

2022/23

# Infrastructure Funding Statement



April 2024  
[haringey.gov.uk](http://haringey.gov.uk)

**Haringey**  
LONDON

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# 1. What is the Infrastructure Funding Statement (IFS)?

## 1.1. What is the IFS?

1.1.1. The Council is required by law to publish an **Infrastructure Funding Statement (IFS)** by December every year.

1.1.2. National Planning Practice Guidance (PPG) states:

**The IFS should identify infrastructure needs, the total cost of this infrastructure, anticipated funding from developer contributions, and the choices the authority has made about how these contributions will be used**

(PPG CIL paragraph 017)

and

**The IFS... will not dictate how funds must be spent but will set out the local authority's intentions**

(PPG CIL paragraph 177 and  
PPG Planning Obligations paragraph 034)







1.1.3. **'Developer contributions'** are monies the Council receives from developers through both:

- **Community Infrastructure Levy (CIL)**
- **Section 106 planning obligations (S106s)**

1.1.4. The legal requirement for IFSs is set out in Part 10A of the CIL Regulations 2010 (as amended) titled 'Reporting and monitoring on CIL and planning obligations'.

## 1.2. What are CIL & S106s?

- 1.2.1. **Community Infrastructure Levy (CIL) and Section 106 planning obligations (S106s)** are different mechanisms for securing financial contributions from developers known as '**developer contributions**'. S106s can also secure non-monetary obligations from developers too.
- 1.2.2. **CIL** is a charge based on the floorspace of new buildings to help fund infrastructure needs arising from new development.
- 1.2.3. **S106s** are legal obligations between developers and the Council (and sometimes other parties) relating to planning permissions which may require monies to be paid to the Council or direct delivery of other infrastructure or actions.

CIL	S106
 <p>Non-negotiable – calculated based on net increase in floorspace (£/m<sup>2</sup>)</p>	 <p>Negotiable</p>
 <p>Pooled &amp; spent anywhere in the borough on infrastructure to generally support development</p>	 <p>Only if necessary to mitigate an impact from a site-specific new development, directly related to the development, and fairly and reasonably related in scale and kind to the development</p>
 <p>Paid by developer upon commencement of development</p>	 <p>Paid by developer upon agreed triggers e.g. completion, occupation etc</p>
<p>Strategic CIL Infrastructure List</p> <ul style="list-style-type: none"> <li>• Educational Facilities</li> <li>• Further Education Facilities</li> <li>• Health and wellbeing Facilities</li> <li>• Parks and Open Spaces</li> <li>• Social and Community Facilities</li> <li>• Transport and Highways excluding works that area required as part of a development proposal to be secured through a Section 278 Agreement.</li> <li>• Enterprise Space</li> <li>• Sports and Leisure Facilities</li> <li>• Public Realm Improvements</li> <li>• Community Safety Measures</li> <li>• District Energy Network and associated infrastructure</li> </ul>	<p>S106 Planning Obligations Supplementary Planning Document (SPD)</p> <ul style="list-style-type: none"> <li>• Affordable housing</li> <li>• Economic development, employment, skills &amp; training</li> <li>• Transport &amp; highways</li> <li>• Open space &amp; public realm</li> <li>• Heritage</li> <li>• Environmental sustainability (inc. carbon offsetting, biodiversity)</li> <li>• Telecommunications (broadband)</li> <li>• Social &amp; community infrastructure</li> </ul>

## 1.3. Haringey's Corporate Delivery Plan

- 1.3.1. The Council's [Corporate Delivery Plan 2023 to 2024](#) sets out the outcomes the Council is currently working towards as an organisation; the activity planned to deliver these outcomes; how it will work to deliver it; and the key delivery dates.



