

FURTHER ALTERATIONS TO THE LONDON PLAN

SUBMISSION FROM THE OUR TOTTENHAM PLANNING POLICY WORKING GROUP

INTRODUCTION

Tottenham is a great place with a rich social and architectural history, made up of vibrant, diverse and talented communities. We want to ensure this continues. The Our Tottenham network brings together 40 key local community groups, projects and campaigns standing up for the interests of people in Tottenham, especially around planning and regeneration issues (http://ourtottenham.org.uk/?page_id=31). We work together to fight for our neighbourhoods, our community facilities and the needs of our communities throughout Tottenham. This response, formulated by the Our Tottenham Planning Policy Working Group, is based on the principles embedded in the Community Charter for Tottenham agreed by the Our Tottenham network on 6 April 2013 (Annex A). This was followed up by a Community Planning for Tottenham conference in February 2014. We also attach as background our recent response to Haringey Council's consultation on Area Action Plans for Tottenham (Annex B).

The Our Tottenham network currently includes: Bull Lane Playing Fields Campaign / Weir Hall Action Group, Chestnuts Community Centre, Clyde Area Residents Association, Day-Mer, Defend Haringey Health Services, Find Your Voice, Friends of Lordship Rec, Growing-In-Haringey network, Haringey Alliance for Public Services, Haringey Defend Council Housing, Haringey Federation of Residents Associations, Haringey Friends of Parks Forum, Haringey Green Party, Haringey Housing Action Group, Haringey Left Unity, Haringey Living Streets, Haringey Needs St Ann's Hospital, Haringey Private Tenants Action Group, Haringey Solidarity Group, Haringey Trades Union Council, Living Under One Sun, Lord Morrison Hall / Afro International, N.London Community House, Peoples World Carnival Band, Selby Centre, The Banc, Tottenham and Wood Green Friends of the Earth, Tottenham Chances, Tottenham Civic Society, Tottenham Community Choir, Tottenham Community Sports Centre, Tottenham Concerned Residents Committee, Tottenham Rights, Tower Gardens Residents Group, Tynemouth Area Residents Association, University and College Union at CONEL, Urban Tattoo, Wards Corner Community Coalition, 1000 Mothers' March Organising Group, 20's Plenty for Haringey.

Most local residents and businesses are happy and proud to live, work and invite their friends to Tottenham. It is already 'a place for diverse communities that people are proud to belong to', to use the headline of the Sustainable Community Strategy 2007-2016 approved by the Council. Consequently, the aim enshrined in the approach to planning in Tottenham - by the London Plan, the Upper Lee Valley Opportunity Area Planning Framework and the Area Action Plans for Tottenham that Haringey Council has recently consulted on - of attracting new investments, new residents, new businesses and new development to Tottenham should not be done at the expense of the existing community, i.e. by displacing local residents and local businesses; and it should actually improve the lives of existing residents (by creating jobs which locals can access and developments which generate true and significant benefits or facilities accessible to the community). Regeneration should not lead to gentrification in which local residents are forced or priced out of the area, and should not be done at the expense of the people of Tottenham. We do not want a form of regeneration which will over-develop Tottenham, which will push up house prices and private rents, reduce the amount of council housing in the area, force out small shops and businesses, encourage the exploitation of low-paid workers, and drive out large numbers of the poor and members of ethnic minorities to make way for a new higher-income population.

OVERALL COMMENTS ON THE FURTHER ALTERATIONS TO THE LONDON PLAN

The Our Tottenham Planning Policy Working Group considers that the alterations introduced to the London Plan (FALP) would compound and intensify existing problems with the approach to planning and development in Tottenham. We refer to the detailed submission from Just Space which questions the rationale and soundness of the alterations in being based in revised population forecasts for London.

We consider that the FALP could have damaging effects without doing much to solve the desperate housing affordability problem of London. Decent and affordable housing for all is one of the core areas of action within the Our Tottenham Community Charter, agreed by affiliated groups at a conference in April 2013 (Annex A). The proposed alterations to housing policies in Chapter 3 of the Plan - including increasing housing targets without any guarantee as to the proportion which will be in any sense – let alone in any *real* sense - ‘affordable’; increasing the flexibility regarding density which is likely to push up land and housing prices; and removing any prioritisation of meeting London’s urgent housing needs – risk fuelling the house-price and rental boom without solving the central housing problems.

As Tottenham lies within the Upper Lee Valley Opportunity Area (ULVOA), like other Opportunity and Intensification Areas, it also stands to experience the effect of the alterations more strongly than other areas. We have had no involvement in the development of the ULVOA Planning Framework. The FALP for the ULVOA in Annex 1 note that this was produced ‘by the GLA working with TfL and the London Boroughs of Enfield, Haringey, Waltham Forest and Hackney’. There is no statement of community involvement, and there has to our knowledge been no opportunity for public debate and involvement in the production of the ULVOA. The Just Space submission highlights this as a much broader problem in the preparation of OAPF’s, and we support their suggestion for much stronger community involvement and social impact assessment to be introduced.

We are concerned to see in Annex 1 of the FALP a very large increase proposed for the new homes target for the ULVOA from 9,000 to 20,100 homes, with no detail provided to assure us that any significant number of the new homes proposed for the Upper Lee Valley Opportunity Area will be affordable in any sense, and no assurances that existing affordable (especially council and social) housing will not be lost through the development process. This is of current concern in many planned developments in Tottenham, for instance 297 council homes and 120 businesses are at risk of demolition as a result of a ‘Spurs-led regeneration’ of the area (see Annex C). We do not consider that the FALP provide sufficient if any assurance as to the quality and space standards of new housing, that existing deficiencies in social infrastructure will be addressed – let alone sufficient additional infrastructure provided (we discuss this point in detail below in relation to Opportunity Areas) nor ensure that there will be no negative social and environmental impact. There is strong evidence that there such negative impacts generally follow such demolition schemes, and that refurbishment is always preferable to demolition and re-build (see Annex D). The alterations are therefore very counterproductive in relation to housing and do not at all address the concerns of the Our Tottenham network regarding decent and affordable housing for all, namely to ensure that new developments provide the secure, affordable housing that people need, and that ‘gentrification’ doesn’t force thousands of local residents out of our borough (Haringey).

