

Housing Act (1985) Section 105 consultation report	Land near to Tiverton Road (Hermitage and Gardens)
Date	Nov 2025

1. Introduction

1.1 Under the Housing Act 1985 Section 105, Haringey Council (the Council) has a legal obligation to consult its secure tenants on matters of housing management such as changes to the management, maintenance, improvement or demolition of houses let by them or changes in the provision of services or amenities.

1.2 In June 2025, the Council launched a Section 105 consultation based on proposals for a new housing development on Tiverton Road which would result in changes to the amenities of secure tenants in the area.

1.3 This report:

1.3.1 Outlines the proposals put forward by the Council and the impact on the amenities for secure tenants in the area.

1.3.2 Provides an overview of the consultation process conducted by the Council in accordance with its legal obligations under the Housing Act 1985 Section 105.

1.3.3 Summarises the results and outcome of the consultation.

2. Proposals

2.1 In the proposals outlined to residents during the Section 105 consultation, the Council stated its intention to make the following alterations to the amenities in the area:

2.1.1 A proposal to removal and reconfigure the open space in front of 26-70 Tiverton Road.

2.1.2 A proposal to reconfigure 32 parking spaces around the open space in front of 26-70 Tiverton Road. Please note that no parking spaces would be removed as part of this process.

2.1.3 The location for the proposed homes is highlighted in the below image, with the housing to be constructed within the red line boundary. Please note that the wider proposals for the site, include initial ideas for landscaping improvements at three locations close to this red line site, as well as suggestions for reconfiguration of the parking bays. More details of these proposals are provided in the engagement brochure [here](#).



2.2 Overall, the council is proposing to make the changes to the amenities listed in 2.1 in order to:

- 2.2.1 Build 17 council homes across two blocks and construct a shared communal courtyard in between the blocks.
- 2.2.2 Reconfigure the 32 car parking spaces along Tiverton Road. This will involve removing car parking spaces in front of 26-70 Tiverton Road and relocating them to other nearby sites (there will be no loss in car parking spaces along Tiverton Road as part of these proposals). The images below show the proposed revised car parking layout, with the red outline (left) shows existing layout and blue outline (right) shows proposed layout.



- 2.2.3 Separate to the changes to the amenity spaces, the council included in its proposals potential improvements to three nearby open spaces. This could include new play surfaces, equipment, planting, seating, and pathways at the Faith Baptist Church play area. There would also be a series of proposed improvements to the open space in front of 2–24 Tiverton Road, and the Tewkesbury Road open space.

2.3 Given secure tenants will be losing an amenity as outlined in 2.1, a Housing Act 1985 Section 105 consultation was required.

2.4 The council consulted 447 households. In addition to consulting with secure tenants as required by law, the above figure also includes resident leaseholders and non-resident leaseholders. The council consults leaseholders as part of Section 105 consultations as a matter of good practice.

2.5 The tenure of the households consulted is outlined below:

Scheme	Secure Tenants	Leaseholders
Tiverton Road	293	154

2.6 The consultation period lasted from 27 June 2025 until 3 August 2025. Information provided included:

- 2.6.1 A consultation pack posted to consultees included an outline of the impact of the proposed developments on their affected amenities (a copy of the consultation pack can be viewed [here](#)) and a selection of site location plans, indicative design concepts and associated images. The pack also included a consultation questionnaire, an equality and diversity questionnaire, a form to request the materials in different formats and languages, and a stamped addressed envelope was provided so consultees could respond by post.
- 2.6.2 Contact details, including a phone number, were provided so consultees could request further information. Non-resident leaseholders received a notification of the consultation at both their home address and the address of their owned property within the consultation area.
- 2.6.3 The information and materials detailed above were also placed on the council's website.
- 2.6.4 To allow consultees to speak directly to Haringey's project team, onsite meetings were held to discuss the proposals. Three engagement events were held for consultees on:
- **Saturday 19 July 2025**, from 11am – 2pm (pop-up event on the open space in front of 26-70 Tiverton Road, N15 6RR)
 - **Wednesday 23 July 2025**, from 4:30pm – 7pm (Indoor event at St Ann's Library, Cissbury Rd, London N15 5PU)
 - **Tuesday 29 July 2025**, from 11am – 2pm (pop-up event on the open space in front of 26-70 Tiverton Road, N15 6RR)