- 1.3.2 S106 and CIL monies can be spent on a wide variety of themes within the Corporate Delivery Plan including [Responding to the Climate Emergency](#) and [Place and Economy](#). The Corporate Delivery Plan includes specific outcomes regarding new and enhanced infrastructure in Wood Green and Tottenham and contains the following outcome which is directly relevant to spend of S106 an CIL monies:

**Residents will have a greater number of meaningful opportunities to directly influence how specific funding is spent**

## 1.4. Haringey's Local Plan, IDP & Capital Programme

### How does the Local Plan inform the IFS?

1.4.1. National Planning Practice Guidance (PPG) states:

**The IFS should set out future spending priorities on infrastructure and affordable housing in line with up-to-date or emerging plan policies**

(PPG CIL paragraph 177 and  
PPG Planning Obligations paragraph 034)

and

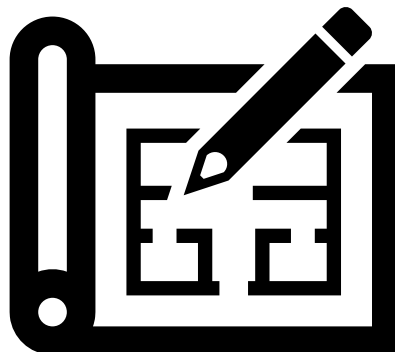
**The information in the IFS should feed back into reviews of plans to ensure that policy requirements for developer contributions remain realistic and do not undermine the deliverability of the plan**

(PPG CIL paragraph 181 and  
PPG Planning Obligations paragraph 037)

and

**Information on the charging authority area's infrastructure needs should be drawn from the infrastructure assessment that was undertaken when preparing the relevant plan (the Local Plan and the London Plan in London) and their CIL charging schedules. This is because the plan identifies the scale and type of infrastructure needed to deliver the area's local development and growth needs**

(PPG CIL paragraph 017)



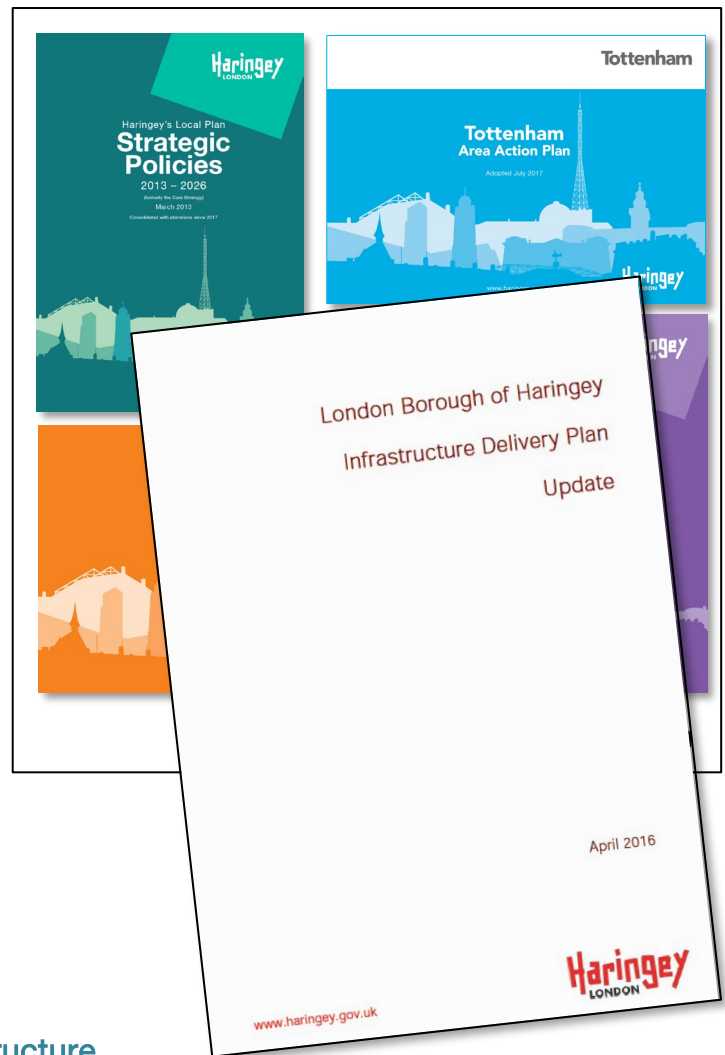
## Local Plan & Infrastructure Delivery Plan (IDP)

1.4.2. Haringey has an **existing adopted Local Plan** (July 2017) supported by an **Infrastructure Delivery Plan (IDP)** (April 2016). This 2022/23 IFS is based on the adopted Local Plan and IDP.