We are also believe that the increasing emphasis on housing delivery (e.g. at para 2.60 – 2.62) over jobs in Opportunity Areas and Intensification Areas will ramp up further the

destruction of existing, viable and productive businesses operating in Tottenham, damaging the local economy and community. We wish to draw attention to the way in which existing businesses lying within the development areas in North Tottenham have been ignored and dismissed by local plans and development proposals, and fully support the work of the Tottenham Business Group to try to redress this (see Annex E). We note that options which could have prevented the displacement of existing businesses were presented by the developer Arup, but rejected by Haringey Council (see Annex F). We also fully support the work of Wards Corner Community Coalition to develop a community plan which sets out how Wards Corner could become a genuine destination and attraction for the people of Tottenham and London as a whole. Wards Corner is a vibrant and ethnically diverse local economy that attracts local residents and people from all over London. Yet the planning system has thus far not recognised the value of these activities. We also draw attention to the many social enterprise and community groups in Tottenham, that wish to expand their activities and require space in Tottenham in order to do so, such as the Rockstone Foundation, for example, a small community-based cycling organisation focused on regeneration, training cycle mechanics, instructors and health/cycling champions. Yet space in Tottenham is increasingly a premium and hard to get hold of as it becomes prime targets for developers. Rockstone Foundation want to have the chance to set up and run projects involving young people and create new green, environmental economies around cycling, riding and youth development, without competing for space with big corporate companies – who may not have local knowledge or understanding about the community that they are engaging with.

The designation of housing or employment sites for potential demolition creates enormous stress for those who live or work there, and can cause years of ‘planning blight’. Such designations are unacceptable where existing areas are occupied and have viable or functioning usage.

‘Top-down’, one-dimensional, developer-led development processes forced on local communities completely undermine the spirit and letter of the London Plan’s ‘Lifetime Neighbourhoods’ policies. Indeed, such policies should be strengthened to ensure genuine consultation, engagement and most importantly empowerment of existing local communities so that they are central to any decision-making that affects their area. In Tottenham alone there is a wealth of examples of community-led regeneration, visioning and planning which demonstrates the expertise, commitment and good will of our communities to engage in genuine planning which is driven by the need to address the real interests of our communities and in which we have a real say in the decisions (see Annex G).

MAIN RECOMMENDATIONS

In light of the analysis presented above, we recommend that:

- The FALP are withdrawn, and a full, open, transparent and participatory review of the London Plan and its evidence base is undertaken, with renewed commitments to involve local residents, local community organisations and centres, those who work in the area and local businesses, and to take seriously the proposals about planning and development developed by bottom-up initiatives across London such as Our Tottenham (see our response to Haringey Council’s recent consultation on Area Action Plans at Annex B and the Our Tottenham contribution to the Neighbourhood Planning debate at the Oct 2013 London Planning Committee at Annex H and I)

- The Mayor should take leadership at a London level to ensure existing residents, businesses and community organisations are not displaced but instead have an affordable and sustainable future in any new developments on London's high streets, town centres and industrial estates, and to ensure that bottom-up community and business led proposals and initiatives are supported.
- The GLA's planning approach to Tottenham and the Upper Lee Valley Opportunity Area more generally are fully revised and reviewed in line with the proposals developed by the Our Tottenham network. Support and resources should be given from the GLA and Haringey Council to support communities in developing community plans for Tottenham.
- The Mayor should take leadership at a London-level to ensure that every significant proposed development must demonstrate community support and include a local community partner in its design, implementation and future management.

DETAILED RECOMMENDATIONS

In terms of the details of the alterations proposed, we support the general thrust of the recommendations from London Tenants Federation and Just Space. Many of the groups affiliated with the Our Tottenham network would welcome the opportunity to provide further detailed comments in the later stages of this consultation process and to give evidence at the Examination in Public.

At this point, we additionally wish to highlight the following detailed recommendations:

- **Policy 2.13 Opportunity Areas and Annex 1:** Our previous comments regarding the Upper Lee Valley Opportunity Planning Framework apply here. We disagree with the increased targets for new homes proposed. We refer you to Section 2 of our response to the Tottenham AAPs consultation (Annex B), where we challenge the housing numbers and densities proposed for Tottenham and highlight chronic shortages in relation to key social infrastructure for the existing population. We also refer to Haringey Council's concerns about overdevelopment and intensification. We propose that the amendments to the ULVOA in Annex 1 which note that this was produced 'by the GLA working with TfL and the London Boroughs of Enfield, Haringey, Waltham Forest and Hackney', is extended to confirm that the GLA and Haringey Council recognise the views of those who live and work in the area, local community organisations and local businesses, as set out in our response to the Tottenham AAPs consultation and the Our Tottenham Community Charter and will work with them to develop a new planning framework for Tottenham and support community-led approaches.
- Designations need careful discussions with local residents and businesses, to ensure they know an opportunity area is proposed, and that there are benefits and opportunities for all. Social impact assessments, employment land reviews, socio-economic studies, infrastructure and sustainability plans should be produced ahead of any plans, designations and site – they must be transparent and open to real input by all those affected. We refer to OT Planning Policy Working Group's submissions to the recent Haringey Council consultation on the Area Action Plans (Annex B).
- **Policy 2.15 (and 4.7):** We strongly disagree with Experian's assessment of the future prospects of London's retail sector. For example, the existing Wards Corner indoor market is a major destination for London's large Latin American population

(estimated one million) and other visitors from all over London who want to speak their languages, meet friends, let their children play with other families and enjoy live music. We consider that the changes in the FALP risk undermining how economic, social, cultural and physical assets are already connected and mutually dependent and reinforcing in high streets and town centres such as at Seven Sisters. The community plan for Wards Corner sets out a real alternative and exiting future for the area, that we would wish to see supported rather than undermined by the London Plan. We would request to see strengthened commitments to supporting community and business-led plans and to require councils to work with existing residents and businesses to ensure they benefit from and shape growth, rather than being displaced by it.