3. Consultation response

3.1 A breakdown of the consultation responses by tenure is outlined below:

Overall consultation audience	Number of responses	Number of secure tenant responses	Number of leaseholder responses
447 (293 Secure Tenants / 154 Leaseholders)	81 18.1%	54 18.4% (of total secure tenants)	27 17.5% (of total leaseholders)

3.2 'Other' respondents (i.e. private sector renters, ticked "unknown" in terms of their tenure or did not answer the question about their tenure) make up the remaining 15 responses: these were not included in the formal consultation responses, however, the views expressed in these questions were passed onto the project team for them to consider as part of the wider evaluation of the project.

3.3 To understand use of the open space at Tiverton Road consultees were asked:

3.3.1 Do you use the open space in front of 26-70 Tiverton Road? - Yes/No

3.3.2 If you answered 'yes', please tick how often you use the open space at Tiverton Road? (please tick one) – Everyday, Weekly, Occasionally, Never,

3.4 To understand the use of the car parking spaces around the open space in front of 26-70 Tiverton Road consultees were asked:

3.4.1 Do you use the car parking spaces? - Yes/No

3.4.2 If you answered 'yes', please tick how often you use the car parking spaces along Tiverton Road? – Everyday, Weekly, Occasionally, Never, Friends/family/carer when visiting

3.5 Responses from consultees are outlined below. Please note that some respondents left parts of the question sections blank.

Answered “yes” when asked if they used the open space	Answered “Daily” when asked to describe their use of the open space	Answered “Weekly” when asked to describe their use of the open space	Answered they used it when “occasionally” when asked to describe their use of the open space
75 (35/26)	59 (27/19)	9 (7/5)	7 (1/2)

(Secure tenants/leaseholders)

Answered “yes” when asked if they used the car parking spaces	Answered “Daily” when asked to describe their use of the car parking spaces	Answered “Weekly” when asked to describe their use of the car parking spaces	Answered they used it when “occasionally” when asked to describe their use of the car parking spaces
59 (34/24)	43 (24/13)	3 (1/1)	6 (6/0)

3.6 To judge the impact of the proposed changes on secure tenants and leaseholders, consultees were asked:

- 3.6.1 What impact would the proposal to build new council homes on the open space have on you? - Free text answer
- 3.6.2 Do you have any other comments around the proposal to build on the open space on Tiverton Road? - Free text answer
- 3.6.3 What impact would the proposal to reconfigure the car parking spaces have on you? - Free text answer
- 3.6.4 Do you have any other comments around the proposal to reconfigure the car parking spaces? - Free text answer

3.7 The answers to these questions are summarised in the below table, including the Council’s response. Please note:

- 3.7.1 This is a summary of the relevant comments submitted in relation to the terms of the Section 105 consultation.

3.7.2 This is not a record of every comment received. Individual comments on the same topic have been noted as one entry in the table.

3.8 The percentages in the table below relate to the percent of council tenants (54) and leaseholders (27) who provided comment in these sections: please note that some respondents left this section blank.

Consultation Feedback: Removal of the open space in front of 26-70 Tiverton Road

Loss of open/green space

It is worth noting, as demonstrated in 3.5, that most respondents stated that they used the open space, with exactly half of the secure tenant respondents stating their use was daily.

Comments from respondents on this topic were split between views and concerns regarding the loss of open and green space. Nineteen secure tenants (35%) and fourteen leaseholders (52%) raised strong concerns about the potential loss of a “green” space that adds value to the area, and in many cases stated that this was the only nearby area used for relaxation, dog walking, and community gathering. Their responses emphasised the value of these areas for daily use, relaxation, and fostering community connections. Many described the space as essential for children's wellbeing, and outdoor gatherings. The potential removal of trees, grass, and communal areas was seen as a threat to the quality of life for the majority of respondents who responded to questions on this topic, particularly those without private gardens.

