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Catherine West MP declares 1,616 vacant Haringey homes a ‘scandal’

New data shows that Haringey Council received a peak of £452,907 in council tax payments against empty private properties in 2021/22

BY MIRIAM BALANESCU

New data has revealed that thousands of properties are currently vacant in Haringey.

Data shared with HCP in response to a request under the Freedom of Information (FOI) Act shows that as of May 2023 there are 1,616 vacant properties in the borough – comprising 1,588 privately owned and 28 council-owned properties.

20 privately owned properties have been vacant for anywhere between eleven and 19 years. Three privately owned properties have been vacant for 20 or more years.

164 privately owned properties have been vacant for less than one year, 872 for one year, 263 for two years, 112 for three years, and 32 for four years. 30 have been vacant for seven years.

For the year 2023/24, Haringey Council has already received £16,843 in council tax payments against vacant properties, with a peak of £452,907 for the year 2021/22. Landlords pay double the amount of council tax after a property has been empty for two years, three times the amount after five years, and five times the amount after ten years.

The data shows a massive increase in net council tax payments against vacant properties from 2016/17 (aside from a slight decrease last year), when the total was £79,713. The biggest increase in payments was between 2019/20 and 2020/21, with a jump of 145%.

Meanwhile, three council-owned

properties have been vacant for less than a year, 13 for one year, six for two years, four for three years, and one for four years. One council property has also been vacant for seven years.

Demand for social housing in Haringey continues to be high, with the council reporting that roughly 10,000 households are waiting for secure housing, while 90% of those on the housing register “will never be housed in social rented accommodation”.

Properties being left vacant is a London-wide issue, with figures from the Ministry of Housing, Communities and Local Government released this April estimating that 34,327 properties in total are “long-term vacant” – meaning they have been empty for more than six months and are “substantially unfurnished”.

The data indicated that Southwark is the London borough with the highest number of vacant properties at an estimated 2,422, while

Haringey ranked ninth out of 32 boroughs – making up roughly 5% of the total figure of 34,327.

The figures also reveal that London has reached its highest level of empty properties since 2010.

Sarah Williams, cabinet member for housing services, private renters and planning, said: “Tackling housing shortages is a top priority in Haringey. Our ambitious house building programme aims to deliver 3,000 high quality, sustainable and genuinely affordable council homes by 2031. We also want to see existing properties in the private sector being used, not left empty, as part of our commitment to building a fairer borough.”

“That’s why we work with property owners to give them all the support they need to bring much-needed homes back into use. Where landlords won’t engage with us, we act, including using compulsory

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Local news that matters to you

31st July

1st Aug

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ABOUT

At *Haringey Community Press* we believe that the borough deserves a newspaper that is written by and for local people, and which celebrates community in all its diversity. We believe that local news brings people together around the issues that matter most to them and ensures everyone can have a voice in local decision-making. Now more than ever we believe that the media should be responsive and accountable to the community it serves.

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'Waiting for the 19, Finsbury Park' by Mike Durham, a former journalist living in Stroud Green, who has rekindled a lifetime's ambition to become an artist. This painting is part of a series of watercolours of street scenes in the N4 area, each of which will feature a London bus. For your chance to have your pictures featured in our next issue, use the hashtag #haringey and tag us @haringeycp on social media **Credit** thatmikedurham.wordpress.com

AN INTRODUCTION FROM THE EDITOR

Hello and welcome to issue 22. Haringey's housing crisis is under more scrutiny than ever before. After months of criticism facing Haringey Council over damp and mould complaints, the Housing Ombudsman's report has now been published, discovering a "culture of apathy" at the authority regarding its own tenants. This is concerning enough, but meanwhile thousands – including 3,794 children, as our investigation found in May – are in limbo, stuck in temporary accommodation in the borough. And these are the issues facing those who manage to find accommodation at all. Waiting lists for council homes remain staggeringly long, taking years to work through, with a high chance that most will never be granted accommodation – the council itself claims the percentage of those on the housing register likely to remain unhoused is 90%.

The fact, then, that 1,616 properties are vacant in the borough, including 28 council properties, feels like the nail in the coffin of a broken housing system. Despite

increasing tax rates for properties left empty for multiple years, this has not been enough to deter buyers (who are pushing up both housing prices and rent) and tackle the problem of vacant private properties. And, on the council's own watch, nearly 30 of their own properties are empty, even while waiting lists continue to climb. (It's especially intriguing that one council-owned property has been empty for a full seven years.) It's clear that the Haringey housing crisis is heading towards breaking point, if it hasn't been hit already. What action the council will take remains to be seen.

As always, if you find what we do at *Haringey Community Press* valuable, please consider supporting us through a membership (visit haringeycommunitypress.co.uk/membership) or by making a one-off donation. We rely on your support. If you've been enjoying reading, please share your copy with a friend to help spread the word!

Enjoy this month's issue!

Miriam Balanescu

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purchase orders and enforced sale powers, as well as doubling the council tax payable on long-term empty properties.

"When it comes to the council's own properties, we know we must do more to tackle the high number of void properties. We have invested £2.7million in our repairs service which includes increasing our capacity to improve turnaround times as part of our housing improvement plan. This will enable us in the long-term to reduce the overall number of void properties that we have."

Catherine West MP said: "It's a scandal that homes are lying empty when we have the highest-ever number of homeless families in temporary accommodation across London. The Tories have failed to tackle the housing crisis that is leaving thousands of people in Haringey struggling in overcrowded homes or pushed out of the borough by extortionate rents. Councils need more powers to crack down on the scandal of empty homes, but more than that we need a Labour government that prioritises building the genuinely affordable housing our community needs – not luxury flats for wealthy investors that nobody lives in."



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Housing Ombudsman slams council over ‘apathy’ towards damp and mould complaints

Lib Dems say latest investigation into Haringey Council housing failures highlights “abysmal” record of Labour administration

BY JAMES CRACKNELL

Haringey Council bosses insist they will take a “zero tolerance” approach to damp and mould after a Housing Ombudsman investigation found a “culture of apathy” at the authority towards complaints.

The damning ombudsman report published last month concluded there was “a distinct lack of ownership, accountability, and intrinsic motivation when handling complaints” at the council.

The investigation was launched earlier this year to look into the reasons for the council’s record of “persistent poor performance over damp and mould complaints”. In its resulting report on the council, the ombudsman identified a series of “shortfalls” which included “no evidence of learning to prevent failings reoccurring” and “little evidence of contrition or a resolution-focused approach to complaints handling”.

The report was just the latest to examine failings over housing at the council, which insourced its previous arms-length provider Haringey Homes last year. Earlier this year, the Regulator of Social Housing found the council had failed to complete 4,000 high-risk fire safety works and did not have up-to-date electrical safety reports for thousands of homes. It also found more than 100 properties had serious hazards and nearly 5,000 did not meet minimum social housing standards.