- **Policy 3.2 and 3.17 Health inequalities and health and social care facilities:** Our response to the Tottenham AAPs consultation (Annex B) outlined that Tottenham faces a severe deficit in health infrastructure and raised concerns about the capacity to deliver sufficient new health infrastructure to support a greater residential population (see Section 2.i of that document). The alteration to paragraph 3.10 confirms the importance of assessing health inequalities in Opportunity Planning Frameworks, but much stronger wording is needed if existing deficits in places such as Tottenham are to be addressed, let alone new capacity delivered. We refer again to the potential of bottom-up initiatives to address health inequalities, with the example of Rockstone Foundation, which runs a health cycling project out of St Ann's Hospital, runs cycling activities for children in Lordship Recreational Ground, and which would like to expand their activities in order to employ local individual to develop skills/knowledge/training around cycling, repair and maintenance and health.
- **Policy 3.3 Increasing Housing Supply:** Our response to the Tottenham AAPs sets out our view that the higher housing targets are unrealistic, given the high densities already present and concerns about overdevelopment (see section 2 of that document). The changes introduced will only worsen the existing problems we have identified. We refer also to the need to focus on decent and affordable housing, as set out in our Community Charter. It seems therefore that these alterations should be withdrawn. In order to address the most pressing housing need throughout London London Plan policies must radically increase the amount and percentage of affordable housing, and re-define 'affordability' so that it is genuinely affordable. We acknowledge the excellent work and proposals of the London Tenants Federation on this and related housing matters.
- **Para 4.23 (Managing Industrial Land and Premises):** we are concerned to see the suggestion that industrial land close to transport connections could be released. Plans for the High Road West Scheme in Tottenham would demolish an existing industrial estate, described by the Tottenham Business Group in their response to the Tottenham AAPs consultation as 'one of London's workshops', resulting in the loss of 200 jobs, as well as 'the loss of manufacturing and industrial units that could provide valuable skilled training and apprenticeships for our local youth'. It is not the case, then, that 'aspirational employment allocations' are 'fossil[ising] housing potential' - as the FALP would suggest - but rather that the planning framework seems to offer insufficient protections for existing employment land, risking its destruction through developments that do not recognise or value existing economic activities. In relation to High Road West, the Tottenham Business Group point out that 'The jobs, the training and the varied established units of Peacock Estate and its surroundings could not be replaced elsewhere. Over 2000 jobs have already been lost with the demolition of other large estates in Northumberland Park. Peacock

Estate should be protected'. We suggest that strict rules should apply to ensure that provisions to manage the release of industrial land should not be used as a means to envelope small industrial units or areas which play an essential part in local London economy. Only neglected or underused land may be used – almost all industrial land in Tottenham earmarked for re-development was in fact occupied and well used, and argued that employment land that is viable should not be lost. Please see our points in the General Comments section above regarding environmental and social impact, viability, blight and genuine consultation and empowerment. We strongly recommend these and related amendments are withdrawn, and that commitments to work with existing residents and local businesses are strengthened to prevent such damaging outcomes.

- **Policy 4.8Bc and para 4.48A:** We welcome the inclusion of words to support local authorities in guarding community assets against loss. We set out in our response to the Tottenham AAPs consultation the various deficiencies in social and community infrastructure (see section 2 of that document). It is unclear why para 4.48A mentions public houses only - this should be extended to encompass other kinds of community assets, for example, markets, community centres, etc etc, which also fulfil social and economic roles. The wording should also be strengthened throughout the Plan to provide more protection for community assets – see the OT Community Charter (Annex A) for further details regarding our views on defending community facilities, as well as the response from Lord Morrison Hall to the FALP.
- **Policy 8.1 - Implementation:** These alterations introduce new delivery vehicles, especially for the Opportunity Areas. We are very concerned about this, and very little detail has been provided. We refer to the Just Space submission on this in general. In relation to Tottenham specifically, we note that the possibility of new 'housing zone' (introduced in the FALP in Chapter 8) has been publicly floated for Tottenham and the Upper Lee Valley OA (though not explicitly mentioned in the FALP, we see). We would wish to see full public consultation on any such proposal, and would have severe concerns about the relaxation of planning laws on the social, economic and physical fabric of the area, especially in the context of the broader flexibilities introduced by the FALP as discussed above.

Our Tottenham Planning Policy Working Group
April 2014

ANNEX A: OUR TOTTENHAM COMMUNITY CHARTER

http://ourtottenham.org.uk/?page_id=13

Our Tottenham – A Community Charter

Planning & Regeneration by and for the Community

As agreed and launched by the Our Tottenham conference on Saturday April 6th 2013

OUR voices, OUR communities, OUR neighbourhoods, OUR TOTTENHAM!

Tottenham is a great place with a rich social and architectural history, made up of vibrant, diverse and talented communities. We want to ensure this continues! **The Council are promoting their ‘Plan for Tottenham’**, backed by property developers, big business, and the Mayor of London. The Council is gifting public money and assets to the profit-driven developers, and have so far largely refused to listen to the views of residents. The plans include a range of measures, some of which will seriously impact on our lives and our communities. The plans promote corporate-led and large scale urban development; increased rents and unaffordable housing; and the loss of some independent local shops, homes, community facilities and small businesses.

Coupled with the Government’s planning policies and attacks on vital public services and people’s welfare, the major effect of all this will be to over-develop Tottenham, to threaten its positive community-scale character in many areas, to promote profiteering at the community’s expense, and the forced displacement of thousands of local people who can no longer find or keep any affordable place to live. **This is unacceptable.** It doesn’t have to be like this. Together we are very powerful.

We pay tribute to all those thousands of Tottenham residents and community groups who have campaigned and worked so hard to improve their local areas and facilities.

We pledge to fight for OUR common interests, OUR neighbourhoods, OUR community facilities and for the needs of OUR communities throughout Tottenham.

We call on the people of Tottenham to oppose all inappropriate planning and developments and campaign to defend facilities and proposals which are led by local residents, for our benefit, and which improve neighbourhoods for our communities – not just for the benefit of big business.

We will show support for and help initiate new resident and community-led development plans that support the interests of local people. We support the Our Tottenham community planning and regeneration action network set up to spread co-operation and solidarity throughout Tottenham’s neighbourhoods. Together with local people we will take action to....

Defend community facilities * Stand up for decent and affordable housing for all
Support small businesses * Promote quality design and respect for heritage
Improve the street environment * Support youth voices, services and facilities
Empower our communities * Develop local community plans

DEFEND COMMUNITY FACILITIES:

Protect and expand the ‘social infrastructure’ our communities value and rely on, including community centres, local pubs, corner shops, playgrounds & parks, GP surgeries, post offices etc

- Encourage and produce case studies from users to protect existing facilities, conduct needs assessments for what local people need, and compile a dossier to present to the relevant authorities

- Hold the Council accountable for funding choices and patterns around the borough and in comparison with other boroughs so that Tottenham gets the best facilities to serve our communities
- Support threatened community-run community centres in any lobbies or protests they organise
- Encourage community groups and centres to share resources and experiences

STAND UP FOR DECENT AND AFFORDABLE HOUSING FOR ALL:

Ensure that new developments provide the secure, affordable housing that people need, and that ‘gentrification’ doesn’t force thousands of local residents out of our borough

- Support residents associations and residents action groups that raise, or can raise these issues
- Challenge Council policies on housing in new developments. Set our own agenda for, and definition of, genuine ‘affordability’ and ‘security of tenure’, in contrast to Council definitions.
- Raise public awareness regarding the need for genuinely affordable housing, long-term security of tenure and people’s housing needs generally, and the need to speak up for this.
- Support the residents of Love Lane Estate, and any other residents, threatened with possible relocation and demolition

