

**From:** [Lewis Cooper](#)  
**To:** [mary\\_powel](#) [REDACTED]  
**Cc:** [Scott Mundy](#)  
**Subject:** London Borough of Haringey (High Road West Phase A) Compulsory Purchase Order 2023  
**Date:** 27 March 2023 14:53:30  
**Attachments:** [image001.png](#)  
[HRW Phase A CPO Letter to Mary Powell 27.03.23.pdf](#)

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Dear Ms Mary Powell,

I hope you are well.

Please see the attached correspondence in relation to the above.

Kind Regards,

Lewis Cooper, on behalf of Scott Mundy (Regeneration Manager)

Haringey Council, The Grange, 34a White Hart Ln, London N17 8DP

E. [REDACTED]  
M. [REDACTED]

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**Placemaking & Housing**

Scott Mundy Regeneration Manager

Date: 27 March 2023

Your ref: Re: London Borough of Haringey (High Road  
West Phase A) Compulsory Purchase Order  
2023



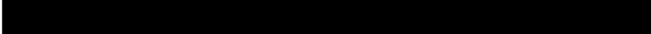

Dear Ms Mary Powell,

London Borough of Haringey (High Road West Phase A) Compulsory Purchase Order 2023

We have been provided with a copy of the letter of objection that you have submitted to the National Planning Casework Unit regarding the above.

We note the concerns you have raised and will respond to them in full within the Statement of Case.

If you have any queries in the meantime, please kindly contact a representative of the Council on the below details:

- Scott Mundy, Haringey Council (Case Manager for the CPO) –  

- Lewis Cooper, Haringey Council – 

Your sincerely,



Scott Mundy  
Regeneration Manager

**From:** [Scott Mundy](#)  
**To:** [Mary Powell](#)  
**Subject:** RE: Request for meeting regarding High Road West CPO  
**Date:** 16 August 2023 12:54:07

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Dear Ms. Powell

Thank you for your email. Please see responses below in red. We are happy to discuss this further with you, including in person at a time that suits you.

Kind regards,  
Scott

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**From:** Mary Powell [REDACTED]  
**Sent:** Sunday, August 6, 2023 3:38 PM  
**To:** Scott Mundy [REDACTED]  
**Cc:** Suzanne Prothero [REDACTED]  
**Subject:** RE: Request for meeting regarding High Road West CPO

Dear Mr Mundy

I note your response below and have further questions and observations:

1. According to your explanation below, planning consent for the new phasing plan has not yet been obtained (see highlighted section). This means that an accelerated CPO notice was issued before a “decision” was taken in May 2023 to revise the phasing plan, and before any planning consent for this amendment has been obtained. ***Who made the decision in May 2023 if it was not the planning committee? Please can you confirm when this will go in front of the planning committee and how I may submit a response to any preceding consultation?***

The Council made the CPO in January 2023 to enable delivery of the initial phase of the High Road West scheme (referred to as Phase A). This phase comprises the southern half of the scheme and includes the redevelopment of the Love Lane Estate. The decision to make a CPO to enable delivery of this part of the scheme was made to provide certainty that the new homes for existing residents and other community benefits within this phase can all be delivered, and in a reasonable timescale.

To confirm, the properties on the Love Lane Estate are still required within the same timescale as envisaged when making the CPO, which has not changed. The phasing plan does however set out the order in which individual blocks will be redeveloped. This decision to amend the phasing plan was taken by the Council and Lendlease following a review of the development phasing to better meet those overall objectives I summarised above. As noted in my previous email, there is a process in place for the two parties to refine and update the phasing plan as the

scheme progresses. This is not a decision by the Council in its capacity as Local Planning Authority (LPA), and the LPA's approval of the change is separate.