In response to the Housing Ombudsman report, the council admitted its management of social homes in the borough had not been good enough. It has now established a housing improvement board “to provide oversight for improvement across the landlord function”.

But Dawn Barnes, the opposition Liberal Democrat group’s spokesperson for housing, said: “Haringey residents deserve far better than this abysmal, failing service.

“The Labour Party have run our borough for over 60 years, and they have nowhere left to hide on this issue. They have failed tenants and leaseholders again and again, and no amount of empty promises will make up for the appalling negligence uncovered in this report.”

The Housing Ombudsman’s investigation was initiated by concerns about the council’s approach to leaks, damp and mould, with more than three-quarters of complaints being upheld since 1st April 2021 where leaks, damp and mould formed part of the investigation.

It also follows the ombudsman issuing a ‘complaint handling failure order’ to the landlord in December 2022 regarding its approach to compensation, compliance with ombudsman orders, and handling of complaints.

The special report comprised 32 individual investigations and engagement with the council over the last six

“*Haringey residents deserve far better than this abysmal, failing service*”

months. The ombudsman made 77 findings across the cases, 18 of which involved severe maladministration, mostly for major repairs, damp and mould, and complaint handling. The overall uphold rate was 82%.

In one case, the council withdrew all services from a resident for a period of twelve months after reports of unacceptable behaviour. The resident disputed this, and the landlord could not provide supporting evidence, yet it continued to withdraw all services including not carrying out repairs works.

Housing Ombudsman boss Richard Blake-way said: “The findings in this report are stark, with failings across a range of areas which need prompt action.

“The landlord [council] recognises the current approach is not working for residents, services or its teams, and that the whole organisation needs to change its approach. There was frequently a loss of focus on achieving the right outcome for residents.

“The senior leadership is to be commended for the focus it is bringing to improving housing management and starting to put in place the resources and structures to deliver change. We look forward to working with the landlord on these changes.

“This report also offers salient lessons for other landlords, particularly councils.

“This includes those planning to bring Almos [arms-length management organisations] back in-house or where leaseholders form a significant part of its responsibilities. Too often leaseholders can be failed, with a

lack of clarity on roles and responsibilities between landlord and leaseholder. These poor outcomes need to end.”

In a joint statement following the report’s publication last month, Haringey Council leader Peray Ahmet and Andy Donald, chief executive, said: “We fully recognise that residents in Haringey deserve the best possible housing services and after bringing our Almo in-house last summer, it became clear that we were not managing or maintaining our homes as well as we should have been.

“This is why we took the bold decision to invest almost £5million, one of the largest [funds] of its kind in the country, to improve the quality of our services, and introduced a far-reaching housing improvement plan that will act in the best interests of our residents.

“Key amongst the changes is to adopt a ‘zero tolerance’ approach to damp and mould, with a comprehensive policy in place, a proactive action plan up and running, and the worst cases already being tackled.

“Other major priorities include a complete overhaul of the repairs service so that tenants do not have to wait long periods for issues to be resolved and ensuring improved performance in respect of building safety compliance. At the same time, we are upskilling our staff, making sure they are actively visible to residents, and that systems are upgraded and easy to use.

“Running through the entirety of our housing improvement plan is a focus on putting our residents at the heart of everything that we do. After all, nobody knows our homes better than those who live in them.

“The plan is examined and monitored by an improvement board, chaired by our chief executive. This high-level involvement underlines the determination of the entire council leadership to transform council housing in Haringey.

“We are focused on giving our tenants and leaseholders good quality, secure homes, so they can have the best chance of a healthy, fulfilled life. Residents want to see action being taken and that’s exactly what will happen over the coming weeks, months and years.”

To read the full report and the list of failings found against Haringey Council:

Visit shorturl.at/gwzBE



Council to review borough's leisure provision as swimming pools remain closed

Council working with external provider Fusion to improve leisure facilities amid ongoing problems

Haringey Council will carry out a review of the borough's leisure provision after its two main sports centres were hit by a string of problems.

The move comes as the swimming pools at Tottenham Green Pools and Fitness have remained closed more than six months after the centre's plant room was flooded by sewage, knocking out the electrical systems.

In an update at the end of July, a council officer told a scrutiny meeting the pools could remain closed until the end of the year.

Swimming pools at the borough's other main sports centre, Park Road Pools and Fitness in Crouch End, also underwent periods of temporary closure earlier this year.

Both centres are owned by the council and run by leisure provider Fusion Lifestyle under a 20-year deal agreed in 2012. A phased reopening of facilities at Tottenham Green Pools and Fitness began in April, but a date for the reopening of the pools has yet to be confirmed.

The council says it is working with Fusion "on how leisure services can be delivered in a different way in the future".

A council report claimed that after

Tottenham Green Pools and Fitness has been closed since January



BY SIMON ALLIN, LOCAL DEMOCRACY REPORTER

insourcing New River Sport and Fitness in White Hart Lane from Fusion in 2021, the authority had "delivered better and inclusive services whilst increasing the financial viability of the centre".

It added: "With the swimming pool at Tottenham Green Leisure Centre closed for the

last six months, and repeated swimming pool closures at Park Road, it is now time to review the arrangements for the provision of leisure services in the borough."

Emily Arkell, cabinet member for culture, communities and leisure, said: "Our leisure centres are crucial resources for

our communities. I know just how important it is for residents to have access to high-quality fitness and swimming facilities, and have been deeply disappointed by the ongoing closure of the pools at Tottenham Green and repeated closures at Park Road over the last six months.

"Following this difficult period, we have decided that now is the right time to conduct a review of our leisure provision to ensure that arrangements are in place to provide the best sport, health and leisure services for our residents.

"The immense success of New River Sport and Fitness since it was brought back under council control two years ago shows that there is a different way to manage leisure services. We have been able to increase usage of the centre and invest funds raised into improving facilities, with a brand-new gym, improved cafe and a new five-a-side football league with more options for women and girls.

"We'll be taking this experience into account when deciding the best way forward for our future provision of leisure services across Haringey."

Fusion Lifestyle was approached for comment.

'Extreme' financial pressure on Haringey Council as social care costs soar

Haringey Council faces an "extremely challenging year ahead" as it looks to shore up its finances against soaring costs.

The council spent over £16million more than it budgeted for last year, according to provisional figures, largely because of higher-than-expected spending on adults' and children's social care.

Required by law to balance their budgets, local authorities have been hit by sharp rises in inflation and interest rates that have pushed up the costs of delivering services.

Although Haringey was able to use "one-off" measures to offset the overspend in 2022/23, the pressures are set to continue "at a greater level than assumed" – and its financial reserve levels are lower than those of most other London boroughs. The council was also unable to deliver £9.9m of agreed savings.

Overspending of £16million last year and forecasts of further difficulty in balancing this year's budget

BY SIMON ALLIN, LOCAL DEMOCRACY REPORTER

The deteriorating financial picture is set out in a report that was presented to a meeting of the council's cabinet last month. Cabinet member for finance Dana Carlin told the meeting that last year the authority spent 43% of its budget on adult social care and 25% on children's social care.