Community impact

Concerns about community impact and social cohesion were raised by 13 secure tenants (24%) and 5 leaseholders (18%) in response to the proposed development. Many respondents described the existing open space as a vital area for neighbours to gather, socialise, and support one another—particularly for those experiencing isolation or mental health challenges. Several respondents highlighted the role of the space in fostering informal community care, such as watching over children or checking in on vulnerable residents.

Anti-social behaviour

A total of 12 secure tenants (22%) and 4 leaseholders (15%) raised concerns that removing this communal “open space” area could lead to increased antisocial behaviour, crime, and a breakdown in the social fabric of the estate. The loss of visibility, openness, and shared outdoor space was seen as a threat to both safety and cohesion, with respondents urging the council to protect the open space.

Mental health and wellbeing

Concerns about mental health and emotional wellbeing were raised by 11 secure tenants (20%) and 4 leaseholders (15%) in response to the proposed plans. Respondents described how the existing open space provides a vital outlet for relaxation, decompression, and social connection—particularly for those experiencing stress, anxiety, or

isolation. Several noted that the removal of the open space would leave them feeling “trapped” or “overwhelmed,” with one secure tenant explaining, “Myself and my husband tend to sit with our neighbours and use the open space weekly, during the summer – daily. It is a space to meet and check on each other's wellbeing.”

Issues around loneliness and isolation have been raised by 12 council tenants (22%), and 4 leaseholders (15%) with many noting that it is an important space for connection and meeting with neighbours. Others warned that the increased density and loss of natural light would exacerbate feelings of depression and reduce overall quality of life.

Children's play

Concerns about local children's play and access to play space were raised by 6 council tenants (11%) and 6 leaseholders (22%) in response to the proposals. The majority of respondents on this topic emphasised the importance of the existing open space as a safe and accessible area for children to play, socialize, and engage in outdoor activities. Several noted that the green space is one of the few places where children can play freely without safety concerns and warned that its removal would negatively impact families and reduce opportunities for healthy childhood development.

One secure tenant shared, “The children's play area is in desperate need of a tidy up and upgrade.”

Environmental impact

Environmental concerns were raised by 3 council tenants (6%) and 5 leaseholders (19%) in response to the proposed development. Respondents expressed worries about the loss of “green” space, trees, and natural habitats, highlighting the importance of these areas for biodiversity, climate resilience, and overall environmental wellbeing.

Response and consideration: Removal of open space in front of 26-70 Tiverton Road

The council appreciates the importance of open space to residents, especially its positive impact on mental health and wellbeing, and their contribution to enhancing our shared environment. The feedback received during the Section 105 consultation clearly reinforced the importance of these local communal amenities to residents near to Tiverton Road. Protecting and enhancing the local environment and tackling the climate change emergency is an important priority for the council's housing delivery programme.

In terms of the council's response:

- It is worth noting that Haringey Council does not build on designated green space: the existing open space in front of 26-70 Tiverton Road which forms the amenity described in 2.1, is not a designated green space in the Council's Local Plan and can therefore be considered for development.
- There are no sites within Haringey Council's council home delivery programme which are registered as a designated green space.

Nevertheless, in reference to the proposals for the site (2.1-2.3), and in light of the feedback received from residents, the council will:

- As outlined in the proposals included in the S105 consultation, the council will deliver environmental improvements to the estate, including improved green landscaping around the immediate site. The proposals include potential enhancements to three nearby parcels of neglected open space at the children’s play area by the Faith Baptist Church, the open space in front of 2-24 Tiverton Road, and the Tewkesbury Road Open Space. More information is contained in the [brochure](#) for the council’s proposals.
- The council has a duty to provide a biodiversity net gain through the development. Wildlife and biodiversity improvements, such as bat-bird boxes, tree and wildflower planting will be included within the development. The council believes these actions will mitigate the loss of parts of the open space required for the new council homes and help to provide new, improved environmental benefits to all residents in the area. The feedback from respondents during the Section 105 consultation has emphasised the importance of this element of the proposals to the council.
- The council gives a commitment to engage with the local community about the proposed changes to the open space areas should these proposals be taken forward, including in referenced to the proposals for improved landscaping and tree planting improvements around the estate and to the nearby areas of open space.
- Following resident concerns regarding safety and anti-social behaviour, and feedback from the Metropolitan Police’s Secured by Design team, the council will review the proposals with the aim to improve site security. For example, the council will consider whether access to the communal area can be restricted to certain times. Practically, this will allow all residents from the estate to access the courtyard during the day, with afterhours access restricted via fob entry to residents of the proposed new homes. In addition, the council will review the CCTV coverage for the area.
- It should be noted that while open space maybe lost because of these proposals, the council does need to balance concerns with the acute need for new affordable, council homes in the borough. Like many other local authorities the council does face an acute need for affordable homes. Under the council’s [Neighbourhood Scheme Moves Policy](#), local residents in need will be given priority when the new proposed homes delivered on the Tiverton Road estate are let.