1.4.3. The **IDP** sets out how the Council will deliver local and strategic development needs including housing, employment, leisure and retail provision to support the implementation of the Local Plan. It considers infrastructure needs for the following categories:

- **Education**
- **Health**
- **Libraries & museums**
- **Open space, leisure & sport**
- **Transport**
- **Waste facilities**
- **Surface water management measures**
- **Water quality**
- **Electricity network**
- **Decentralised energy infrastructure**
- **Emergency services**

1.4.4. The Council has started work on an emerging **New Local Plan**. A **Draft Local Plan will be published in late 2024** with adoption anticipated in 2025. In support of the New Local Plan a new IDP is being prepared with a draft due to be published alongside the Draft Local Plan. Future annual IFSs will be joined-up with the New Local Plan and associated infrastructure evidence.



## Capital Programme

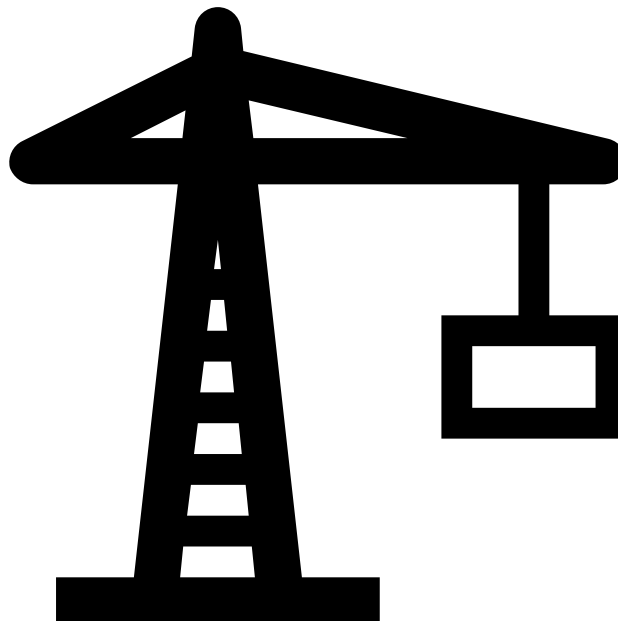
1.4.5. The Council publishes a **Capital Programme** every year, listing the main capital investment projects. The Capital Programme for 2023/24 was approved in February 2023<sup>1</sup>.

<sup>1</sup> [Appendix 4 - Capital Programme.pdf \(haringey.gov.uk\)](#)

## 1.5. Structure of the IFS

1.5.1. The structure of the IFS is based on the [CIL Regulations Part 10A 'Reporting and monitoring on CIL and planning obligations'](#) as follows:

Regulations		IFS Section
Regulation 121A IFSs	Schedule 2	
<p>(a)</p> <p><b>Infrastructure List</b></p> <p>a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL</p>	N/A	<p><b>Section 2.4</b> Spending Strategic CIL (SCIL) → Adopted Haringey policy → <b>SCIL Infrastructure List</b></p>
<p>(b)</p> <p><b>CIL Report</b></p> <p>a report about CIL, in relation to the previous financial year...</p>	Regulations 1-2	<b>Section 2.3 CIL Report</b>
<p>(c)</p> <p><b>Section 106 Report</b></p> <p>a report about planning obligations, in relation to the reported year...</p>	Regulations 3-5	<b>Section 3.3 S106 Report</b>