Cllr Carlin added: "These are huge areas of spend for our authority and for all local authorities,

and it is simply unacceptable that this government has not been able to get a grip on funding adult social care and is leaving it to local authorities to pick up the tab."

The report reveals that the increased demand for social care caused by the Covid-19 pandemic has not abated, and this was "difficult to accurately forecast when budgets were set". Debt arrears are also expected



Cllr Dana Carlin

to grow as residents and businesses continue to face a cost-of-living crisis.

It adds: "In summary, we face an extremely challenging year ahead, and we must show leadership and continue to work closely with officers to take the appropriate action to mitigate the budgetary pressures as far as possible."

Speaking during the cabinet meeting, Liberal Democrat councillor Nick da Costa said the report made for "concerning reading" and asked if "crisis talks" were taking place to ensure the budget is balanced this year.

With higher borrowing costs set to have an impact on the council's capital programme, Cllr da Costa asked which projects would be scrapped or pushed back to future years.

Cllr Carlin said officers had already started working on areas where the council could make savings. She added that capital projects would be tested against viability and the council's priorities, with discussions yet to take place.

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Residents dispute benefits of LTNs and urge council to reconsider schemes

Senior councillors told about negative impacts of the low-traffic schemes by residents



BY SIMON ALLIN, LOCAL
DEMOCRACY REPORTER

Council chiefs in Haringey are continuing to face stiff opposition to low-traffic neighbourhoods (LTNs) despite claiming that the schemes are achieving their aims.

Residents last month urged Haringey Council to reconsider the LTNs, which they said had failed to reduce traffic, damaged local businesses and caused more “isolation, deprivation and misery” for people with disabilities.

Three LTN trials – in Bounds Green, Bruce Grove and St Ann’s – were introduced last year in a bid to stop rat-running and reduce air pollution. The schemes are designed to prevent through-traffic from using residential streets, with fines issued to drivers who pass through camera-enforced ‘filters’ without an exemption.

It led to a series of protests from residents who claimed the LTNs would increase congestion and pollution, particularly on boundary roads on the edge of the schemes.

An interim review of the LTNs said traffic counts had fallen by more than 50% on roads within all three LTNs but increased by between 6% and 7% on boundary roads. The report also claimed there was “encouraging” data on air pollution

and road safety. It said pollution within the LTNs was going up at a lower rate than the rest of London and Haringey, while speeding was down in most of the roads within two of the LTNs.

But residents who attended a cabinet meeting last month disputed the findings and called for a rethink, as another anti-LTN demonstration took place outside the meeting venue, George Meehan House, in Wood Green. One resident, Victoria Ward, said the council had failed to properly consult with residents, reduce pollution or increase cycling.

Victoria claimed that reductions in car numbers were “unsubstantiated by the data”. She said the way cars were counted had inflated the number of vehicles registered inside the LTNs prior to their rollout, so the reduced counts could be a “fiction”. Even if the data was correct, she said, the council was not tracking how far cars were now travelling.

Another resident, Tara Hawkins, told the meeting that local businesses had seen their suppliers disrupted and customer numbers fall because of the LTNs, leading to a drop in revenue. She said her business was down by 50%, leaving her unable to pay the bills.

A survey carried out in Myddleton Road, which is within the Bounds Green LTN, revealed all of the businesses who responded said they had

seen a drop in customers during the past four months, which they believed was caused by the LTN.

Tara said: “There is nothing to support the continued presence of LTNs in the borough apart from the millions the council is collecting in fines. We want all of the LTNs removed, as they are causing huge economic damage.”

Councillors have now agreed to grant exemptions to all Blue Badge holders with a Haringey address, who can register a vehicle that will be able to travel through designated LTN filters without being fined.

Representing carers of people with disabilities, Cathy Stastny told the meeting that not all disabled people have Blue Badges – and those that do often rely on a network of people for support. She said: “Exemptions should be automatic to everyone working with vulnerable groups.”

Cathy added that disabled people often rely on taxis, and she had heard reports of some people being “abandoned”. She said: “It is clear that LTNs are turning the crisis in care into a catastrophe, causing more isolation, deprivation and misery for the disabled, the elderly, those with mental health issues or hidden disabilities.”

In May, the government revealed LTNs were not included in its latest £200million round of active travel funding. Some London boroughs have removed LTN schemes that have failed to win local support.

But Mike Hakata, the council’s deputy leader and cabinet member for climate action, environment and transport, defended the Haringey

LTNs. Responding to the deputations, he said that the past 20 years had seen increases in congestion and “road danger” and that air pollution was now the country’s “number one environmental health crisis”.

Cllr Hakata assured the residents that traffic counters had recorded “every single vehicle going over at every speed” and the data showed a “really positive impact” so far, adding that there had been an “extensive consultation” with residents.

He told the meeting that LTNs had

been introduced while the country was suffering an economic downturn, and that shopping areas in other boroughs, such as Orford Road in Waltham Forest, had remained “thriving” destinations following the introduction of LTNs.

Cllr Hakata said: “The reality is that when we have looked at the footfall and card transactions, what we have found is that what is going

on in the LTN areas matches what is going on in the wider borough, which is what you would expect.”

The deputy leader told the meeting that residents with disabilities were among those “most negatively impacted by motor traffic”. He said changes had been made to the schemes following engagement with groups representing those with disabilities.

Cllr Hakata said: “We are the only borough with such an extensive exemption procedure, with access for all Blue Badge holders and people with health conditions to be able to get around and circumvent those filters. But it is really important that those filters work, to disincentivise those people who are taking unnecessary journeys and clogging up the roads.”

Cabinet members agreed to note the findings of the interim review of the LTNs, make a series of changes to the existing schemes and introduce the exemptions for Blue Badge holders. The council will continue to gather feedback and data on the schemes before deciding whether to make them permanent.

“*There is nothing to support the continued presence of LTNs in the borough apart from the millions the council is collecting in fines*”

◀ ▼
St Ann’s is one of three ongoing LTN trials in Haringey



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¹The ULEZ has helped reduce roadside nitrogen dioxide concentrations in central London by 46%. Source Inner London ULEZ – One Year On Report: london.gov.uk/ULEZ-one-year

²Evidence summarised in the report 'Impacts of air pollution across the life course - evidence highlight note' prepared by the Environmental Research Group, Imperial College London: london.gov.uk/pollution-across-lifecourse



Haringey holds onto 25 'Green Flags' for borough's parks

The Green Flag Award Scheme has again praised Haringey's green spaces – despite rising tensions over council management

▲
Highgate Wood has received a 'Green Flag' since the scheme's inception

BY MIRIAM BALANESCU

Haringey Council has retained 25 'Green Flags' recognising the borough's parks – despite rising tensions over the council's management of green spaces.

