

haringey.gov.uk/section-105-housing-act-1985-consultations

Thank you again for your important contributions during our consultation and engagement programmes with residents about these proposals. The council will be submitting a planning application for these proposals to the local independent planning authority. Residents will be informed when this application has been submitted and will be able to comment on these finalised proposals. The proposals will only proceed if the planning application is approved.

You can find out more about Haringey's council home building programme by scanning the QR code opposite or visiting:

haringey.gov.uk/housing/council-homes/haringey-homes

If you would like a copy of the report sent to you, need to access the information in a different format or have any questions, please contact us using the following details: s105@haringey.gov.uk | 020 8489 5091

Yours faithfully,

Calum Pollock

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(Please note the phone line will operate 10am-4pm, weekdays, excluding holiday periods)

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