SUPPORT SMALL BUSINESSES:

Support our local, independent, family shops and enterprises

- Build stronger alliances between residents and traders, and between residents’ groups and the Tottenham Traders Partnership
- Lobby and champion for the needs of small businesses
- Do an audit of local small businesses, their goods and services, and their issues

PROMOTE QUALITY DESIGN AND RESPECT FOR HERITAGE:

Protect Tottenham’s listed buildings, conservation areas and general positive architectural characteristics, and ensure any new development is of good quality

- Safeguard and value heritage buildings, including those outside Conservation Areas
- Campaign for at least 50% of all new homes to be genuinely affordable social rented housing
- Ensure that heritage-led regeneration benefits Tottenham residents in the short, medium and long term, and doesn’t lead to the kind of gentrification which forces people out of Tottenham
- Identify and improve quality of design, amenity and sustainability standards for all new development

IMPROVE THE STREET ENVIRONMENT:

Ensure safer, friendlier, traffic-calmed, ‘living’ streets with less clutter and more greenery

- Council to ensure that Tottenham’s air quality is as good as in the West of Haringey
- Maximise the spread of 20mph zones, car-sharing schemes, on-street cycle lock-ups, and pedestrian and cycling connections/networks across the borough
- Encourage Residents Associations (RAs) & the Haringey Federation of RAs to set up a street scene sub-group/network
- Publicise and promote options for street improvements, including Streets In Bloom,

DIY Streets, Home Zones, Play Streets, improvements to front gardens, more benches and community-run notice-boards

- Campaign for High Streets to be re-designed more for people and less for cars

SUPPORT YOUTH VOICES, SERVICES AND FACILITIES:

Encourage and support our local youth speaking out for the services, centres and facilities they need

- Support young people to take make the key decisions about their needs, to demand the best possible opportunities and funding due to them (equal to the best practice elsewhere), and to take charge of their future
- Support organisations who work with young people – in a way they are happy with – to deliver future services, and publicise successful youth activities and projects as an example to emulate
- Support ex-youth workers to get together to form their own network and to conduct local outreach
- Re-establish and open additional dedicated venues for young people to meet and socialise, that are adequately supported and resourced.
- Ensure young people can access the information and skills they need

EMPOWER OUR COMMUNITIES:

Ensure real respect, engagement and empowerment for our communities and community groups so that they are driving the decision-making

- Defend and create new spaces and hubs where people can meet and organise themselves, share skills and expertise. – and form a working group to achieve this
- Develop our own outreach to involve and link in with wider groups and all sections of our communities
- Encourage and promote a range of communications among local people, including face-to-face, blogs and a newspaper.

DEVELOP LOCAL COMMUNITY PLANS:

Develop our own ideas and visions for our local sites & neighbourhoods

- Promote community planning and community plans of all scales and at all levels – for sites, streets/estates, neighbourhood and Tottenham-wide – and form a working group to achieve this.
- Organise workshops to empower people to develop community plans, especially ones that are enforceable.
- List and publicise all the positive examples of community plans

The Our Tottenham Charter was drafted by a series of open meetings of Tottenham community groups from January to April 2013. The Charter's Action Points were developed, discussed, amended and adopted, along with the Charter as a whole, by the Our Tottenham open conference on 6th April 2013, attended by 110 people from over 30 local community organisations. They were collectively formulated by those attending workshops at the conference, and those that have been adopted are the ones ratified by the conference as a whole (through an overwhelming show of hands in support). It is intended that the Charter – especially its Action Points – is able to be further reviewed and developed in the future, as needed. This may be done at a recall conference or via some other appropriate inclusive process.

The Our Tottenham network includes:

Weir Hall Action Group / Bull Lane Playing Fields Campaign, Wards Corner Community Coalition, Lord Morrison Hall / Afro International, Friends of Lordship Rec, Love Lane Action Group, Tower Gardens Residents Group, Clyde Area Residents Association, Selby Centre, Living Under One Sun, Chestnuts Community Centre, Peoples World Carnival Band, Tottenham Concerned Residents Committee, Tottenham Civic Society, Haringey Defend Council Housing, Defend Haringey Health Services, Haringey Federation of Residents Associations, Haringey Housing Action Group, Find Your Voice, Haringey Solidarity Group, Day-Mer, Haringey Green Party, Haringey Alliance for Public Services

ANNEX C: TOTTENHAM TENANTS FACE DEMOLITION UNDER 'SPURS-LED REGENERATION'

<http://ourtottenham.wordpress.com/2013/06/13/tottenham-tenants-face-demolition-under-spurs-led-regeneration/>

The residents of 297 council homes at Love Lane in Tottenham are facing the possible demolition of their homes as part of a 'Spurs-led' redevelopment that will receive £40 million in public subsidy, even though Tottenham Hotspur is the 13th richest football club in the world. £5 million of the public funding would come from the sale of the land on which the Love Lane estate stands.

Haringey Council has offered the residents three 'options' for redevelopment: the demolition of some of the estate, most of it, or all of it. The Council has not offered any option to retain, and invest in, all the existing council homes in the area.

David Cunningham of Ermine House (facing possible demolition) says, *'The big problem is that there is no plan for fixing what's there, to restore the blocks to good order. They are letting big business dictate the terms. It's all geared up for Tottenham Hotspur'*.

Haringey Council promises that new social housing would be built on the site. But scandalously, the Council has not yet told tenants whether the new homes would be let at existing council 'target' rents, with permanent tenancies, or at much higher near-market rents, with five-year tenancies.

The redevelopment is part of a council 'Plan for Tottenham' that aims to increase local housing costs (rents and property values), potentially pricing local people out of the area. Funding for the Love Lane plan includes £8.5 million from the Mayor of London for a splendid 'walkway' from White Hart Lane Station to the new Spurs ground – right through where Ermine House and the Whitehall Street blocks now stand.

Tenants who move into near-market rent homes could be hit by the benefit cap which is being trialled in Haringey and three other London boroughs, before being imposed on the rest of the country. These families could be forced to join the exodus of low-income Haringey residents to the Midlands and the North of England.