The parks recognised by The Green Flag Award Scheme, which reward well-managed parks and green spaces, include 22 managed by the council, as well as Alexandra Park (run by the Alexandra Park & Palace Charitable Trust), Highgate Wood (managed by the Corporation of London) and Tottenham Marshes (run by the Lee Valley Regional Park Authority).

Out of a total of 50 Green Flag 'community awards', the Friends of Lordship Recreation Ground, The Gardens Residents' Association and The Friends of Hornsey Church Tower were also praised for their work on the Lordship Woodland, the Gardens Community Garden and Hornsey Churchyard respectively.

This is despite ongoing criticism over the council's

management of parks, notably the hiring out of Finsbury Park for large-scale events such as Wireless Festival – which residents and the Friends of Finsbury Park claim cause extensive damage to the park's grounds.

Emily Arkell, cabinet member for culture, communities and leisure, said: "I'm absolutely delighted that we have retained all 22 of our Green Flag Awards this year. This is a testament to our fantastic parks team, as well as our many friends groups and other community initiatives who put in so much time and effort to make our parks clean, safe and welcoming places for people to enjoy."

"I'd also like to congratulate the Friends of Lordship Rec, The Gardens Residents' Association and the Friends of Hornsey Church Tower on their Green Flag Community Awards – really fantastic and well-deserved achievements that highlight the priceless contribution that communities make to our parks and greenspaces."

"We know just how

important our parks are for everyone here in Haringey. I look forward to working together with residents to implement our new parks and greenspaces strategy to ensure our parks are fully inclusive and accessible so that all our diverse communities can benefit from everything that these wonderful spaces have to offer."

The award scheme, run by the environmental charity Keep Britain Tidy, is now in its third decade and is decided on by an expert panel of judges.

Highgate Wood has won an award each year since the awards were founded in 1966, one of just three spaces to do so.

The chair of the City Corporation's Hampstead Heath, Highgate Wood and Queen's Park committee, William Upton KC, said: "These awards are testament to the hard work and dedication of our world-class staff and volunteers."

"I am so proud of everything they do to keep our open spaces in top condition for our millions of visitors."

Notes on Gardening

Laura Boothman at Highgate Horticultural Society gives an insight into this local green-fingered community

Highgate Horticultural Society is a friendly group of gardeners based in and around North London and beyond. We hold three shows a year in Highgate Village to share and celebrate the flowers and produce we have grown, our talent at flower arranging and our efforts in home baking and handicraft.

We warmly welcome new members of all ages – and whether you have a windowsill, a balcony, an allotment, or a garden and multiple greenhouses we encourage you to come and exhibit in our shows. We welcome children and encourage creativity and challenge little hands to grow with classes such as cress in eggshells, paintings and miniature gardens. Our shows are very relaxed social occasions with homemade cakes and tea, stalls and a raffle.

We auction many of the exhibits at the end of the day so you can pick up some special flowers or goodies if you bid fast enough! Gary, one of our most long-standing members,

also sells his produce at the farmer's market at Alexandra Palace in aid of the local Harington Scheme which provides opportunities for young adults with learning disabilities, through individual learning programmes designed to help them into employment, further education, or a more rewarding life.

“The society has deep roots which date back to 1859”

The society has deep roots which date back to 1859. In 2009, we celebrated our 150th anniversary with the slogan '150 years still growing strong!' – and we would be delighted for you to join us as the society looks forward to a future where the green space in our city and the wider environment is increasingly recognised for its health and wellbeing benefits.

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Licensing Act 2003

Notice of Application for a Premises Licence

Notice is hereby given that **Elysee Satari of Chez Mere Adjji** has applied to the Licensing Authority of London Borough of Haringey for a Premises Licence to permit:

- Sell of alcohol and hot food during the hours of Monday to Thursday, 12pm-2am and Friday to Sunday, 12pm-3am for the premises Chez Mere Adjji
- Situated at 484 West Green Road N15 3DA

A register of licensing applications can be inspected at by contacting Licensing Team at licensing@haringey.gov.uk

Any person wishing to submit relevant representations concerning this application must give notice in writing to licensing@haringey.gov.uk, giving in detail the grounds of the representation no later than: **18/08/2023**

Copies of all valid representations must include your name and address and will be included in the papers presented to the Licensing Authorities Sub Committee; these will therefore pass into the public domain.

Representations must relate to one or more of the four Licensing Objectives: the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm.

It is an offence liable on conviction to a fine up to level 5 under section 158 of the Licensing Act 2003 knowingly or recklessly to make a false statement in connection with an application.

Dated: Friday 21st July 2023
Signed: E.B. Satari

Licensing Act 2003

Notice of Application for a Premises Licence

Notice is hereby given that **Daik Limited** has applied to the Licensing Authority of London Borough of Haringey for a Premises Licence to permit:

- The provision of recorded music: Monday to Sunday, 11:00-23:00
- The selling or supplying of alcohol: Monday to Sunday, 11:00-23:00
- For the premises: Tasty African Food situated at 22 Lordship Lane, London N17 8NS.

A register of licensing application can be inspected by contacting the Licensing Team at licensing@haringey.gov.uk.

Any person wishing to submit relevant representations concerning this application must give notice in writing to licensing@haringey.gov.uk, giving in detail the grounds of the representation no later than: **15th August 2023**.

Copies of all valid representations must include your name and address and will be included in the papers presented to the Licensing Authorities Sub Committee; these will therefore pass into the public domain.

Representations must relate to one or more of the four Licensing Objectives: the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm.

It is an offence liable on conviction to a fine up to level 5 under section 158 of the Licensing Act 2003 knowingly or recklessly to make a false statement in connection with an application.

Dated: 18th July 2023
Signed: DaikLtd

The rise of the community pub

As local communities celebrate the saviour of The Step, Stefanie Mair explores a surprising trend

9

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Nº 22

The Step on Myddleton Road in Bowes Park recently secured the keys to its rescued premises after a successful bid to raise £250,000 of community investment.

The much-loved food and drink establishment was expected to be turned into flats by developers, but a group of local volunteers managed to salvage it through government funding and a community share offer.

When it opens its doors, The Step will be London's fourth community pub, with the Save the Step campaign promising it will have "community spirit at its heart".

Community-owned pubs are those which trade for community benefit and which are democratically owned and controlled by the local community.

The Step will join a fast-growing number of community pubs around the country: according to the Plunkett Foundation, there are now 164 across the UK, up from 85 at the end of 2017.

The capital is soon to benefit from an increased number of community-owned pubs too. There are currently just three trading in London, but 13 are in the pipeline.

The Ivy House in Nunhead is London's oldest community-owned pub, opened in 2013, and the first building in the country to be bought using an 'Asset of Community Value' order.

The Antwerp Arms in Tottenham then opened in 2015, followed by The Star of Greenwich earlier this year. When The Step opens, Haringey will be home to two out of three of London's existing community pubs.