Consultation Feedback: The reconfiguration of the estate car parking spaces on Tiverton Road

The majority of responses to the consultation questions on car parking reconfiguration focused on the impact the proposed changes would have on residents’ daily lives, particularly around parking availability, accessibility, and community wellbeing. As outlined in 3.5, just under two thirds of secure tenants stated they used the current car parking spaces, with close to 45% of secure tenants overall specifying that their use was “daily”.

Increased parking stress

Concerns were raised by 22 council tenants (40%) and 13 leaseholders (48%) regarding the existing strain on parking and fears that the proposed changes would exacerbate congestion, reduce available spaces, and limit access for residents and visitors. Several respondents raised concerns about parking stress while answering other questions in the consultation. These concerns were often linked to broader issues such as mental health, safety, and infrastructure strain.

Specifically, concerns about parking availability and increased competition were raised by 22 council tenants (40%) and 13 leaseholders (48%). Many described the current parking situation as already inadequate, with fears that the development would worsen congestion and reduce access for existing residents.

Respondents noted that they already struggle to find parking, particularly in the evenings or on weekends, and that the addition of new homes would intensify this pressure. One resident explained that “parking lot is already full... taking away our existing parking spaces and putting another 17 families will make it significantly worse.”

Another described how “car park spaces is a problem currently in Tiverton... this idea would not solve the issue, it will only add to the existing problem.”

Accessibility

Concerns about accessibility were raised by 10 secure tenants (18%) and 3 leaseholders (11%). Respondents highlighted the importance of parking for carers, disabled residents, and those with mobility needs. Several described how they rely on nearby parking to maintain independence or receive essential support.

A blue badge holder noted, “I am not able to currently park on the estate... we need to have more parking especially for visitors and disabled residents.” Another respondent highlighted that “reducing or altering parking availability risks making these visits more difficult, which could directly harm vulnerable members of our community.”

Safety

In response to the question regarding the proposed reconfiguration of the car parking spaces, concerns about safety were raised by 6 secure tenants (11%). These responses often linked parking changes to fears of increased crime or antisocial behaviour, particularly in areas that may become hidden or poorly lit. One respondent warned that “the new building will create a new space hidden from the view. This will definitely cause more crime going on there,”.

Community Impact

Concerns about community impact and social cohesion were raised by 6 secure tenants (11%) and 3 leaseholders (3%).

Several respondents described the current parking arrangement as essential for maintaining social connections and informal support networks. One resident explained that “car park spaces would become an even bigger problem... it will only add to the existing problem,” while another reflected that “the proposal would impact me and my neighbours very negatively... resulting in a road that feels heavily built up, oppressive and too dense.”

Mental Health and Wellbeing

Concerns about mental health and emotional wellbeing were raised by 6 secure tenants (11%) and 1 leaseholder (4%). Respondents described how the uncertainty around parking and the potential loss of access to green space contributes to stress, anxiety, and a diminished sense of wellbeing.

One council tenant wrote, “this green space is not just ‘unused land’, it’s a vital part of the neighbourhood’s character... I personally rely on it as a space to decompress.” Another added, “it will take a toll on my mental health as I feel the area will be overcrowded and overwhelming.”

Infrastructure Strain

Concerns about infrastructure strain were raised by 3 secure tenants (5%) and 2 leaseholders (7%). These responses focused on the impact of parking changes on emergency access and estate logistics. One respondent explained, “the ambulance crew and I experience difficulties when being transported to and from hospital due to insufficient parking spaces,” while others warned that the reconfiguration could hinder estate operations and emergency response.