Following the above review of phasing, Lendlease have made an application to the LPA to update the phasing plan. The application seeks approval of details reserved by a condition associated with the planning permission for High Road West. This application was validated by the LPA on 1 August 2023 and the reference number is HGY/2023/2085. The application is under consultation by the LPA until 24 August 2023. Please see the following link: [Planning Application: HGY/2023/2085 \(site.com\)](https://www.lendlease.com/Planning_Application_HGY/2023/2085)

2. I am still not aware of any public consultation about the proposed amendment to the planning consent. Drop in sessions and fun days, after the phasing plan was "updated" are not a consultation. As someone who responded to the earlier planning consultations in detail, and an affected resident I should have been written to directly at my home address before any decision is taken. The coffee mornings are a preposterous suggestion for someone who was working full time. I discovered the proposed change to the phasing by accident, not through any effort on your part to keep me informed. ***Are you still trying to claim this is adequate consultation?***

As referred to in previous correspondence, following the decision by the Council and Lendlease to update the phasing plan, drop-in sessions to discuss these changes with residents on the Love Lane Estate were held on the evening of Wednesday 31<sup>st</sup> May and the afternoon of Thursday 1<sup>st</sup> June 2023. A flyer was sent to all households on the estate to invite them to the sessions as well as to offer one-to-one appointments should they not be able to make the scheduled times. Further engagement was held at the community fun day on Saturday 22<sup>nd</sup> July.

3. You have stated that the revised phasing plan would allow resident leaseholders (who wished to do so) to move into new homes on the new estate. However the revised phasing plan seems to render this impossible. Phase 1A which is the first phase to be completed is anticipated as being ready in Q3 of 2025, with other phases to follow between 2028 and 2034, according to the council's own statement of case at page 29. You are trying to get me out of my home by Q1 of 2025 (see below in your email of 13 July 2023). Therefore your assurances that resident leaseholders could be accommodated in the new estate are fundamentally dishonest. Phase 1A appears to be intended for rehousing council tenants in any case, and not leaseholders. ***Do you expect residents leaseholders to try to find rented accommodation until other properties have been completed after 2028 and move twice?*** This appears to be designed to make resident leaseholders give up on the idea of staying in the area. ***What alternative explanation do you have?***

The date of Q1 2025 we have provided is a 'not before' date, which is the earliest

date that the Council would require vacant possession of your property, to provide you with as much certainty as possible. As it is a 'not before' date, the actual date of when possession is required could be later. The dates for completion of phases are anticipated dates, which be brought forward or later based on a range of factors.

It is the Council and Lendlease's intention, through the phasing plan, to maximise the number of residents on the estate who can make a direct move to their new property. The intention is that many residents living within Phases 2-4 will be able to make a single move from their current properties to the newly completed properties at Phase 1A. That includes resident leaseholders in line with the provisions in the Love Lane Leaseholder Offer, should they wish to do so. If you would be interested in moving to one of the new homes in Phase 1A, then we would be happy to discuss this further and the Council can take the necessary steps towards offering you a replacement leasehold home within Phase 1A.

If you would prefer to move to one of the new homes in a later phase then a temporary move is likely to be required. The Council has committed to support residents with temporary moves and would seek to facilitate these within Council-owned properties on the estate where possible. Two disturbance payments may also be paid, to cover reasonable costs for both the move from your existing home to the temporary property, and again for moving from the temporary property to the permanent property.

4. You continue to refer to the Equity Loan option which I have already stated is entirely unacceptable, why do you continue to do so? I am not going to change my mind about this swindle. Please desist.

We note that you are not interested in the equity loan option.

5. Nor can I trust the council with a lease swap as a leasehold property which has come back to the council in a non-social-cleansing area is likely to be unsaleable for other reasons. I believe you would be trying to fob me off with a problem property e.g. affected by subsidence or damp. ***Please can you explain how else a leasehold property might have come back to the council for disposal?***

Although there are a range of reasons why a Council would have an empty property in its housing stock, such vacant properties mainly come about due to a previous council tenant vacating the property as a result of their individual circumstances, rather than due to the condition of property itself. The Council would normally seek to re-let these properties as rented secure tenancies. However the Council is committed to utilising some of these properties to facilitate the leasehold swap option available to existing resident leaseholders on the Love Lane Estate in line with the Love Lane Leaseholder Offer.