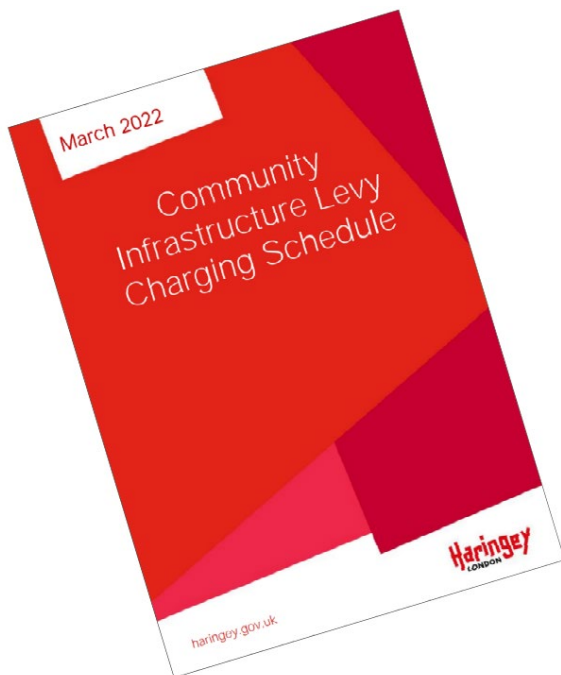




## 2. Community Infrastructure Levy (CIL)

### 2.1. What is CIL?

- 2.1.1. The Community Infrastructure Levy (CIL) is a charge based on the floorspace of new buildings to help fund infrastructure needs arising from new development.
- 2.1.2. CIL must be spent as follows:
- Up to **5%** of CIL may be spent on the **administrative expenses** incurred by the Council in administering the collecting and spending of CIL.
  - **15%** of CIL may be spent on **Neighbourhood CIL (NCIL)** projects, that is projects identified in consultation with local neighbourhoods. The 15% figure increases to 25% where there is an adopted Neighbourhood Plan.
  - The remaining **70-80%** of CIL may be spent on **Strategic CIL (SCIL)** projects.
- 2.1.3. More detail on CIL is available at [www.haringey.gov.uk/cil](http://www.haringey.gov.uk/cil)



## 2.2. Haringey CIL

- 2.2.1. On 21 July 2014 the Council approved the first **Haringey CIL Charging Schedule (HCIL1)**. HCIL1 took effect on 1 November 2014. On 14 March 2022 and following a CIL Partial Review, the Council approved the **Haringey Revised CIL Charging Schedule (HCIL2)**. This took effect on 1 September 2022 and on the same date HCIL ceased to have effect.
- 2.2.2. There were therefore two Haringey Charging Schedules in effect during the 2022/23 financial year (HCIL1 and HCIL2). The rates in HCIL1 are set out below. These rates applied to development granted planning permission before 1 September 2022.

Use <sup>2</sup> and CIL Charge £/m <sup>2</sup>	Western	Central	Eastern
Residential	£265	£165	£15
Student accommodation			£15
Supermarkets	£95		
Retail warehousing	£25		
Office, industrial, warehousing, small scale retail (use class A1-5)	Nil		
Health, school and higher education			
All other uses			