The future for this blossoming sector is promising. The Plunkett Foundation, which has been at the forefront of developing community pubs, says the survival rate of community pubs is at 99.3%. This is compared to a five-year survival rate for an average small and medium sized-enterprise (SME) of just 44%, according to data from the Office for National Statistics.

Plunkett puts this down to the hard work and determination of the community groups and their volunteers. It also advises those behind community pubs to have a robust constitution and follow legal and financial best practice. It has supported a number of community pubs to open, and volunteers can go back to the charity for



Credit The Antwerp Arms

advice at any time.

James Gadsby Peet, behind the Star of Greenwich, says that as they don't need to make a profit, they can keep their prices low: "Our primary mission isn't to make money. It's to create

conversations between people from different perspectives that wouldn't normally happen.

"As such, the local neighbourhood feels a real sense of buy-in to what we're trying to do. People are much keener to

"Our primary mission isn't to make money. It's to create conversations between people from different perspectives"

Credit Stefanie Mair



discuss what we offer, how we do it, the type of events we put on."

According to the Plunkett Foundation, community-owned pubs also often host a range of services including shops, cafes, post offices, health clinics, and youth clubs.

A spokesperson for the charity said: "[Community pubs] work in the interests of their community, run by their community, therefore they are highly responsive to community and customer needs."

For Gadsby Peet, one of the advantages of a community pub is that "whilst we do lots of the traditional pub stuff, we can also be a bit different".

The Star of Greenwich offers 'stay and play' throughout the week for families, and gives space to local charities that help people to learn English for free.

Other community pubs on the horizon for London include The Alliance in Camden, and the Joiners Arms in Shoreditch.

The Friends of the Joiners Arms are hoping to open the UK's first community-run queer venue on Hackney Road in East London. They have successfully raised £125,000 of investment.

As a community benefit society, they say they will invest any profits back into their queer space for the benefit of the community: "No-one will become richer at our expense."

Gadsby's advice for anyone thinking of setting up a community pub is: "Get talking to as many different groups of people as possible. Start with your local neighbours but make sure you get out into the wider community to find support for your venture."

"Cast your net wide across various different types of social media and other less digital channels to make sure that you really understand what people want from your pub."

He also said people should be prepared for some hard work: "The end goal of running a pub is amazing – but before you get there you'll have to deal with endless detail, bureaucracy and probably a hard slog of decorating."



The Step



The 'Save the Step' campaign

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The Night Owl attracts both local and out-of-London performers



The Night Owl in Finsbury Park



(Hoot)enanny

The Night Owl will be celebrating its second birthday this month – Miriam Balanescu finds out more about the venue and its place in Finsbury Park's live music tradition

When asked where the hub for live music is in the borough, many would say Harringay and Hornsey, where cheap rents in warehouses have allowed artistic communities to flourish. But, the real heart of Haringey for live music is arguably Finsbury Park, where a chain of fabled live music venues have made their home.

The Night Owl arrived in 2020 as the twin (of the same name) of another venue in Birmingham. "If we opened in London we could showcase there what we do to a bigger audience," explains The Night Owl's owner Arith Liyanage of the reasoning behind their plans. Finsbury Park was set to become the perfect location: "It's not quite gentrified yet but it's certainly got a bit of everything going on."

"It's a mixture of every little bit of London in sort of the space of half a square mile."

"It's a melting pot. It's where three London boroughs meet."

Its journey didn't get off to an easy start, as, two days after the company was offered the lease, the UK headed into lockdown. By July 2021, however, things were in full swing – with local artists getting in on the action. "We pride ourselves on being a safe space," Arith says. "We're a grassroots music venue, so [we have] bands that are usually unsigned, making their way in the industry. [We are] always happy to have local bands."

The venue is relatively small, space enough for 100 people, nestled within the former home of the legendary The Silver Bullet – a live music venue which closed down in June 2016, having hosted the likes of The Maccabees, Laura Marling, and Rudimental in the early days of their careers. "We get a lot of people coming in even now saying, 'I remember when this was The Silver Bullet,'" says Arith. "We actually opened to try to retain some of that legacy."

As a small venue, it's the perfect stomping ground for fledgling musicians, including DJs like Joey Hill and Simon Drowner.

"We tend to focus on retro or cool retro styles," says Arith. "Our sweet spot used to be kind of motown but we expanded that to northern soul, ska, reggae, Britpop style, and I suppose indie style as well. We tend not to do R&B and techno and that sort of thing – although we're open to different acts."

Simon says the venue has been key in his career: "I've been DJing and promoting live events in London for over a decade, and, as a Finsbury Park resident, feel very lucky to have such a cool little venue on my doorstep. We need small music venues like The Night Owl to exist in London. Somewhere

smaller bands can showcase their talent, at a very affordable price for the audience."

"It's a welcoming place, the door staff and bar team always make you feel at home. Most importantly it is somewhere locals can go and enjoy good music a little different to the mainstream and have a drink until the early hours."

Joey adds: "The Night Owl is one of my favourite venues to DJ at. The heart of their ethos is the best music from the best eras, from soul to two-tone, rock and roll, Britpop – it is always a party! It is also a great place to catch live music, grab a cocktail and dance with folk of all ages, all there to have a good time."

This retro feel has spread to the venue's decor too: old typewriters and vintage computers adorn the walls. Ultimately, Finsbury Park's The Night Owl is about celebrating "that traditional Finsbury Park live music heritage", with an event which has continued on from The Silver Bullet's days, called 'The Silver Bullet Jazz Jam'.

Inspired by the struggle The Silver Bullet faced, Arith signed The Night Owl up to the Music Venues Alliance (MVA), for which they host a beer and roundtable every few months for the industry. These troubles are far from over. "It's been sort of a rollercoaster," Arith says. "Everyone in hospitality is finding it very, very tough to cope with the massively increased energy costs that we're faced with but we're still pressing ahead with having live music."

"It's important to keep the industry going. And people will come back. But it's been a bit of a rollercoaster since Covid. But for various reasons, we're still here, celebrating a second birthday."

It's not just the musicians who need live music venues like The Night Owl. "When you hear music live – it doesn't matter whether it's a world class band or a local band – there is a quality of the sound that you're getting which is far superior to recorded music," insists Arith. "It's just something different and I think it's important that people have that chance. I [also] think it's important to give people the start in life in terms of performance."

"People who go on to massive careers, global careers, they all start in small venues like ours." After their second birthday this month, The Night Owl has hopes to organise comedy nights. The dream is to keep open their doors more often. Arith says: "I'd like to be open almost every day with something different."

The Night Owl's second birthday will begin on Monday 28th August:

Visit finsburypark.thenightowl.club

"It's a mixture of every little bit of London in sort of the space of half a square mile"



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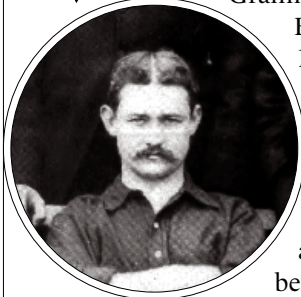
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An image of Bobby
Buckle from 1890
Credit: Michael
Mackman



HISTORY

On Wednesday, 14th June, a clock was reinstated on Tottenham High Road with a plaque, marking the location where a now-famous football club was founded in 1882. On the plaque is the name Robert “Bobby” Buckle, who at age 13 began what was then called Hotspur FC along with schoolmates Hamilton Casey, and John Anderson from Tottenham Grammar School.