Any resident leaseholder who presently lives on the Love Lane Estate who is interested in this option would view any such available property to confirm whether or not they are interested in pursuing this option. There would be no obligation to proceed if the leaseholder were dissatisfied with the property. The Council would cover reasonable costs for any surveys of the property, in addition to conveyancing costs and other expenses.

If this may be of interest to you, please let us know and we can provide a leasehold swap needs assessment form to you to complete. The Council would then inform you if and when any suitable properties become available and provide times for you to view the property.

I await your response in the hope that it will be more timely than the last one.

Yours sincerely

Mary Powell

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**From:** Scott Mundy [REDACTED]  
**Sent:** 03 August 2023 14:52  
**To:** Mary Powell [REDACTED]  
**Cc:** Suzanne Prothero [REDACTED]  
**Subject:** RE: Request for meeting regarding High Road West CPO

Dear Ms. Powell,

Thank you for your email of 18 July.

In regard to the revised phasing plan for the High Road West scheme, the contract between the Council and Lendlease has a process in place whereby any opportunities for providing enhanced benefits through amendments to the phasing, can be agreed between them, subject to the Council (in its capacity as Local Planning Authority) confirming the change.

As noted in my previous email, the revised phasing plan was developed with a view to accelerating the delivery of Council and other affordable homes within the scheme, with the aim of rehousing existing residents quicker. The Council has committed to ensuring that existing secure and non-secure tenants and resident leaseholders can move to new homes within the scheme and the revised phasing plan has been developed with a view to realising that commitment faster.

The planning permission for the scheme includes a condition whereby a phasing plan has to be submitted and approved by the Local Planning Authority prior to the scheme commencing. This condition was previously approved in October 2022, and the process is underway to submit an updated phasing plan pursuant to this condition.

The Council has been keen to update Love Lane Estate residents on these changes and the rationale for the update, and held drop-in sessions in May and June 2023, which were advertised by flyer. The events included an exhibition at the Grange and a stall at the recent community fun day. The exhibition is still in place at the Grange and available to view at the weekly coffee mornings on Thursdays (10-2) or by appointment. I've attached electronic versions of the boards for information.

I understand from previous correspondence that you do not consider the equity loan option for moving into one of the new homes in the scheme, as set out in the Leaseholder Offer, appropriate for you. If your position changes then we would be happy to look at this and to work with you to develop a rehousing plan with the aim to make the move as straightforward as possible.

In regard to other rehousing options, you may be aware that the Leaseholder Offer includes the option of a leasehold swap for another Council-owned property in the area or borough. This is subject to availability of properties but if you feel this may be something that would work for you then we can explore this further. I've attached the Leaseholder Offer which includes more information on this.

I hope this covers your questions but if you have any further queries please do not hesitate to let me know.

Kind regards  
Scott

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**From:** Mary Powell  
**Sent:** Wednesday, August 2, 2023 9:39 AM  
**To:** Scott Mundy [REDACTED]  
**Cc:** Suzanne Prothero [REDACTED]  
**Subject:** FW: Request for meeting regarding High Road West CPO

Dear Mr Munday

I emailed you on 2 and 18 July 2023 to query the apparent urgency with which you are seeking to get me out of this property. I have not received a response to my most recent email below, which was sent 15 days ago.

If you are not in a position to respond or are unwilling to do so, please can you refer me to a colleague who is able to answer my question below. The bringing forward by 4 years of the date by which you want to demolish my home has not been explained adequately.

Yours sincerely

Mary Powell

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**From:** Mary Powell  
**Sent:** 18 July 2023 12:11

**To:** 'Scott Mundy' [REDACTED]  
**Subject:** FW: Request for meeting regarding High Road West CPO

Dear Mr Mundy

I note your amended offer.

I also note your explanation of the revised phasing for demolition and social cleansing of the Love Lane Estate. Given that this is a material change to what was set out in the original planning application, I would like to know how this can be approved without going back through the planning process including public consultation?