The council says that it will announce its proposed Tenancy Strategy, including the types of tenancy to be offered to those whose council homes are being demolished, this week, but many months late, and DURING the consultation, which began on 29th April, on the Love Lane demolitions. [Note: The proposed Strategy has been released and its everything we feared - shorter tenancies, higher rents, children prevented from inheriting their home, more evictions... - <http://www.haringey.gov.uk/tenancy-strategy> ... To say no to these changes, go to - http://www.haringey.gov.uk/922.6_hrw_consultation_8.2.pdf

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The campaign group Haringey Defend Council Housing has held three meetings with the residents of the Love Lane/Whitehall St. estate over the last few months. More than 50 residents have attended. We feel that people's concerns about their homes and their future are being cynically neglected, and that full information has not been provided to affected residents.

We are calling on Haringey Council:

- * To provide an option of improvement not demolition for all the council housing at Love Lane. This should include a concierge service and new kitchens and bathrooms, to reach the Decent Homes Standard.
- * To provide a Secure Tenancy to any tenant facing the demolition of their home. No council tenant displaced by demolition should be given an Assured Tenancy, which would give them fewer rights than a council Secure Tenancy.
- * To ensure that all new tenancies must be permanent. No to so-called 'Affordable Rent' tenancies with rents at 65%-80% of market levels.
- * To provide clarity about the level of rents and the type of tenancy that tenants can expect, BEFORE consulting about whether residents want their homes demolished.
- * To demand that Spurs put investment money back into the community, given the vast profit they stand to make from this redevelopment.

More from Paul Burnham
 Haringey Defend Council Housing
 07847 714 158

References

Residents consultation http://www.haringey.gov.uk/922.6_hr_w_consultation_8.2.pdf

Council cabinet on 7 February 2012 (*Funding and Investment Package for the Tottenham Regeneration Program*), Agenda Item 12 see page 3, 5 and 9, the figure of £8.5 million is on page

17. [http://www.minutes.haringey.gov.uk/Published/C00000118/M00005356/\\$\\$ADocPackPublic.pdf](http://www.minutes.haringey.gov.uk/Published/C00000118/M00005356/$$ADocPackPublic.pdf)

(Agenda Item 12 starts on page 143 of the agenda pack at the above web address).

The Plan for Tottenham http://www.haringey.gov.uk/a_plan_for_tottenham.pdf

ANNEX D: EXTRACT FROM THE CARPENTERS ESTATE COMMUNITY PLAN

Housing: Demolition v refurbishment

There is compelling evidence that estate or tower block refurbishment, in all but the most extreme cases is both cheaper and less damaging to the local environment than demolition and new build (*Anne Power, 2008, "Does demolition or refurbishment of old and inefficient homes help to increase our environmental, social and economic viability?"*). Power identifies a list of issues and assumptions that are not addressed in arguments in favour of demolition.

- Embodied carbon in homes that are being destroyed and in replacement homes is not 'counted' in proposals in favour of demolition.
- Demolition and renovation waste make up about one-third of all landfill.
- The infrastructure required for new building and its significant energy costs and emissions impact are not discussed.
- Demolition breaks up the essential social infrastructure and social capital in neighbourhoods, which take decades to build up again. Facilities and meeting places are costly to reinstate once they have been lost, and young people can become very disorientated as demolition is planned and carried out. Government research about social capital identifies a strong relationship between local social networks and individual wellbeing and resilience. There is a need for research that looks at the social and financial costs of breaking up local social networks, in particular the impact on young families, children and the elderly.
- Demolition plans have knock-on effects on schools, shops, health provision, banks and other local services, most of which leave an area before it is demolished and do not return till long after rebuilding, if at all. This causes hardship to the residents and, if they are elderly, can have very negative health impacts
- Rebuilding timescales are slowed by the need to renew infrastructure after demolition. The whole process can take up to 20 years. All in all, it is rare for a demolition plan to deliver replacement housing in less than 10 years, even with strong government backing and funding, as the Housing Market Renewal area demolitions are showing. It often takes far longer.

All these factors make demolition costly, disruptive, damaging to wider areas and therefore unpopular. The local environmental impacts of demolition are obvious: unsightly boarding up, accumulated rubbish, increased dumping, overgrown gardens, decayed streets and reduced maintenance. The wider environmental impacts of demolition are even more serious: loss of valuable and increasingly scarce materials; impact on landfill sites; transport of materials to and from demolition sites; particulate pollution in the process of demolition and transportation of rubble; and loss of housing, creating the need for new housing with its high embodied energy. Only the most extreme physical conditions justify such high social, economic and environmental costs.

Here are 3 specific examples with the costs of the refurbishment provided:

Edward Wood Estate, Hammersmith and Fulham. The refurbishment works included adding wind turbines, cladding and solar panels to three tower blocks. In addition, there was refurbishment of the communal areas, construction of 12 penthouses for sale (on top of the tower blocks), new lighting and refurbishment of main electrical systems,

double glazing to windows in stairwells, installation of gas central heating to bedsits and conversion of ground floor spaces to provide seven offices for voluntary organisations. The total cost was 16.3 million. However, the funding for the works came from a variety of sources – including sale of the penthouses, money from the Greater London Authority and section 106 planning gain monies. The total cost to the Housing Revenue Account (which leaseholders would have been required to contribute to) was £3.5m. Each block had 176 homes, so the total cost to each leaseholder would seem to be £6,666. There is an expected 72% reduction in fuel bills for residents as a result of the environmental improvements.

Colne and Mersea Houses, Barking and Dagenham. These are two 17 storey 1960's blocks with 204 flats. The works carried out comprised installation of photovoltaic roof panels generating 55kWp of electricity, triple glazed windows; some with integrated blinds, external cladding, insulated roofs, flood mitigation works, life replacements, improved door entry systems and CCTV, upgraded common areas, single IRS satellite TV system, new heating and heat distribution system, Smart meters for each home, kitchen and bathroom upgrades and low water appliances.

The low carbon work carried out plus decent homes work cost a total of £10.6 million. £3.6 million came from the GLA. The cost proportionate cost to each leaseholder would have been around £34,000. There is an estimated reduction in residents' fuel bills of £400 per year.