Bobby’s grandson Michael Mackman says that his Hotspur-founding family are overjoyed that the clock is back on the High Road: “When I saw the plaque, I just felt absolutely chuffed to bits because that’s the first time that Bobby’s name has ever been publicly put anywhere on a structural building associated with the club.”

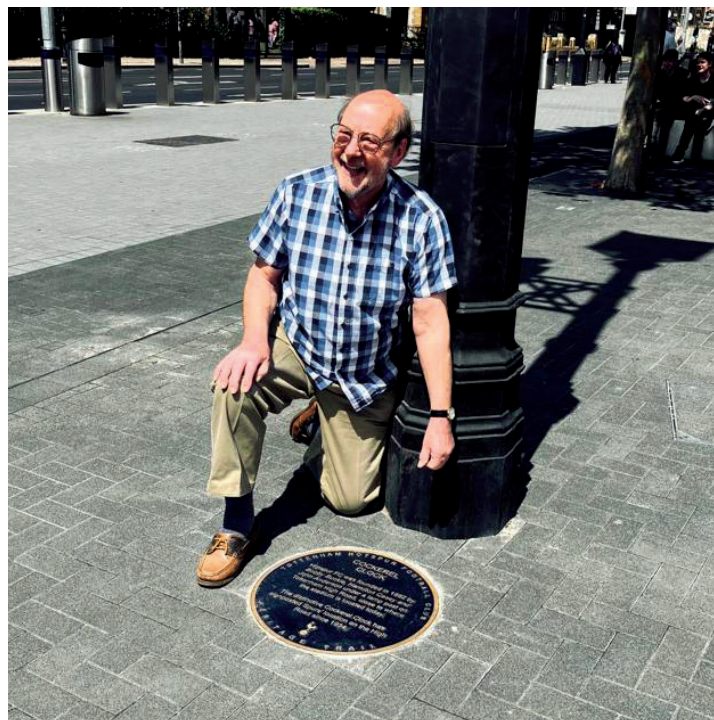
The Authorised Biography of Bobby Buckle published in 2020, written by Christopher South, the grandson of Bobby’s lifelong friend, Samuel South, details Bobby’s role as the driving force behind the club for its first 20 years. Bobby Buckle was one of the first members of Hotspur FC and its first captain – scoring the club’s first recorded goal in a friendly match against Grange Park in 1883.

Michael says: “One of the reasons why we did the biography is because his story and what he achieved in those 20 years from age 13 onwards is just remarkable and he founded what is now a multi-billion pound business and a leading club in England.”

During its early years, Bobby and the Spurs boys would meet in various Tottenham pubs such as The Eagle and The Golden Lion, before later meeting

Football family

Olivia Opara speaks to the grandson of Tottenham Hotspur club’s founder



Michael, Bobby Buckle’s grandson, visits the Spurs clock. Credit: Michael Mackman
regularly at The Red House, which was owned by Joshua Pedley, a rich city lawyer and Bobby’s father’s employer. The Golden Lion is where Bobby would meet his wife, Ethel Brown, the step-daughter of Alan Aisley, who owned the pubs.

The boys were supported by the local community and by Pedley, the “greatest benefactor” of the Buckle family.



Michael’s grandmother, another football fan, started a Spurs scrapbook in the 1890s, taking cuttings from local newspapers. “Bobby kept up-to-date about everything Spurs till the end

and during my time in college in London,” recalls Michael. “I used to write letters to my grandmother about the Spurs matches I’d gone to and she would write back asking about particular players.”

The last chapter, ‘A stranger to Tottenham’, hints at Bobby being dismayed by the initial sale of the club’s shares as “only a third of the first takers were from Tottenham” – suggesting that he felt like the “ownership of his club had left Tottenham”.

However, Michael says this was inevitable, due to the wealth of Tottenham at the time: “I suspect that that was part of Bobby’s vision. You had to extend the attractiveness of the club beyond Tottenham if it was going to be a successful, nationally recognised team.

“The club grew out of its community”

“Having said that, I think one of the most remarkable things about the club is that it grew out of its community. It was a bunch of lads who lived and played out on the marshes and it was the community that pulled together to allow them to set up the club and run it. If you look at where the club is now and its impact, I think that it is remarkable that it is still centred around that community.”

Going forward, Michael would like to see more recognition of his grandfather within the stadium grounds. An application for a Blue Heritage Plaque for Bobby has been made, with the support of the club.

“I am quite proud of my grandfather and he is one of the most remarkable people that I have ever come across,” says Michael.

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A new lease of life for the Tottenham cultural scene

Local writer Adair Bergin comments on the new Drumsheds venue at Meridian Water, and makes the case for more ‘meanwhile use’ development

Broadwick Live, the organisation behind London’s iconic Printworks venue, announced last month that they are turning the empty Tottenham Ikea warehouse into ‘Drumsheds’, a 15,000-capacity music, arts, and cultural venue. The venue takes its name from previous Broadwick Live site The Drumsheds, which was located nearby at the old BOC gasworks in Meridian Water. Simeon Aldred, director of strategy at Broadwick Live, expects Drumsheds to be “London’s most impactful cultural space of its kind” when it opens in September.

This is a new leaf in the Tottenham cultural scene, filling a vacuum left by the closures of the original Drumsheds site and legendary club The Cause, both short-lived but impactful venues.

The Cause closed in January 2022 as planning agreements for apartment construction in Tottenham Hale matured. It had been a short and rocky journey for The Cause since it was established in 2018. The Covid-19 pandemic saw the club close in 2020 and for much of 2021. The death of a young man from an accidental drug overdose in August 2021 forced the venue to close again for several months.

Despite its brief existence, The Cause was a highly successful music venue, attracting names including Derrick Carter, Bicep and Four Tet. It hosted an eclectic mix of events, ranging from local drum-and-bass nights to underground LGBTQ+ parties. It was one of few venues in London capable of

enticing clubbers to Zone 3.

Early in 2022, The Drumsheds, a 10,000-capacity venue, also closed down as Enfield Council’s redevelopment of Meridian Water rolled onward. The Drumsheds opened in 2019, and hosted sold-out events headlined by Chase and Status, Diplo, Skepta and other internationally successful artists. The Drumsheds, like The Cause, operated on a temporary ‘meanwhile use’ license. Meanwhile use licensing allows organisations to temporarily use buildings set for demolition and redevelopment whilst developers wait for work to begin.

Smaller venues like Craving on Markfield Road, which closed its doors for good on 16th June, face an even bigger threat from the cost-of-living crisis.