It appears that the new phasing is designed to ensure that resident leaseholders could not remain in the area by purchasing a property in the new development even if they wanted to, as only Phase 1A will be complete by Quarter 3 in 2025 (even if things go to plan). That tells me all I need to know about the council's intentions.

Given the bad faith being shown by the council with the amended phasing, and the intention to remove the remaining resident leaseholders from the area, I remain in no hurry to reach a settlement with the council. I have attended pre-enquiry meeting and still intend to proceed with my objections to the CPO.

As I am not prepared to entertain the disingenuous offer of an equity loan, I am not sure what else there is to discuss with the council in respect of rehousing options, unless you are considering offering me a secure tenancy (which would convey more rights than an equity loan purchase)?

Yours sincerely

Mary Powell

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**From:** Scott Mundy [REDACTED]  
**Sent:** 13 July 2023 17:27  
**To:** Mary Powell  
**Subject:** RE: Request for meeting regarding High Road West CPO

Dear Ms Powell

Thank you for your reply.

In regard to the timings for requiring your property, the phasing plan for High Road West was updated in May 2023. This was updated to achieve early delivery of the affordable homes within the scheme. This is summarised in paragraph 7.42 of the Council's Statement of Case, which I have attached alongside the phasing plan.



Your property is located within Phase 3 of the phasing plan, which has an anticipated start date of Q3 2025.

Further to my previous email which contained an offer to acquire your property, the Council is keen to reach a suitable agreement with you.

While the exact start dates for each phase are subject to change, I can confirm that the Council would be willing to undertake to not obtain vacant possession of your property prior to Q1 2025.

The Council would also be willing to enter into an option agreement for the purchase of your property now, with a longstop completion date of up to Q1 2025. We could also include a clause where the market value is indexed, on an upward only basis in line with the Land Registry House Price Index for the borough. We are happy to discuss this further with yourself or an appointed surveyor.

We note your feedback regarding the Council's equity loan offer and that you do not wish to purchase a home within the new development. Notwithstanding this, we would still welcome the opportunity to meet with you to better understand your needs and requirements.

We look forward to hearing from you on the above points at your earliest convenience.

Kind regards,  
Scott

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**From:** Mary Powell

**Sent:** Sunday, July 2, 2023 7:31 PM

**To:** Scott Mundy [REDACTED]

**Subject:** RE: Request for meeting regarding High Road West CPO

Dear Mr Mundy

I am still considering my options and a little surprised by the sense of hurry. According to the planning documents which I have looked back over, the plot of land where my home sits does not appear to be needed until 2028/29. Please can you explain why you are trying to put my out of my home now?

For the avoidance of future doubt, and to save time, please do not refer me to the Equity Loan option for a new building in the Lendlease development or a property elsewhere. I understand enough about this product to know that it is a con which would leave me with fewer rights (e.g. who I leave the property to in my will) than a secure tenant. I have managed leasehold new build properties and am aware of the lengths that profiteering developers will go to, to avoid their obligations under defects liability. I am also not interested in buying into a new development with expensive service-chargeable features that I consider unnecessary or exponential ground rents.

In the meantime I am also involved in objecting to the CPO in principle. Any effort to obtain an independent valuation should not be interpreted as my co-operation with the social cleansing of the neighbourhood.

Yours sincerely

Mary Powell

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[REDACTED]

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**From:** Mary Powell [REDACTED]  
**Sent:** 30 May 2023 13:56  
**To:** 'Scott Mundy'  
**Subject:** RE: Request for meeting regarding High Road West CPO

Subject to Contract  
Without Prejudice

Dear Mr Mundy

I have a question in response to the email below, and it is just that, a question. It does not indicate any readiness to agree to a purchase price.

Will Haringey Council pay up front the cost of a valuation by a surveyor of my choice, rather than leaving me out of pocket whilst awaiting the long-winded refund process? I have previous experience of seeking reimbursement from Haringey Council to draw upon in asking this question.

Please can you confirm.

