

Objection to planning application HGY/2023/1832

Address: Garages, Partridge Way, Wood Green, London.

Proposal to remove/vary conditions: Minor material amendment (S. 73) to vary condition 17 planning permission (ref. HGY/2021/2075) granted on 21/03/2022 - namely to provide flexibility for the Council to charge London Affordable Rent.

This is a major amendment which should be sent to Sub Committee

It is incorrect to describe this as a Minor material amendment and to treat it as such. It is a proposal (without any supporting evidence) for huge increases to the proposed rents at this development.

None of the 44 documents presented by the applicant is dated any later than 15/3/2022. None of them deals in any way with the proposal to charge London Affordable Rent instead of Social Rent for these homes.

This application should be sent to Sub Committee for members to vote on in public after hearing resident comments.

Say NO to fake “affordable” rents £90 pw above existing average council rent levels

New Homes Rent vs. normal Haringey Council rent at new block, Partridge Way, 2024						
	Average Haringey Council rent for existing homes	Proposed rent at new block at Partridge Way	Difference	Percent higher	Likely service charges for new block	Total rent and service charge in new block
	weekly	weekly	weekly	weekly	weekly	weekly
One beds	£109.41	£201.43	+£92.02	+84.1%	£25.99	£227.42
Two beds	£127.52	£213.26	+£85.74	+67.2%	£25.99	£239.25

Source: www.minutes.haringey.gov.uk/documents/s144093/Final%202024-25%20Budget%20and%202024-29%20Medium%20Term%20Financial.pdf

All of the above figures come from Haringey Council's **2024/25 Budget and 2024-29 Medium Term Financial Strategy Report**.¹

¹ www.minutes.haringey.gov.uk/documents/s144093/Final%202024-25%20Budget%20and%202024-29%20Medium%20Term%20Financial.pdf

London Affordable Rent – discredited, unaffordable, withdrawn for new projects

The applicant wishes to use the discredited ‘Mayor’s rent’ (London Affordable Rent), which has been withdrawn for new housing projects starting on site since March 2023, after it was branded by the housing charity Shelter as unaffordable.

The Shelter report ‘A Capital in Crisis’ by Cecil Sagoe and others (2020) shows that London Affordable Rent is unaffordable for lower income working families based on rent at 30% of household incomes. Unfortunately, this report takes no account of additional service charge costs. Taking these into account would mean that these rents are even less affordable.²

Based on current Haringey Council practices, the service charges would be at least £25.99 pw on top of the rent in this new block.

Recommendations:

1. Refer to Sub Committee.
2. Refuse this application.

Yours faithfully

Paul Burnham
Secretary
Haringey Defend Council Housing

03/05/2024

² Cecil Sagoe, Thomas Weekes and Eleni Stratton, ‘Report: A Capital in Crisis’, Shelter, February 2020
https://england.shelter.org.uk/professional_resources/policy_and_research/policy_library/report_a_capital_in_crisis