Ethelred Estate, Lambeth Three tower blocks were part of a 'sustainable refurbishment' project – to achieve an 80% reduction in carbon emissions. The blocks were built in the 1970's – comprising 297 flats. The works included new kitchens and bathrooms, thermal installation, window renewal, roof renewal, communal heating improvements, a photovoltaic façade / solar panels, redecoration of communal areas, lift replacement and landscaping works. The total cost was £15.7 million, with £9m coming from the LDA and Concerto Project. The cost to leaseholders would have been around £22,500

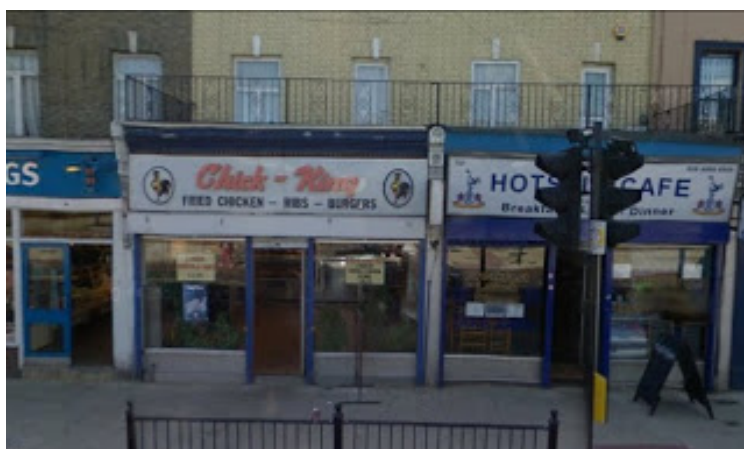
The costs of these projects vary and are also dependent on how much additional money can draw in to reduce the cost to the Housing Revenue Account and thus the proportionate cost to leaseholders. Newham would have the potential to use section 106 monies – including from the Olympic Park and also monies raised from the use of the Carpenters Estate tower blocks for advertising.

ANNEX E: LOCAL TRADERS CONDEMN 'SHAM' COUNCIL CONSULTATION FOR NORTH TOTTENHAM HIGH ROAD WEST. BACKED BY A 4,000 STRONG LOCAL PETITION, THEY CALL FOR A NEW SCENARIO FOR THE AREA

<http://ourtottenham.wordpress.com/2013/12/06/local-traders-condemn-sham-council-consultation-for-north-tottenham-high-road-west-as-lies-and-call-for-a-new-scenario-for-the-area-2/>

On Thursday 28th November a delegation of traders from North Tottenham High Road West addressed the Council's cabinet meeting. They presented their 4,000-strong petition in which local people rejected the demolition of the area. The traders condemned the consultation over the future of the area as a 'sham' and said they had been lied to by the Council. They also condemned the report of the consultation that had excluded or sidelined most of the objections. They called on the Council to *'freeze this planning process and sit down to design a new Scenario, one that includes this Business Community and allows it to move forward and grow within the regeneration process, not be excluded from it.'* Their powerful presentation is included below in full.

It should be noted that many Councillors are at last beginning to criticise the Council's plans. At the meeting, Cllr Meehan referred to a recent Guardian expose which showed that THFC had a property company recently re-registered 'offshore' in the Bahamas - he



called on the Council to condemn Tottenham Hotspur FC for buying up shops and businesses under threat, describing this as *'making a killing'* and a *'fire sale'*. Cllr Bevan asked the traders' rep to tell the Cabinet how a THFC official had allegedly tried to buy up local shops a year ago, telling owners they could otherwise lose everything - the official

apparently showed traders some unpublished Council redevelopment plans for the area long before they had even been made public let alone consulted over. Cllr Stanton said the process of demolition and redevelopment was recognised throughout London as *'social cleansing'*. Cllr Winskill, the Chair of the Overview & Scrutiny Committee which met on the previous Tuesday, said then that *'we are talking about a massive socio-economic transformation of the area'* and asked *'who is the redevelopment of Tottenham for?'*. At that same meeting Cllr Bull, the former head of the Scrutiny Cttee, said *'I still have a niggling concern that we rolled over far too quickly on the section 106 on Spurs'* [in which the Council allowed THFC to abandon its agreed obligations to build affordable housing and to put 16m into the local community]. *'It just seems like everything is Spurs, Spurs, Spurs, Spurs at the expense of everything else.'*

In reply the Council leader, Clare Kober, agreed that any *'making a killing'* tactics by THFC's property arm would be unacceptable. Regarding criticisms over gentrification and *'social cleansing'* she recognised that there was *'an affordable housing crisis'*, which was a *'crucial'* challenge *'for ordinary working people'*. The plans would be looked at again to take into account all that had been said and a new *'masterplan'* for the area would be drawn up and consulted on in the summer of 2014.

THE TRADERS' PRESENTATION

" This business community has been part of the fabric of Tottenham in most cases for over 20 years and in some cases for more than fifty. Are we to be thrown out to make way for a Football fans Walkway?

This petition with over 4000 signatures shows overwhelmingly that local people are against this.

These figures should have been added into the recent High Road West Consultation, here today for approval. The result would have been a resounding NO to your present plans. However this was not allowed to happen. When we presented it to Alan Strickland in June he neglected to tell us the petition had to be formally presented and so the figures were never included.

There has been no engagement with local business about the development of this Regeneration plan. We have been lied to and lied to by our own elected representatives.

The key decisions for this master plan were made long before the consultation. Key factors were decided at the beginning of 2012. That's when our small businesses were sacrificed in order that one very big business could become even richer.

The demolition of our shops and businesses became a non-negotiable in every master plan scenario. Where is the Democracy in that? That is why we began this petition to give the community a chance to show how they felt about it. An option to comment, which was not given to them in the consultation forms



Have we have come through recession and through riots to have our businesses blighted like this? Are successful businesses that we have worked and developed over many years to be snatched away and given to developers for their profit?

The consultation is a sham. It is not an independent study. Figures are inaccurate and manipulated to achieve the preferred Scenario.

The plans were misleading: marking new buildings for community use when they will in fact be retail outlets which incorporated community facilities.

The 68%, which has been widely quoted as a figure that shows overwhelming support for the demolition plans, is not justified. As a percentage of the total households on the estate it is just 40%. In the wider community of 4000 homes and businesses it is just 3% in agreement. That's using the figures quoted in the report and of course 70 of the business replies were never included in the figures but were placed in the appendix to the consultation report.

Regeneration is not about providing a football venue or boosting land values to justify an investment. The council should not be acting like a Corporation.

Regeneration needs to create hope for the existing community by building a better neighbourhood.

Regeneration is not about moving the existing community OUT so more up-market people can move in.

In 2011, after the riots, the council ran an I Love Tottenham campaign. Its tag line was Support your Local Traders. It needs to stand by that promise today.