Yours sincerely

Mary Powell

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**From:** Scott Mundy [REDACTED] >  
**Sent:** 16 May 2023 10:42  
**To:** Mary Powell [REDACTED]  
**Subject:** FW: Request for meeting regarding High Road West CPO

Subject to Contract  
Without Prejudice

Dear Ms. Powell,

Thank you for your reply to my email.

We have written to all leaseholders on the estate, and I attach copies of the recent letters we have sent to you in November 2022 and January 2023.

As advised in the letters sent, the preference is to meet with leaseholders to discuss the options available to them in terms of rehousing and ideally inspect their home in order to make an offer which reflects the condition of the property.

However, I understand you wish to take legal advice before you are in a position to meet.

The Council would like to reach a suitable agreement with you and I set out below an offer to acquire your property for your consideration. Please note this is subject to an inspection of your property.

Market Value	£335,000
Homeloss payment (10% of market value)	£33,500

Disturbance (including SDLT and legal fees on the purchase of a new property)	£8,250
Legal fees for the sale of [REDACTED]	TBA
Surveyors fees for undertaking a valuation of [REDACTED]	TBA
<b>Total</b>	<b>£376,750</b>

In respect of the rehousing options available to you, these are captured in the Council's Love Lane Leaseholder Offer, which I have attached to this email. These include the options of a rent and interest-free equity loan for a home in the new scheme and elsewhere in the borough, and a leasehold swap.

We would welcome the opportunity to meet with you to discuss these further and better understand your requirements and preferences, with the aim to support you to find the most suitable option.

We can also confirm that your property is unlikely to be required by the Council until Q1 2025 under the current phasing plan. Notwithstanding that, we would like to reach an agreement with you at the earliest opportunity. In our meeting, we can discuss the support available from the Council to assist you with the moving process.

I look forward to hearing from you soon.

Kind regards,

**Scott Mundy**  
**Regeneration Manager**

Haringey Council  
The Grange, 32 White Hart Lane, N17 8DP

T. [REDACTED]  
E. [REDACTED]

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**From:** Mary Powell [REDACTED]  
**Sent:** Friday, April 28, 2023 6:51 AM  
**To:** Scott Mundy [REDACTED]  
**Subject:** RE: Request for meeting regarding High Road West CPO

Dear Mr Mundy

I note your email below. This is the first attempt to contact me individually to discuss terms. However having already received a CPO notice, I have lodged an objection with the Department of Levelling Up, Housing and Communities. I await the deliberations of the Planning Inspectorate.

I am now obtaining legal advice and will respond further when I have done so. I am therefore not in a position to meet for the time being. You may in the meantime put any proposals which you may have in writing by return of email.

Yours sincerely

Mary Powell

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**From:** Scott Mundy [REDACTED]  
**Sent:** 24 April 2023 17:44  
**To:** [mary.powell](#) [REDACTED]  
**Subject:** Request for meeting regarding High Road West CPO

Dear Ms. Powell,

I hope you are well.

Further to the Council's letter dated 27 March 2023, I would like to meet with you to discuss the concerns raised in your objection to the compulsory purchase order (CPO).

I am available to meet at a time that suits you. I note from your email that later in the evening may be more suitable. Would an evening at 7pm work? We could meet at our building at The Grange (32 White Hart Lane, N17 8DP) or at your home if preferable, whichever is more convenient.

Please do kindly let me know if any of the following upcoming dates would be suitable – Thurs 27<sup>th</sup> April, Weds 3<sup>rd</sup> May, Thurs 4<sup>th</sup> May. Otherwise I'd be grateful if you could advise on a better date.

The Council would like to make an offer to purchase your property as well as discussing your housing options, which we can talk through in the meeting.

I look forward to hearing from you.