Response and consideration: The reconfiguration of the estate car parking spaces on Tiverton Road

The council acknowledges, following feedback received during the consultation, that adequate car parking spaces are an important consideration for local residents.

In terms of the council’s response to the feedback from respondents:

- Maintaining parking capacity has been a key consideration in the design process for this project. As stated in the Section 105 consultation, these proposals will not result in the loss of any existing estate parking spaces. While the layout of the car park will be reconfigured to improve access and usability, the total number of spaces will remain the same. This means that residents who currently rely on estate parking will continue to have access to the same level of provision.
- In addition, and in line with the borough’s zero car parking policy for new developments, the proposed new homes at Tiverton Road will be car-free. This means new residents will not be eligible for estate parking permits, helping to protect existing parking provision for current residents. The proposals also include two dedicated disabled bays, which will be allocated for the sole use of the adapted homes that will form part of the new housing proposed at this site. These homes are being designed to support vulnerable residents, including those with disabilities, and the council is committed to ensuring that accessible parking remains available for those who need it most.
- As part of the planning application process, a formal parking survey will be conducted to assess current usage and inform future arrangements. This survey will help ensure that any changes to the estate’s parking layout are based on accurate data and reflect the needs of residents. The council will continue to

engage with the community throughout the planning process to ensure that parking, accessibility, and estate functionality are considered in full.

- The planning application process will also include an assessment of the potential impact on local infrastructure and, as a key consideration, the access requirements of local emergency services to the new and existing homes.

3.9 Alongside the feedback in the table above, other comments were received that fell outside of the remit of this consultation. These comments will be passed on to the relevant council teams for consideration:

3.9.1 Concerns about the condition and maintenance of existing homes, including issues with damp, mould, leaks, and poor repairs;

3.9.2 Requests for improved estate management, caretaking, and cleaning services;

3.9.3 Comments about antisocial behaviour, crime, and the need for better security measures such as CCTV;

3.9.4 Concerns about noise pollution and overcrowding;

3.9.5 Calls for better infrastructure and local services, including schools, GP surgeries, and waste collection;

3.9.6 Requests for improved lighting, signage, and communal area upkeep;

3.9.7 Frustration over service charges not being reflected in the quality of estate maintenance.

3.10 Alongside the Section 105 consultation, the council asked a series of question about other aspects of the proposals, including respondent's views on the design of the proposed new homes, the initial landscaping ideas and other aspects of the council's early-stage conceptions for this site. These will be considered separately from this report and fed back to the relevant project team.

3.11 Across all engagement events, a total of 35 attendees joined the sessions.

4. **Equality and Diversity**

4.1 The council has a Public Sector Equality Duty (PSED) under the Equality Act (2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Equality Act 2010.
- Advance equality of opportunity between people who share a relevant protected characteristic and people who do not.
- Foster good relations between people who share a relevant protected characteristic and people who do not.

4.2 The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

4.3 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

4.4 The council conducted a full Equalities Impact Assessment to gauge the impact of the proposal on individuals who share the protected characteristic. A summary of the key findings is outlined below.

4.5 The proposal is to develop on area of open space in front of 24- 96 Tiverton Estate and build 17 new council homes to be let at social rent. The development will be split between two blocks, with an area of revised communal landscaping to remain between each block. The remaining open space will be enhanced with new tree planting, seating and children's play space. To mitigate the loss of green space, further, 'greening' interventions will be undertaken in the immediate roads surrounding the site, the play area immediately north of the site and Tewkesbury Open Space – located south-east of the development.

4.6 The existing Tiverton estate parking bays will be reconfigured to accommodate the proposed development, with up to nine spaces being relocated to 2-24 Tiverton Road, approximately 150 metres away from development site. However, there will be no net loss of spaces. Excluding two blue badge parking bays - intended for the wheelchair homes - the proposed scheme will be car free and new residents will not be able to apply for CPZ, or estate permits (blue badge holders excepted).

4.7 The Council has undertaken a consultation on these proposals with residents who may be affected. The results of the consultation and an assessment of the potential impact were assessed in an Equality Impact Assessment (EqIA) for this project.