The Cause and The Drumsheds left a vacuum in North London nightlife, but the reappearance of The Cause in East London and the new Drumsheds site reflect the durability of events organisations and the flexible nature of ‘meanwhile use’.

Drumsheds may be here for some time. Enfield Council recently increased its deadline for the redevelopment of Meridian Water from 20 years to 25 years. At the moment, the council has no plans to purchase the Ikea site. The new venue, with three times the capacity of Printworks, has unparalleled potential to transform the cultural and economic landscape of Meridian Water and of the whole city.

“We want Drumsheds, like all the spaces we create, to be a centre of cultural gravity for the local community

and beyond,” commented Simeon. The venue is set to host a programme of community events including food festivals, orchestras and fashion shows, and Broadwick Live has announced that Meridian Water locals will have exclusive access to tickets for upcoming events programmes.

Meanwhile use event spaces like The Cause and the original Drumsheds are part of a pattern across London. These projects are a means of generating short-term local income through vacant real estate. As residential developments become more widespread (Haringey’s house-building rate has increased year on year since 2017), nightlife and event spaces are being pushed further from residential centres and into disused warehouse spaces in quiet semi-industrial areas. Whilst this is less convenient for event-goers, event spaces offer a way of reviving empty space in a deindustrialised Britain.

Haringey Council has a meanwhile use application form through which businesses can apply for the use of a space subject to approval from the council. In other London boroughs, councils have adopted a more proactive approach. Brent Council provides a business-to-business meanwhile use service, with a list of meanwhile use operators to contact. The council also hosts a list of active meanwhile use projects on its website, and has published a strategy for encouraging further meanwhile use. I for one believe that meanwhile use is a good thing – Drumsheds will bring new life to a hole left by the Ikea closure.

190,000 people could be locked up or forced into destitution

Lucy Nabijou at Haringey Welcome shares her views on the government’s Illegal Migration Bill

‘Cruel’, ‘egregious’, ‘unlawful’, ‘unworkable’, ‘grim’ — these are just some of the words which describe the government’s Illegal Migration Act, rushed through parliament without proper scrutiny and shortly to receive royal assent. The act prevents people who arrive in the UK “illegally”, for instance by crossing the channel in small boats, from claiming asylum. As there are no legal routes for the majority of people to claim asylum here, the act effectively ends refugee protection in this country. The United Nations (UN) has said that the act “is at variance with the [UK’s] obligations under international human rights and refugee law”.

Most people affected will be from countries such as Eritrea, Sudan, Syria, Afghanistan, and Iran; currently a very high proportion of people from these countries are granted asylum. Vulnerable people, including children, survivors of human trafficking and modern-day slavery, and pregnant women will instead be subject to detention and deportation. Many will remain trapped here in indefinite limbo without rights or recourse to public funds. The Refugee Council estimates that over 190,000 people could be locked up or forced into destitution over the next three years.

The campaign to repeal this legislation starts now! It is vital that we in Haringey collectively step up our resistance to the ‘hostile environment’ policy, including this latest act. We must refuse to collude in its cruelty, and stand together in solidarity with migrant and refugee residents.

It is highly significant that Haringey Council has chosen this moment to reconfirm its commitment to “always provid[ing] a safe space for refugees and migrants in our borough” and to continue developing its pioneering welcome strategy. Haringey Welcome, Haringey Migrant Justice Coalition, and other neighbours, friends, and colleagues stand ready to work with our council and call on it to provide urgent safeguards and protections to all those affected.

“It is vital that we in Haringey collectively step up our resistance”

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LISTINGS

Art

Cicek Art Fair

Until Wednesday, 2nd August
Unit 3 & The Landing Gallery,
Gaunson House, Markfield Road,
Tottenham N15 4QQ

A new art fair has launched in Tottenham hosted by Unit3 Events, with artwork on display – and for sale for under £2,000. This year's fair features Abi Joy Samuel, Alla Samarina, Annam Butt, Berfin Cicek, Conor Quinn, Emma O'Rourke, Fia Yang, and Naila Hazell. The gallery was founded by North Londoner Berfin Cicek in 2021.

Free
Visit cicekgallery.com

Theatre

Candy

Tuesday, 22nd August –
Wednesday, 9th September
Park Theatre, 13 Clifton Terrace,
Finsbury Park N4 3JP

Written by Tim Fraser and directed by Nico Rao Pimparé, this romantic romp sees a man fall in love with his friend's drag persona – raising questions about masculinity and gender more widely. This one-man show is performed by Michael Waller as Will, who co-founded the Reboot Theatre Company which produces this play.

Tickets from £9
Visit parktheatre.co.uk/whats-on/candy

History

Alexandra Palace Walk

Wednesday, 30th August, 11am
Alexandra Palace, Boating Pond,
Alexandra Park Way N22 7AY

Throughout the month, Transport for London (TfL) and London Marathon Charitable Trust are organising a series of walks for those aged 60+. During the walk, guides will share insights into local history as attendees explore the area. The walk promises to be an opportunity to meet other local residents as well as to learn something new.

Free, book in advance
Email oonagh.gay@icloud.com
Call 07986 504894

Wellbeing

Selby Active Sports and Wellbeing Festival

Saturday, 5th August, 12pm–6pm
The Selby Centre, Selby Rd N17 8JL

An array of sports and wellbeing activities will be available to choose from at this Tottenham community centre – kicking off with Azonto box fitness, an over 50's workout, followed by young voices from the Tobias Progression Project. The day will finish with a presentation of medals. Along with this, a line-up of local food and beverage stalls will also be trading.

Free
Visit selbytrust.co.uk/summer-festival

Performance

Transmission: Rebecca Youssefi

Friday, 18th August, 4pm
Jacksons Lane Arts Centre, 269a
Archway Road, Highgate N6 5AA

As part of Jacksons Lane Arts Centre's annual circus residency programme, Transmission, companies and artists will be taking over for one week to test out new work, creating 'scratch' performances each Friday afternoon. Rebecca Youssefi is an aerial dancer and live performance artist, who has previously taken up residence at the National Centre for Circus Arts. For her show, she will be turning this Highgate theatre into 'a canvas'.

Free
Visit jacksonslane.org.uk/
events/transmission-rebecca-youssefi

Music

Richard Carlson Band

Friday, 11th August, 8.30pm
New River Studios, Ground floor,
Unit E, 199 Eade Road N4 1DN

The Richard Carlson Band from Sheffield join Newcastle natives No Teeth onstage – both draw on punk and metal influences. A final set will be performed by London-based band Meat Cute.

