

Brenda Taplin

From: PCU <PCU@levellingup.gov.uk>
Sent: 07 March 2023 08:43
To: Rachael Beard
Subject: FW: London Borough of Haringey (High Road West Phase A) Compulsory Purchase Order 2023 - Objection

Importance: High

From: Mary Powell [REDACTED]
Sent: 06 March 2023 20:04
To: PCU <PCU@levellingup.gov.uk>
Subject: London Borough of Haringey (High Road West Phase A) Compulsory Purchase Order 2023 - Objection
Importance: High

[REDACTED]

To whom it may concern

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

I am writing to object to the above Compulsory Purchase Order which will affect my home at **63 Whitehall Street, London N17 8BP**. I am the leaseholder of this property, and the freehold belongs to the London Borough of Haringey.

My grounds for objection are as follows:

1. I object to the overall scheme which amounts to the social cleansing of a neighbourhood by Haringey Council. Haringey Council is an incompetent and corrupt inner London Council, which has sold out the residents of the Love Lane Estate to Lendlease, in a process which would not be out of place during the Poulson scandal of the 1970s.
2. The vote in favour of demolition in 2022 was dishonestly carried out with Haringey Council staff lobbying residents during the ballot period to vote in favour of demolition rather than leaving the whole ballot process to the company Civica Electoral Services.
3. This is my home, and I do not believe the council has given sufficient reason for the demolition of the whole estate. Whilst the council has allowed the high rise blocks on the northern side of the estate to deteriorate beyond reasonable repair, the low rise properties on the southern side of Whitehall Street, along with those in Orchard Place could realistically have been omitted. These are 1970s properties built to Parker Morris Standards, set in spacious communal gardens, many properties with street doors, which could be saved. Instead Haringey Council is persisting with the destruction of all of these homes.
4. Haringey Council has deliberately run down the Love Lane Estate at least since the proposed demolition came to light in 2010. There have been no communal decorations in this time (and not for some time before) and major works schemes such as replacement of front doors, stopped part completed once demolition was being considered. This deliberate running down of the estate was to encourage a vote in favour of demolition and to be able to undervalue properties.
5. I believe I will be unable to afford to remain in the area based on the likely price to be offered by Haringey Council, unless I opt in to their Ponzi scheme "Shared Equity". This is not a like-for-like offer as I currently own 100% of my lease. Shared Equity leaseholders also have fewer rights over

the property (e.g. in the event of my death to bequeath the property) but all of the responsibilities for repairs and payment of service charges.

6. I have worked hard to pay a mortgage and maintain a home at 63 Whitehall Street since 2007 and I have lived in Tottenham since 1995. Everything I have I have worked for and I do not live off unearned income. I continued to work, in person, in my workplace throughout the pandemic period as a key worker, and yet I am still treated as detritus to be removed by Haringey Council. I am the wrong sort of home owner who bought an ex-local authority property on grounds of affordability, and this area will no longer be affordable.
7. I have yet to receive any indication from Haringey Council as to what they might consider to be the value of the property so I am in the dark anyway.
8. Haringey Council is actively seeking to gentrify the neighbourhood, with high density apartment blocks facing an oversized football stadium. A low density estate of approximately 300 flats in blocks between 4 and 10 stories, is due to be replaced by over 3000 flats in a similar footprint including blocks of up to 28 stories. The remaining social tenants will be consigned to a poor block on the other side of the railway tracks away from the main High Road (A10) and out of sight. The leaseholders will have to fend for themselves.
9. I lodge my objection as I have been given no reason to leave voluntarily or quietly. Haringey Council has yet to even make an offer, so I do not know what I am up against. Instead I have received the CPO notice that I am now objecting to. Drop in sessions were scheduled at times when I would be working or travelling home (9 and 21 February 2023). No one has reached out to me individually, I am expected to make all the running.
10. Given that I am unlikely to be able to afford legal representation, I will be a litigant in person, which will slow things down for all concerned.

Yours faithfully

Mary Powell

