



Haringey Council
River Park House
London
N22 8HQ

17 May 2023

Dear Haringey Council,

I am writing to express my deep concerns regarding the proposed redevelopment of the Omega Works Warehouse on Hermitage Road. I have heard from a number of constituents who reside in the complexes who have outlined their deep concerns about their future living situation.

My office understands that the Omega Works Warehouse District is currently home to around 140 people. As a result of this planning application, the lives and livelihoods of this group of people, along with their cultural and social value to the community, are under significant threat.

I have been informed that the current plan set out by Majorlink involves the removal of the warehouse as it currently stands, to be replaced by four blocks of flats, with a drastic reduction in work areas. I understand that currently, rents sit at around £550-£750, whereas new units would be rented at a monthly cost of £1,000 per room.

I understand that the relocation strategy put forward by the developer does not give any indication of immediate accommodation provided to those who will be forced to move. The many small business owners, artists, freelancers and tradespeople who live in this District are all at great pains to think that homelessness now beckons for the residents. During a cost of living crisis, I see merit in their argument that this is an unconscionable move.

The housing crisis has torn through both our community and the rest of London. Our city is grappling with an acute shortage of affordable housing, with skyrocketing rents and an increasing number of families forced into temporary accommodation or homelessness. The residents in the area are well-established and it would be extremely worrying if this community were to be forced out.

It is crucial to recognize that the Omega Works Warehouse has provided a space for local artists, creatives, and small businesses to thrive. These spaces contribute to the vibrant cultural ecosystem of Haringey, fostering innovation and artistic expression. Displacing these individuals and organizations without offering suitable alternatives would not only be detrimental to their livelihoods but also diminish the rich cultural fabric of our borough.

I therefore urge the council to take these points into consideration when reviewing the current proposals for the redevelopment of Omega Works. I trust that you will carefully consider the points I have raised and act in the best interest of Haringey and its residents. Preserving our heritage, promoting affordable housing, and nurturing our local artistic communities are all essential for the sustainable development and well-being of our borough.

Thank you for your attention to this matter. I look forward to hearing from you soon.

Yours sincerely,

Rt Hon David Lammy MP