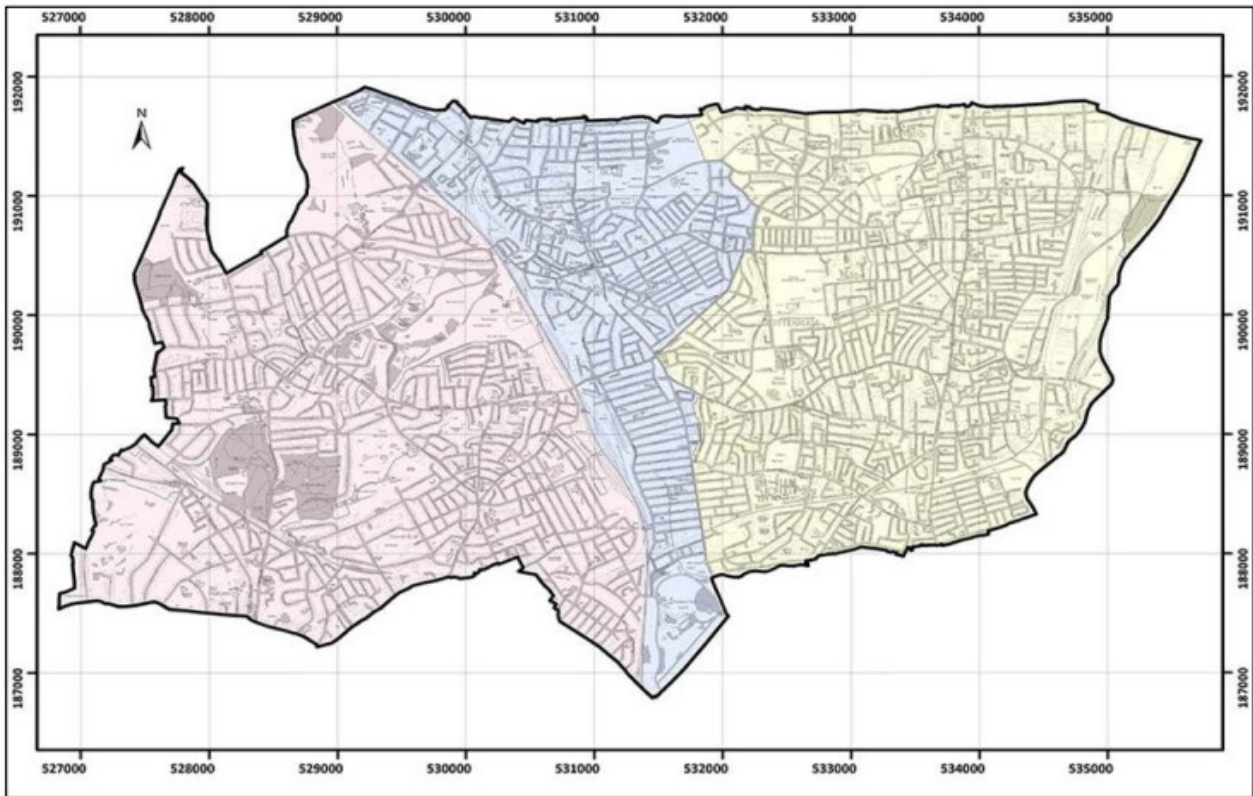
- 2.2.3. The rates in HCIL2 are set out below. These rates applied to development granted planning permission on or after 1 September 2022.

Use <sup>3</sup> and CIL Charge £/m <sup>2</sup>	Western	Central	Eastern
Residential	£368.12	£229.21	£50
Student accommodation			£85
Build to Rent housing			£100
Supermarkets	£131.97		
Retail warehousing	£34.73		
Office, industrial, warehousing, small scale retail (	Nil		
Health, school and higher education			
All other uses			



<sup>2</sup> Superstores/supermarkets are defined as shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit. Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items, and other ranges of goods, catering mainly for car borne customers

<sup>3</sup> Build to Rent is housing development which meets the definition set out in policy H13 of the London Plan 2021

2.2.4. The rates in the above tables are subject to annual indexation and indexed rates are set out in the Council's annual CIL Rate Summary available at [www.haringey.gov.uk/cil](http://www.haringey.gov.uk/cil)



**Haringey Charging Zones**

Western		Central		Eastern		Borough Boundary	
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## 2.3. CIL Report

2.3.1. Haringey's CIL Report for the reported year 2022/23 required by Regulation 121A(b) of the CIL Regulations 2010 is as follows:

Letters in brackets (n) refer to CIL Regulations Schedule 2(1)	Total to March 22	2022/23	Total to March 23
(a) total value of CIL set out in demand notices†	N/A	3,452,603.69	N/A
(b) total CIL receipts†	26,682,991.10	5,647,898.90	32,330,890.00
'Haringey CIL' (less administrative expenses but inc NCIL)	25,348,841.53	5,365,503.95	30,714,345.48
Strategic CIL (SCIL)	21,364,711.08	4,445,807.44	25,810,518.52
(c) CIL receipts‡ not allocated	6,554,576.53	11,920,080.48	11,920,080.48
(d) CIL receipts‡ allocated†	18,794,265.00	0	18,794,265.00
(e) total CIL expenditure†	4,159,117.57	1,611,626.95	5,770,744.52
(f) CIL receipts‡ allocated but not spent† & (h) details of items	15,969,297.00	14,640,095.00	14,640,095.00
(g) summary details of CIL expenditure†			
(i) items of infrastructure & amount	2,824,938.00	1,329,232	4,151,170
(ii) repaying money borrowed	0	0	0
(iii) administrative expenses (regulation 61) and %	1,334,149.57	282,394.95	1,616,544.52
(j) summary details of receipt & expenditure of NCIL†			
(i) total Neighbourhood CIL(NCIL) receipts	3,984,130.45	919,696.51	4,903,826.96
(ii) NCIL projects & amounts allocated/spent	2,249,265.00	0	2,249,265.00
(l) CIL receipts retained at end of year	22,523,903.53	26,560,175.48	26,560,175.48
(i) SCIL receipts for this year retained at end of year	N/A	3,116,575.44	N/A
(ii) SCIL receipts from previous years retained at end of year	N/A	18,657,052.08	N/A
Total SCIL receipts retained at end of year	18,657,082.08	21,773,657.52	21,773,657.52
(i) NCIL receipts for this year retained at end of year	N/A	919,696.51	N/A
(ii) NCIL receipts from previous years retained at end of year	3,159,659.81	3,866,821.45	N/A
Total NCIL receipts retained at end of year	3,866,821.45	4,786,517.96	4,786,517.96

### Notes

All figures £

† Reported year i.e. 2022/23

‡ From any year

\*\* Strategic CIL allocations: In 2016/17 £1.9m was allocated and spent on Bounds Green Primary School and in 2020/21 £14.645m was allocated on various projects (see below)

\*\*\* Neighbourhood CIL allocation: In 2019/20 £2,249,265 was allocated on various projects (see below)

## 2.4. Spending Strategic CIL (SCIL)

### National legislation, policy & guidance

2.4.1. Legislation requires SCIL to be spent on “funding the provision, improvement, replacement, operation or maintenance of **infrastructure to support the development of its area**”<sup>4</sup>. Infrastructure is defined as including:

- Roads & transport facilities
- Flood defences
- Schools & educational facilities
- Medical facilities
- Sporting & recreational facilities
- Open spaces

2.4.2. National Planning Practice Guidance (PPG) on CIL states that SCIL “can be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure, if that is necessary to support development”<sup>5</sup>.



<sup>4</sup> Planning Act 2008, CIL Regulations 2010

<sup>5</sup> National Planning Practice Guidance: CIL

## Adopted Haringey policy

### CIL Governance document

- 2.4.1. Haringey's CIL Governance document<sup>6</sup> states that SCIL **“will be spent on CIL eligible projects with [sic] the Capital Programme, taking into account the Regulation 123 List and the IDP”**. The Capital Programme and the IDP are introduced in section 1 of this IFS, and the Regulation 123 List is now known as the SCIL Infrastructure List and is set out below.

### SCIL Infrastructure List

- 2.4.1. This SCIL Infrastructure List replicates and replaces the list which was adopted in the Council's CIL Governance document adopted in November 2017 following consultation.
- 2.4.2. Haringey SCIL funding may be applied in whole or in part to the provision, improvement, replacement or maintenance of the following infrastructure:
- **Educational Facilities**
  - **Further Education Facilities**
  - **Health and wellbeing Facilities**
  - **Parks and Open Spaces**
  - **Social and Community Facilities**
  - **Transport and Highways** excluding works that area required as part of a development proposal to be secured through a Section 278 Agreement
  - **Enterprise Space**
  - **Sports and Leisure Facilities**
  - **Public Realm Improvements**
  - **Community Safety Measures**
  - **District Energy Network** and associated infrastructure