Kind regards,

**Scott Mundy**  
**Regeneration Manager**

Haringey Council  
The Grange, 32 White Hart Lane, N17 8DP

T. [REDACTED]  
E. [REDACTED]

Pronouns: he/him

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**From:** [Scott Mundy](#)  
**To:** [Mary Powell](#)  
**Subject:** FW: Request for meeting regarding High Road West CPO  
**Date:** 16 May 2023 10:42:16  
**Attachments:** [image001.png](#)  
[HRW CPO letter\\_ 63 Whitehall\\_ Nov2022.pdf](#)  
[HRW CPO letter\\_ 63 Whitehall\\_ Jan2023.pdf](#)  
[Love Lane Leaseholder Offer.pdf](#)

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Subject to Contract  
Without Prejudice

Dear Ms. Powell,

Thank you for your reply to my email.

We have written to all leaseholders on the estate, and I attach copies of the recent letters we have sent to you in November 2022 and January 2023.

As advised in the letters sent, the preference is to meet with leaseholders to discuss the options available to them in terms of rehousing and ideally inspect their home in order to make an offer which reflects the condition of the property.

However, I understand you wish to take legal advice before you are in a position to meet.

The Council would like to reach a suitable agreement with you and I set out below an offer to acquire your property for your consideration. Please note this is subject to an inspection of your property.

Market Value	£335,000
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Legal fees for the sale of [REDACTED]	TBA
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<b>Total</b>	<b>£376,750</b>

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We would welcome the opportunity to meet with you to discuss these further and better understand your requirements and preferences, with the aim to support you to find the most suitable option.

We can also confirm that your property is unlikely to be required by the Council until Q1 2025 under the current phasing plan. Notwithstanding that, we would like to reach an agreement with you at the earliest opportunity. In our meeting, we can discuss the support available from the Council to assist you with the moving process.

I look forward to hearing from you soon.

Kind regards,

**Scott Mundy**  
**Regeneration Manager**

Haringey Council  
The Grange, 32 White Hart Lane, N17 8DP

T [REDACTED]  
E. [REDACTED]

-  
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**From:** Mary Powell [REDACTED]  
**Sent:** Friday, April 28, 2023 6:51 AM  
**To:** Scott Mundy <[REDACTED]>  
**Subject:** RE: Request for meeting regarding High Road West CPO

Dear Mr Mundy

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I am now obtaining legal advice and will respond further when I have done so. I am therefore not in a position to meet for the time being. You may in the meantime put any proposals which you may have in writing by return of email.

Yours sincerely

Mary Powell

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**From:** Scott Mundy [REDACTED]  
**Sent:** 24 April 2023 17:44  
**To:** [mary.powell](mailto:mary.powell@haringey.gov.uk) [REDACTED]  
**Subject:** Request for meeting regarding High Road West CPO

Dear Ms. Powell,



I hope you are well.

Further to the Council's letter dated 27 March 2023, I would like to meet with you to discuss the concerns raised in your objection to the compulsory purchase order (CPO).

I am available to meet at a time that suits you. I note from your email that later in the evening may be more suitable. Would an evening at 7pm work? We could meet at our building at The Grange (32 White Hart Lane, N17 8DP) or at your home if preferable, whichever is more convenient.

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The Council would like to make an offer to purchase your property as well as discussing your housing options, which we can talk through in the meeting.

I look forward to hearing from you.

Kind regards,

**Scott Mundy**  
**Regeneration Manager**

Haringey Council  
The Grange, 32 White Hart Lane, N17 8DP

T [REDACTED]  
E. [REDACTED]

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Pronouns: he/him

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**Placemaking & Housing**

Scott Mundy Regeneration Manager

Date: 14 November 2022

Your ref: Re: High Road West scheme

Ms Mary Powell  




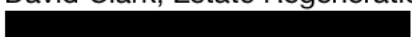



Dear Ms. Powell,

We have written to you previously regarding the High Road West regeneration scheme and the rehousing offer to leaseholders as set out in the Love Lane Leaseholder Offer booklet (attached to this letter).

We would like to arrange an appointment to meet with you, with the aim to reach a suitable agreement for the purchase of your current home. We would also like to speak through the likely timings for requiring your property, how you will be compensated, and the several rehousing options available to you.

