

**Housing, Regeneration & Planning,**  
River Park House,  
225, High Road,  
London, N22 6HQ.



David Joyce, Director.

Owner/Occupier,  
Flat XX  
Northolt,  
Griffith Road,  
London N17.

16<sup>th</sup> September 2020.

**To all residents of Tangmere and Northolt blocks at Broadwater Farm Estate, Tottenham N17**

As you will be aware, following consultation with residents, it was agreed that the Tangmere and Northolt blocks would be demolished due to safety concerns relating to their structure and would be replaced with new Council owned homes.

The next stage is the design process for the new homes and this will involve Broadwater Farm residents over the coming months. Once finalised, the new homes will be available for Tangmere and Northolt secure tenants and resident leaseholders, who wish to return to the estate.

To start the rebuilding proposals, the Council is now required to serve an Initial Demolition Notice ('the Notice'). This Notice will be served on all secure tenants, leaseholders and occupiers of the properties in both Tangmere and Northolt blocks. The Notice is enclosed with this letter, which formally advises you of the Council's proposals.

**The effect of the Notice is that it suspends any Right to Buy applications, which have been submitted to the Council. It does not mean that Tangmere and Northolt will be demolished immediately.**

Demolition of the blocks can only take place once all of the tenants and leaseholders have been rehoused. Many residents have already successfully moved to new homes and several are due to move in the coming weeks. The Rehousing Officers continue to work closely with the handful of residents who are remaining to find them suitable alternative accommodation. We will keep you updated with the rehousing position and on any timescales relating to demolition. The Notice will not affect any essential works that may need to take place at either Tangmere or Northolt, as the Council still has a statutory duty to ensure that the properties are maintained.

**Homeowners & leaseholders** - You are receiving this notice as your property is part of the building which will be demolished i.e. you are the owner of a flat within Tangmere and Northolt blocks, which belong to Haringey Council.

**Council tenants** - This Initial Demolition Notice suspends any Right to Buy applications that have been submitted. It is possible to make a new application while an Initial Demolition Notice is in force, but the Council cannot complete the sale while the notice is in place, and when a Final Demolition Notice is served, any existing Right to Buy claims are ended and no new applications can be made.

If you had a valid Right to Buy application which was submitted before this Initial Demolition Notice was served, you now have three months in which to apply for compensation to cover reasonable expenditure connected with the conveyancing process such as legal or survey fees. You can do this by contacting the Rehousing Officers, whose contact details are below.

Later, when a date has been set for the demolition, a Final Demolition Notice will be served. No demolition can happen until after this notice is issued.

We realise this is a major development, and we want to do all we can to make the changes that lie ahead as easy as possible for all residents. The Rehousing Officers will continue to work closely with residents to support you through this process and keep you informed of the progress made in building the new homes on Broadwater Farm.

If you have any questions or queries regarding the Notice and the planned demolition of the blocks, please contact either of the following Rehousing Officers:

Davina Ilo – 0208 489 7037 – [davina.ilo@homesforharingey.org](mailto:davina.ilo@homesforharingey.org)

Fatima Kirsarkye – 0208 489 2499 – [fatima.kirsarkye@haringey.gov.uk](mailto:fatima.kirsarkye@haringey.gov.uk)

Should you require any independent advice with any aspect of this matter, you can contact the 'Independent Tenant and Leaseholder Advisor,' whose details are as follows:

Pam Kovachich  
Associate Consultant  
PPCR Associates  
Studio 3, Blue Lion Place  
237 Long Lane  
London  
SE1 4PU

F: 020 7199 0901

E: [PKovachich@ppcr.org.uk](mailto:PKovachich@ppcr.org.uk)

Yours Sincerely,

David Joyce

Director,

Housing, Regeneration & Planning.

Yours Sincerely,

David Sherrington,

Director of Broadwater Farm,

Homes for Haringey