- Recognise the value of the established community and its contribution over many years.
- Recognise and accept the wishes of this community as presented now in this Petition.
- Freeze this planning process and sit down to design a new Scenario, one that includes this Business Community and allows it to move forward and grow within the regeneration process, not be excluded from it. "

Statement from the Our Tottenham Organising Group - 28.11.2013

**NORTH TOTTENHAM HIGH ROAD WEST CONTROVERSY DEEPENS
LARGE SCALE OPPOSITION EXPRESSED TO COUNCIL EVICTIONS AND DEMOLITION,
DESPITE MISLEADING AND CONTROVERSIAL CONSULTATION AND REPORT**

- **Traders condemn the threat of evictions and demolition, and lobby Council Cabinet (28th Nov)**
- **Thousands of local people sign petition against demolitions**
- **Council tenants demand guarantees of better replacement Council homes in the area, if any demolition goes ahead**
- **Campaigners demand the Council ensure anyone evicted is rehoused in secure, genuinely affordable, local homes and fully compensated**
- **Campaigners re-state their calls for THFC to pay £100m for improvements to existing homes, shops and community facilities**

On the 8th October the Council circulated an initial draft Report of the 'consultation' they carried out in May/June 2013 in the threatened area of Love Lane estate and its neighbouring shops and businesses in North Tottenham High Road (opposite the Spurs ground). The draft report was revealed to uproar at a meeting of local traders on October 8th, who condemned the report as biased. They are planning a deputation to the Cabinet meeting on 28th November to present 4,000+ signatures [figure provided to us] on their petition against demolitions. In fact the consultation responses show deep concern and mass opposition to evictions and demolitions [see Summary, below], despite the Council's totally biased and inadequate consultation tactics [see 'Biased consultation condemned, below] and the report's consultants' attempts to spin the results favourably for the planned objective - a 'Stadium Approach' road through the area to benefit Tottenham Hotspur Football Club (THFC) and their new 430m stadium project.



A spokesperson for the Our Tottenham Organising Group said: *The Report results reveal true scale of opposition. Despite all the bias and spin, the Report results demonstrate considerable opposition to the proposals. In particular, even where demolition is apparently supported, this is clearly because the Council tenants expect re-housing for local residents in secure, genuinely affordable, new homes at the site. As fellow residents we send our solidarity to the local residents and traders, and call on the Council to work with them in a genuine partnership.*

Biased 'consultation' condemned Campaigners from Our Tottenham and Haringey Defend Council Housing, and local traders, have condemned the consultation context and tactics. These are some of the background issues:

- The Council's 'Plan for Tottenham' issued in 2012 showed a 'Stadium Approach' road proposed to go through the Love Lane estate
- Residents attending Haringey Defend Council Housing meetings on the estate last spring (around 50 took part to express their concerns over the threat of demolition) reported that the Decent Homes works to replace kitchens and bathrooms in the 1960s-built estate have not been done in most of the blocks, as if decisions about its future had already been made 'from on high'.
- A key condition of allowing Tottenham Hotspur to expand its ground had been that it would have to put 16m into the surrounding area. For example this could have been used to provide improvements (eg concierges) for the Love Lane estate. The Council's Planning Committee allowed THFC to drop this obligation after the club pleaded poverty. The Council had then agreed it would instead contribute 5m of public funds towards the shortfall by selling off land on the Love Lane estate. In response, Our Tottenham campaigners re-stated their calls for THFC to pay 100m for improvements to existing homes, shops and community facilities - a demand put to THFC directors during negotiations with them in July 2013.
- Original thoughts that any consultation would give people the option of saving the current estate and shops was abandoned and the 3 so called 'consultation' options ended up being 'part demolition', 'half demolition' or 'full demolition'.
- However, even these biased options were not clearly put on the consultation form, so people could not add 'none of the above' or put a line through the 3 options. Instead the only part of the consultation form that referred to the 3 'options' was a general comments box at the end which asked for comments about *'the three options outlined in the High Road West Creating a Plan for Change' document* ...[ie people would have to hunt out, read and digest a detailed 20pp document whilst filling in the Questionnaire] *'...as well as any other general comments you have'*.
- None of the questions on the form referred to 'demolition' or 'evictions', but instead to 'redevelopment' and 'regeneration', and gave the clear impression that local residents and shops would all benefit from improved housing and facilities.
- A Tottenham Councillor who criticised the consultation documents has since been removed from the ruling Labour Group

Summary of Report The report dated August 2013 has finally been officially published as part of the documents for the Cabinet meeting on 28th November. However, the flawed consultation is increasingly seen as little more than a pro-council propaganda exercise - eg:

1. The key question was never asked, ie whether people were for or against demolitions!
2. The 3 Council options, of partial, half or total demolition of the Love Lane estate and surrounding shops, were also never explicitly put so respondents were prevented from opposing all 3 or just adding none of them.
3. The words demolition or evictions were never used.
4. All the questions painted a rosy picture of improvements and redevelopment to benefit all the members of the existing community.
5. The Council have made promises of re-housing on site for the Council tenants affected. We noted that experience of similar developments around London has shown that this rarely happens as the community gets broken up and the % of unaffordable replacements gets increased. But what would not have been clear to all is that private tenants would be made homeless and leaseholders bought out and unable to afford to stay in the area.
6. Thousands of local people have signed a local traders petition against demolitions. This was mentioned but not taken into consideration.

7. 524 consultation forms were returned, 207 from residents of the estate.
8. 62 forms filled in by local customers at a threatened shop explicitly opposed all demolitions. These 62 were sidelined in the report as a petition.
9. Unsurprisingly, in the light of some of the forms language/propaganda, and the Councils misleading promotion of the redevelopment plans, and some of the Councils promises made, some of the respondents welcomed promised improvements. For example 76 residents of the estate agreed that all properties on the estate *should be included in the redevelopment plans*. This has been used as the key statistic to demonstrate 'widespread' support for mass demolition. But many of these also expressed strong concerns about the effect on the community and also demanded that any replacement homes be Council housing and no public land be sold off. On page 37 the report says: *'Love Lane Council tenants want to maintain their security of tenure and their existing rent levels.'*
10. There was mass opposition from local shops and businesses

Please note that the report is very confusing document and the results have been presented and spun in the best possible light for the Councils clear drive to demolish and redevelop the whole area.