Our dedicated Rehousing Team are available to provide targeted support for your rehousing to a new home. In the meeting we can discuss the offer from the Council in detail and better understand your requirements, with the aim to find the best option that meets your needs.

Please kindly contact myself or one of the team at your convenience on the below details:

- Scott Mundy, Regeneration Manager, Tel: , Email: 
- David Clark, Estate Regeneration Manager, Tel: , Email: 
- Lauren Schnieder, Community Engagement Officer, Tel: , Email: 

You can also receive independent advice, to help understand your rights and the options available to you individually, and assistance to help you consider these. Please contact your Independent Tenant & Leaseholder Advisor, Public Voice on the below details:

- Rob Lantsbury, Tel: , Email: 
- Suzanne Wolfe, Tel: , Email: 

As previously noted, although the Council would like to acquire your property by agreement, the Council may consider using its Compulsory Purchase Order (CPO) powers, in the event this is necessary to acquire the properties required to deliver Phase A. The formal CPO process would be progressed at the same time as our discussions/negotiations to ensure that timescales for the scheme are met.

If you want to find out more about the compulsory purchase process and the compensation you may be entitled to if your property is compulsorily acquired without speaking to someone directly, the Government has produced a number of booklets which explain the process and entitlement to compensation. These can be found on the gov.uk website (see overleaf). If you cannot access the site, then we can send copies to you.

Government's CPO Guidance: <https://www.gov.uk/government/collections/compulsory-purchase-system-guidance>

Love Lane Leaseholder Offer: [www.haringey.gov.uk/lovelaneleaseholderoffer](http://www.haringey.gov.uk/lovelaneleaseholderoffer)

We hope to hear from you soon.

Yours sincerely,

Scott Mundy  
Regeneration Manager

**Do you need this translated?**

**Türkçe** Bu haber bültenini kendi dilinizde almak istiyorsanız, lütfen, yukarıda yer alan irtibat bilgilerine bir e posta gönderin.

**Soomaali** Haddii aad jeclaan lahayd inaad ku hesho warsidahan luqadaada, fadlan iimayl u soo dir faahfaahinta xiriirka kore.

**Português** Se gostaria de receber esta newsletter na sua língua, por favor envie um email para os contactos acima.

## Placemaking & Housing

Peter O'Brien Assistant Director for Regeneration & Economic Development

Date: 31 January 2023

Your ref: Re: High Road West scheme

Ms Mary Powell



Dear Resident,

Further to previous correspondence and consultation, we are writing to let you know that Haringey Council will soon be making a Compulsory Purchase Order (CPO) to deliver the first phase (Phase A) of the High Road West scheme, which includes the redevelopment of the Love Lane Estate. This follows the grant of hybrid planning permission for the scheme in August 2022, and the decision to make a CPO to deliver Phase A by the Council's Cabinet in November 2022.

Phase A will deliver new affordable homes for existing and new residents, community facilities, employment spaces and a new public square.

The Council has approved the decision to make a CPO in order to provide the certainty that the new homes and other community benefits can be delivered in a timely manner and ensure that we can deliver on our long standing commitments to you, the estate's residents.

### What does the CPO mean for you?

As a resident leaseholder on the Love Lane Estate, your property is included in the land which the Council is seeking to acquire and will be included in the CPO. The notice advising you of the making of the CPO will be sent out shortly.

The notice will explain where you can view the CPO documents and how and where to make an objection if you wish to do so. The objection period will be for 28 days and the closing date for submitting objections will be stated in the notice.

The intention of the Council is to acquire all the properties by agreement, and that these discussions with you will continue alongside the CPO process. However, if an agreement cannot be reached and the CPO is confirmed, then the Council will have the ability to compulsorily acquire your home, thereby ensuring that the timescales for delivering the scheme can be met.

It is not planned for the CPO powers to be used immediately, and for most residents of the Love Lane Estate it may be several years before their property is required for redevelopment. However, we would like to reach agreement with you on the purchase of your property at the earliest opportunity.

As well as discussing the potential acquisition of your property, we would like to discuss your rehousing options with you, to find the option that best meets your needs. We can also speak through the likely timings for requiring your property, to help you plan for the move.

