

Brenda Taplin

From: Brenda Taplin
Sent: 07 June 2023 12:16
To: Brenda Taplin
Subject: FW: CPO objection- THE LONDON BOROUGH OF HARINGEY (HIGH ROAD WEST PHASE A) 2023.

From: Susan Nguyen [REDACTED]
Sent: 07 March 2023 22:37
To: PCU <PCU@levellingup.gov.uk>
Subject: CPO objection- THE LONDON BOROUGH OF HARINGEY (HIGH ROAD WEST PHASE A) 2023.

[REDACTED]

Dear Sir/madam,

I am writing to address the compulsory purchase order recently made by the Mayor and Burgesses of the London Borough of Haringey on January 26th, 2023. As the owner of The Nail Group [757 High road, N17 8AH] and a proud member of this community for over 10 years, I welcome positive changes to our environment that better business opportunities.

However, I do have some concerns regarding the current CPO, which I recently discussed in a meeting with representatives from Haringey Council, Lendlease, and CBRE. It was a pleasure to have the opportunity to share with them the story of our business, including our active involvement in the community and our future aspirations for The Nail Group with education and the academy. While I believe in the power of collaboration and welcome opportunities for positive change, I feel that the plans for HRW are still subject to change and lack concrete information about their impact on my business.

Last year, I called a meeting to discuss the HRW plans, and it was concluded that there were still too many uncertainties to provide a clear plan for how they would affect my business. Now that the plans have come to fruition, I was hoping to discuss how we can move forward, but I am still not seeing significant progress or a concrete offer that would give me peace of mind.

As someone who values transparency and open communication, I hope that we can continue to work together to find a solution that benefits both my business and the community. I share below the points I raised in the group meeting;

I have some concerns and reservations regarding the proposed move affecting my business revenue and long term prospects and looking for clarity on the following;

Clear dates for construction period and downtime

- Having the pathway and premises affected by diggers, loss of parking and general loss of convenient access etc would hamper our ability to operate as before.
- Actual downtime duration as a gap there would cause clients to seek alternative providers as this is often a bi-monthly appointment and this could lead to losing a large client base we worked hard building over 10+ years.

I am keen to be provided with more details about the expected duration of when our street would face building works as well as projected durations for the actual transitional move and any plans in place to minimise its duration and impact on my business.

Affordability

- I want to make sure that I can afford any new space that would be offered in exchange without impacting my bottom line. I was able to settle on a competitive rent amount for my current property in exchange for renovating a previously run down space and attracting better clientele to the street which was of interest to the landlord [who owns several properties on this street]. It would be crucial that any rental agreements are in line with the current rates and similar terms.

Location

- It is crucial that my business is positioned in a location that is visible from the street and accessible to my clients. I had the existing benefit of being situated in a prime location directly opposite the stadium front entrance. Could you provide me with more information about any available premises and how they compare in terms of location and visibility?

Renovation costs

- During our meeting, we agreed in principle that the cost of hiring an architect to design new premises in line with our existing space and any building work required to bring it up to the same level would be covered. However, I would feel more at ease if this agreement could be confirmed in writing.

I also shared previous experience working with the council with our old premises (743 High Road). I was promised delivery on plans that ended up harming my business growth and ending a new business idea that I was excited to introduce. This experience was disappointing and also tarnished my trust with the council. Unfortunately, these issues are still pending to this day, and I feel that the council has not upheld their landlord obligations or put right the matter despite my repeated attempts to resolve.

Given this experience, I hope it can be understood why I am doubtful about the council's willingness to prioritise the interests of small, local businesses and my apprehension about the proposed move. It is crucial to me that any relocation plans are carefully considered and take into account the impact on my business, my team and my community.

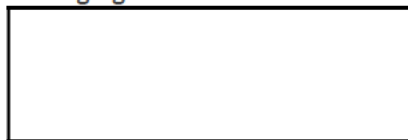
Despite these concerns, I am open to collaborating on finding a solution that works for us all but it would first require having concrete responses and commitments for my above concerns.

Yours sincerely,

--

Susan Nguyen

Managing Director



www.thenailgroup.co.uk | Office: 0208 885 4894 | The Nail Group, 757 High Road, London, UK, N17

8AH | Instagram: <https://instagram.com/thenailgroup/> | Facebook: <https://www.facebook.com/thenailgroup>