Tickets from £8.50
Visit newriverstudios.com/
event/richard-carlson-band-no-teeth-meat-cute

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Section 27 Notice

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Deceased First Name: Jeneba Yalie
Deceased Title: Ms.
Date of Death: 27-12-2022
Deceased Occupation: Mental Health Nurse
Claims Date: 28 September 2023

Last address of the deceased
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Town: London
Tottenham
Haringey
Post Code: N15 4HJ

Details of the Executor(s)/ Personal Representative

- (1) **Executor Surname:** Largor
Executor First Name: Sheku
Address 1: 30 Layard Square
Town: London
Post Code: SE16 2JE
- (2) **Executor Surname:** Conteh
Executor First Name: Kadiatu
Address 1: 234 Irving House
Address 1: Doddington Grove, Walworth
Town: London
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Legal information

Notice is hereby given pursuant to section 27 (Deceased Estate) of the Trustee Act 1925, that any person having a claim against or an interest in the estate of any of the deceased persons whose name and addresses are set out above is hereby required to send particulars in writing of his/her claim or interest to the person or persons whose name and addresses are set out above, and to send such particulars before the date specified in relation to that deceased person displayed above, after which date the Executors will distribute the estate among the persons entitled thereto having regard only to the claims and interest of which they have had notice and will not, as respects the property so distributed, be liable to any person of whose claim they shall not then have had notice.

Licensing Act 2003

Notice of Application for a Premises Licence

Notice is hereby given that **Maxim Bolland** have applied to the Licensing Authority of London Borough of Haringey for a Premises Licence to permit:

- **Sale of Alcohol for the premises Bolland & Crust, Unit D situated at 38 Crawley Road N22 6AG**

A register of licensing applications can be inspected at by contacting Licensing Team at licensing@haringey.gov.uk

Any person wishing to submit relevant representations concerning this application must give notice in writing to licensing@haringey.gov.uk, giving in detail the grounds of the representation no later than: **20th August 2023**.

Copies of all valid representations must include your name and address and will be included in the papers presented to the Licensing Authorities Sub Committee, these will therefore pass into the public domain.

Representations must relate to one or more of the four Licensing Objectives: the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm.

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Inglorious gardens

Dear HCP

We have been excitedly following the story of the award-winning Chelsea Flower Show garden coming to Tottenham since May and we are so looking forward to seeing any progress or sign of its arrival. Such was our dismay and shock when the cafe owner pointed us in the direction of the proposed site, covered in the remains of the thousands of pounds worth of ruined trees and plants. As you will be aware, there is little to rejoice about for some residents of this area and the park should be a refuge for many. I spoke to the garden designers who say these were excess plants that couldn't be saved... Why dump them in Markfield Park? Surely they could have been relocated and cared for? The local people probably struggle to pay for necessities and certainly don't want to see such blatant neglect.

Pippa Worthington
Tottenham

New developments

Dear HCP

The fifth anniversary of a successful campaign to block an ambitious housing regeneration project known as the 'Haringey Development Vehicle' is to be celebrated by local residents. A community-led event at The Lordship Recreation Hub in Tottenham will play host to an afternoon of music, performances and talks about housing justice struggles past and present. The event, set to take place on 2nd September, will also hold a tribute to the late Phil Jackson, remembered by many as one of the 'Stop HDV' campaign's key figures.

Planned by the artist group Cut-Through Collective, the event is an invitation for residents and campaigners from across the city to share their housing memories. Artistic performances will demonstrate the role that arts and culture can play in strengthening our area's sense of its own history. The celebration also aims to highlight how crucial it is to remember and celebrate the success stories of grassroots activism.

The Haringey Development Vehicle of five years ago was a proposed 50/50 partnership deal between Haringey Council and the property developer Lendlease. It would have seen hundreds of homes demolished to make way for new flats, which campaigners believed were ill-suited to the needs of the area. Through the hard work of brilliant campaigners such as Phil Jackson, the deal was ditched.

Allan Struthers
Tottenham

Hit the ground running

Dear HCP

Phoenix Community Care runs a foster care agency and also looks after unaccompanied minors. As this Tottenham-based charity grows, on Saturday, 10th June at the Trampery Centre on Tottenham High Road, we held a special open day to celebrate moving to our new office space.

On that morning, we started early on a serious note with some 25 people in foster care training. That was followed by the yearly training for the Phoenix external panel that assesses and recommends new foster carers to Phoenix Community Care (PCC), people who will be fostering children in this area of London. There is a shortage of such carers.

The highlight of the opening was the chance to celebrate the success of one of the young people and his determination to succeed in his chosen area. He is one of many. Kader Seyed, who met with trainer Ayo Dada, told him: "I like running." The ensuing intensive training is paying off, and Kader has just celebrated coming fifth out of over 8,000 people in the Edinburgh Marathon and seventh in the Brighton Marathon.

During the day, crowds turned up to watch the mayor of Haringey make presentations to Tottenham's youth successes along with speeches to celebrate them all with food and, of course, cake dedicated to Kader.

You must watch this space, follow this young man, and monitor his success. Is he a new Tottenham Olympic runner? Another Mo Farah?

Adrian Hawkes
Tottenham



Closures of bank branches on our high streets is becoming a major issue

Pippa Connor, Lib Dem councillor for Muswell Hill, suggests a new high street model to make banking more accessible

▲
Cllr Pippa Connor

In the modern world, it is virtually impossible to function without a bank account. In all walks of life, being able to access an account is a necessity.

Some of us will choose to bank online. It is generally more convenient than going to a branch in-person. However, for others – especially the elderly, small businesses, charities, and those on lower incomes – branches continue to provide a lifeline, and even those of us who usually bank online will sometimes have occasion to visit in-person. That personal advice can be really helpful, especially when that automated response just doesn't seem to get what you're really trying to do!

Therefore, the increasing number of closures of bank branches on our high streets is becoming a major issue up and down the country, and we in Haringey are not exempt from the trend. The NatWest in Crouch End closed in 2021, we lost Barclays in Muswell Hill last year, and HSBC has just announced a tranche of closures across North London. It is tempting to think that

we should simply campaign against each and every closure, and blame banks for reducing services. We do, though, need to be realistic. Due to long-standing trends on the high street, exacerbated by the Covid-19 pandemic, banks are finding branches increasingly uneconomical to run. We need to think creatively about how to protect these services in the context of dealing with private businesses.

"We need to think creatively about how to protect these services"

Liberal Democrats in Haringey have therefore been arguing for a shift to a 'BankHub' model, which has already been introduced elsewhere in the country. Under this model, multiple banks would operate out of the same site, each for one day per week. A hub model could work well for local banks and building societies, allowing them to retain a presence on our high street, but without shouldering the full costs of running a branch.

Post offices currently provide visitors with a similar

offering, but the range of services available is far more limited than bank branches and are often not the services people need to use a branch for. These services, for instance changing your accounts following a change of name, are also often those which are unable to be completed online or via mobile banking apps.

A BankHub set-up would allow banks to balance a sense of social responsibility with their push for online banking. In an ideal world we would retain all our local banks – however, given the

current situation with bank closures, if local banks were to bring forward proposals for this model, they would certainly have my support.

I believe this new hub model would be mutually beneficial for banks and residents, allowing us all to access our banks at those crucial moments when technology just isn't a genuine replacement for a human approach.

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