### Love Lane Leaseholder Offer

The Council's Love Lane Leaseholder Offer includes the rehousing options and compensation payments which may be available to you as a resident leaseholder, providing that you meet the eligibility terms set out in that document.

In terms of rehousing this includes moving to a newly built affordable home on the redeveloped estate as part of a range of available options. In terms of compensation payments, in addition to receiving the market value of your property, you may be entitled to a Home Loss payment equal to 10% of the market value of your home, and additional disturbance payments to cover the reasonable costs of moving.

The Council will also cover reasonable costs for independent financial advice, advice from a chartered surveyor, and other fees associated with selling your home and purchasing a new one.

You can access the Leaseholder Offer at the following link. We can also provide a hard copy on request: [www.haringey.gov.uk/lovelaneleaseholderoffer](http://www.haringey.gov.uk/lovelaneleaseholderoffer). If you have any issues getting this document to display, please keep refreshing the page. If these issues continue, please reach out to us using the contact details below.

#### Here to help

If we are not already in discussions with you, then we would like to arrange a meeting with you to discuss the potential purchase of your home and your rehousing options. Please kindly contact one of the team on the below details:

- Scott Mundy, Regeneration Manager (Case Manager for the CPO), Tel: [REDACTED]  
Email: [REDACTED]
- David Clark, Estate Regeneration Manager, Tel: [REDACTED] Email:  
[REDACTED]
- Lauren Schnieder, Community Engagement Officer, Tel: [REDACTED], Email:  
[REDACTED]

We would be happy to carry out these meetings at your home, at our office at The Grange (32 White Hart Lane, N17 8DP), or online to suit your availability.

There will be drop in sessions for Love Lane residents taking place **every Thursday from 10am to 2pm at The Grange** as part of our regular coffee mornings. These are an opportunity to speak to Council officers and your Independent Tenant & Leaseholder Advisor (ITLA), Public Voice, to discuss the CPO process and what it means for you.

If you would like to contact your ITLA directly, please contact Rob or Suzanne on the below details:

- Rob Lantsbury, Tel: [REDACTED] Email: [REDACTED]
- Suzanne Wolfe, Tel: [REDACTED], Email: [REDACTED]

If you want to find out more about the compulsory purchase process and the compensation you may be entitled to if your property is compulsorily acquired, the Government has produced a number of booklets which explain the process and entitlement to compensation. These can be found on the gov.uk website (link provided below). If you cannot access the site, then we can send copies to you.

Government's CPO Guidance: <https://www.gov.uk/government/collections/compulsory-purchase-system-guidance>

Yours sincerely,

[REDACTED]

Peter O'Brien  
Assistant Director for Regeneration & Economic Development



## Placemaking & Housing

Scott Mundy Regeneration Manager



Date: 14 November 2022

Your ref: Re: High Road West scheme

Ms Mary Powell

Dear Ms. Powell,

We have written to you previously regarding the High Road West rehousing offer to leaseholders as set out in the Love L (this letter).

We would like to arrange an appointment to meet with you to discuss the offer for the purchase of your current home. We will discuss the timings for requiring your property, how you will be compensated, and how you will be supported during the process.

Our dedicated Rehousing Team are available to provide you with a new home. In the meeting we can discuss the offer from your requirements, with the aim to find the best option for you.

Please kindly contact myself or one of the team at your earliest convenience.

- Scott Mundy, Regeneration Manager, Tel: 07971 123456, Email: [Scott.Mundy@haringey.gov.uk](mailto:Scott.Mundy@haringey.gov.uk)
- David Clark, Estate Regeneration Manager, Tel: 07971 123456, Email: [David.Clark2@haringey.gov.uk](mailto:David.Clark2@haringey.gov.uk)

### Document Properties

Description Security Fonts Custom Advanced

#### Description

File: HRW CPO letter\_ [REDACTED] Nov2022 (002)

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Author: Mundy Scott

Subject:

Keywords:

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#### Advanced

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