The Our Tottenham network includes: Bull Lane Playing Fields Campaign / Weir Hall Action Group, Chestnuts Community Centre, Clyde Area Residents Association, Day-Mer, Defend Haringey Health Services, Find Your Voice, Friends of Lordship Rec, Growing-In-Haringey network, Haringey Alliance for Public Services, Haringey Defend Council Housing, Haringey Federation of Residents Associations, Haringey Friends of Parks Forum, Haringey Green Party, Haringey Housing Action Group, Haringey Needs St Ann's Hospital, Haringey Private Tenants Action Group, Haringey Solidarity Group, Haringey Trades Union Council, Living Under One Sun, Lord Morrison Hall / Afro International, N.London Community House, Peoples World Carnival Band, Selby Centre, The Banc, Tottenham and Wood Green Friends of the Earth, Tottenham Chances, Tottenham Civic Society, Tottenham Community Choir, Tottenham Community Sports Centre, Tottenham Concerned Residents Committee, Tottenham Rights, Tower Gardens Residents Group, University & College Union at CONEL, Wards Corner Community Coalition, 1000 Mothers March Organising Group

ANNEX F: WHY WAS COMMUNITY DENIED SIMPLY COMPROMISE IN SPURS STADIUM WALKWAY PLANS?

http://www.edp24.co.uk/norfolk-life/comment_why_was_community_denied_simple_compromise_in_spurs_stadium_walkway_plans_1_3529420

The co-chairman of the Tottenham Business Group asks why the best solution for everyone in the controversial Spurs walkway plans was scrapped before getting the oxygen of publicity.

"There always has been an alternative to demolition, but it was not presented to the community in the High Road West consultation. That community was not given all the possible options."

Patricia Pearcy

Overall, the Tottenham community welcomes regeneration schemes. But, based on what we now know, some of us regard the plans which include a new walkway to the Spurs ground - known as the High Road West scheme - as just a new-fashioned urban clearance programme promoted under the guise of 21st century heaven.

Why? Well, it was recently revealed that the planning consultancy firm Arup, who have drawn up several overarching plans for the area's redevelopment, had provided an option to Haringey Council that saved businesses, High Road shops and the GP surgery from demolition.

It was not among the options recently presented to the community, though. Every one of the plans put forward publicly would have resulted in these community businesses being erased from the future.

But this previously unknown option contains everything that Haringey had earmarked as essential: the new station and the fans' walkway from White Hart Lane station to the new stadium. There are just two simple - but very important - differences.



Another artist's impression of the new walkway, looking west from the High Road with a block of the Love Lane estate visible behind the trees. Picture: Arup

It places the new “community” building (which is in fact shops incorporating a new library) on the corner of Whitehall Street. That, we heard from an Arup design consultant, could have been combined with a mews-style development around the Peacock Industrial Estate.

So in fact there always has been an alternative to demolition, but it was not presented to the community in the High Road West consultation. That community was not given all the possible options.

From the start the High Road West community had clearly expressed, through a local petition of 4,000-plus signatures, that it was against demolition of local business. In November, Cllr Alan Strickland, the cabinet member for regeneration and housing, agreed to explore options to look at the retention of the shops and businesses.

In February, the Tottenham Business Group finally met with the council’s regeneration team, but compromise was not on that agenda. We were there to just listen to the rationale behind the council’s planning decisions. But it was during this process that the alternative option came to light.

"Making simple changes could fuse the current with the future. Allowing the threads of the old community to lend credibility and breathe life into the new."

Patricia Percy

We immediately asked the council’s cabinet why this was never presented to the community. This new plan for the High Road, combined with the suggested mews-style development around the Peacock Industrial Estate and perhaps the saving of some of the 19th-century shops in White Hart Lane, offered a compromise which was easily achievable; a fusion of the community’s wishes and developers’ demands.

But this option had been rejected by the cabinet, we were told, on two counts:

1. It did not optimise public open space between the High Road and the new station;
2. There was nowhere to keep the books while the library was rebuilt on the existing site.



An

artist's impression of the planned walkway, which could extend westwards underneath the railway line. Picture: Arup

In fact, placing the new “community” building on the site of the current Coombes Croft library creates more space, not less. This new building has twice the footprint of the existing High Road parade that it is due to replace. Building on the corner site would actually free up more public open space between the new station and the High Road.

Since the council currently owns the majority of the land around the current library site, it would also be a cheaper option. And the problem of storing library books has been met before; when the present library was extended a temporary library was set up in a High Road shop. The council now owns more of the High Road, so we see no reason why that could not once more be the solution.

Alternatively, two glazed Portacabins placed behind the existing High Road parade would also provide a successful temporary site for the library, accessed via Whitehall Street.

These are easy, very achievable adjustments which would satisfy the community. They leave the original council demands of a new station, a walkway and a “community” building in place but retain the bare bones of local business.

“Basically, there is more money in smashing our shops and businesses to bits then turfing out the residents from Love Lane and smashing their homes to bits as well.”

Patricia Pearcy

To reject this would confirm a real lack of transparency in this regeneration programme and a strong hidden agenda.

This council appears determined to create for Tottenham Hotspur what is referred to in the council's Strategic Regeneration Framework - a document outlining the vision for the next 20 years - as a "premier leisure venue" in north Tottenham.

In a [recent piece in the Evening Standard](#), Robert Bevan said the funds earmarked for Tottenham regeneration "offers a foundation of hope for one of London's poorest areas". What does that mean in real terms?

Does he mean a place to attract rich people who will help create a "decent", "21st century" neighbourhood for us poorer Londoners to share?

New housing developments that contain no affordable housing have become notoriously common in similar London schemes. The absence of neighbours who are not as well-off make properties easier to sell to wealthy clients and investors.

That means, basically, there is more money in smashing our shops and businesses to bits then turving out the residents from Love Lane and smashing their homes to bits as well.

From the ruins will rise "London's premier leisure venue", complete with towering blocks that will take years to construct with all the noise and disruption that entails. A cold, empty, lifeless chasm of a pseudo-place to create profit for the developers but doing far more harm than good to most local people.

Making simple changes could fuse the current with the future. Allowing the threads of the old community to lend credibility and breathe life into the new.

Keeping the Peacock Industrial Estate not only preserves truly useful start-up space for new business, it preserves jobs and skills which will not and cannot be replaced in the local area and which are vital to future youth employment.

Preserving the surgery maintains a vital social network and keeps a very necessary health facility. Preserving the small parade to the front of the Peacock Industrial Estate would frame the older buildings and save some turn-of-the-century shops.

There is great concern over the destruction of the conservation area. The facades of these shops, and those saved in the High Road, could then easily be restored to provide a pleasant, familiar frontage to the new ultra-modern development rising behind. This has been done very successfully in Brixton.

This community is fed up with the council's perpetual PR spin, pushing forward its preconceived ideological "visions for Tottenham". It's time cabinet members remembered their responsibility to their constituents and engaged with us in an honest, genuine compromise.

Those of you reading this can show your support by actively canvassing your local councillors on behalf of local business. You can also follow us on Twitter

[@TottenhamBnessG](#) and the Labour cabinet members Cllr Alan Strickland [@AlanStrickland](#) and Cllr Claire Kober [@ClaireKober](#) and have your say.

[Haringey blogger: Patricia Percy]