4.8 The revised parking layout could potentially have a negative impact on elderly residents who live within Tiverton Estate. As the revised layout may result in a further walking distance to place of residents. Whilst the ward level figures for residents registered with a disability were broadly in line with Haringey and London averages, those who suffer with mobility issues, could also be negatively impacted by the revised parking layout – owing to increased travel distance to home. This will partially be mitigated through improved level access in and around the proposed development site.

- 4.9 The reduction in green space arising from the proposed development may negatively impact on the mental health of residents. However, the council is looking to enhance landscaping to the new development and elsewhere on the estate to compensate for this loss. Whilst the new children's play space proposed within the development site is expected to have a positive impact on this demographic, ward level data revealed children are not over-represented within Tiverton Estate ward.
- 4.10 Ward level data did not find any pronounced levels of deprivation from a socio-economic perspective (education, income & employment). However, Haringey as a borough does experience higher levels of deprivation versus the London average. Therefore, these groups will positively benefit from building new council homes, arising from an increased likelihood in need for social housing.
- 4.11 Tiverton Estate (Hermitage & Gardens ward) ranked 11th out of 21 wards, for those from ethnic minority groups – registered at 43%. However, compared with the London average – Haringey does have an above average proportion of residents from ethnic minority backgrounds. Therefore, the building of new Council homes is likely to have a positive impact on BAME residents.
- 4.12 While LGBTQ+ residents are not known to be overrepresented in the immediate Tiverton Estate area, they are more likely to be on housing waiting lists or in temporary accommodation due to systemic barriers in the private rental market. The proposed development may therefore have a disproportionately positive impact by increasing access to secure, affordable housing for LGBTQ+ individuals; and providing a safer and more inclusive living environment, particularly for those who may face harassment or exclusion elsewhere.
- 4.13 Women, especially single mothers and female-headed households, are more likely to experience housing insecurity, overcrowding, and financial instability. Whilst ward level data did not find notable over-representation of women - the proposed development is expected to have a disproportionately positive impact by: providing secure, long-term housing for women-led households; supporting improved health, safety, and wellbeing for women and their children; and reducing housing stress and improving access to education, employment, and childcare.
- 4.14 As noted in the EqlA, the Council monitors feedback and consultation responses to assess the likelihood of these potential negative impacts and mitigate where reasonable and proportionate.

5. **Assessment**

- 5.1 The responses received during the Section 105 consultation have been considered by the council. Responses to comments from residents have been answered in the consultation feedback table, below 3.10.

5.2 It is acknowledged that the removal of open space and the reconfiguration of the car parking could have an impact on residents, though the delivery of new council homes could be an overall benefit to the wider community. As a result, the council will:

- 5.2.1 Deliver environmental improvements to the estate, including improved green landscaping around the immediate site, along with enhancing three nearby parcels of neglected open space. The council believes these actions will mitigate the loss of parts of the open space required for the new council homes and help to provide new, improved environmental benefits to all residents in the area.
- 5.2.2 Following resident feedback, the council will conduct engagement on the landscaping and tree planting improvements around the estate and to the nearby areas of open space, should planning permission be granted for the new council homes.
- 5.2.3 Following resident concerns regarding safety and anti-social behaviour, and feedback from the Metropolitan Police's Secured by Design team, the council will review the proposals with the aim to improve site security. It is the council's intention to design the communal courtyard with timed access. This will allow all residents from the estate to access the courtyard during the day, with afterhours access restricted via fob entry to residents of the proposed new homes. CCTV layout will be reviewed and where possible improved.
- 5.2.4 As part of the planning application process, a formal parking survey will be conducted to assess current usage and inform future arrangements. This survey will help ensure that any changes to the estate's parking layout are based on accurate data and reflect the needs of residents.

6. **Recommendations**

6.1 Based on responses received from the consultation, the council recommends that:

- 6.1.1 The mitigations outlined in 3.5 and 5.2 in response to the feedback from residents regarding the loss of amenity spaces under these proposals are reasonable and fair.
- 6.1.2 Proposals should proceed, pending further engagement with the community, as outlined in 2.1.