### SCIL spending criteria

- 2.4.1. The Council's CIL Governance document makes clear “there will be competing demands” for SCIL and sets the following prioritisation guiding criteria:
- a. The proposed project has the **support of the service provider or operator**;
  - b. The use of CIL funding is necessary as **no alternative funding sources** are available to deliver the proposed infrastructure, including funding that may be made available in a later funding period (the exception is where there is an urgent need for the infrastructure and the Council can secure the CIL funds to be reimbursed at specified later date);
  - c. The proposed infrastructure will promote a **sustainable form of development** and will not give rise to **local impacts**;
  - d. The use of CIL funding can help to optimise the delivery of identified infrastructure through the ability to **leverage other sources of funding**, such as match or gap funding, or to reduce borrowing costs;

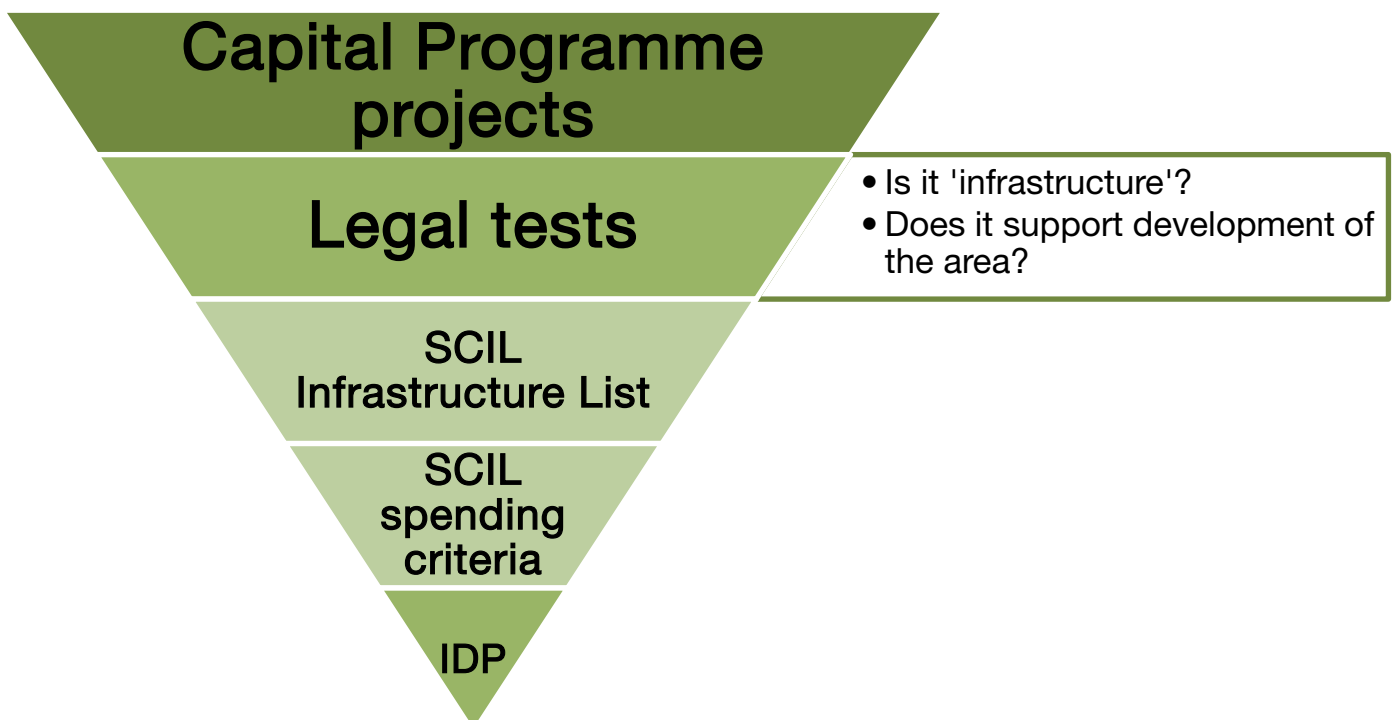
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<sup>6</sup> [www.haringey.gov.uk/cil](http://www.haringey.gov.uk/cil)

- e. The use of CIL funding can provide **additionality to a capital infrastructure** project that maximises the benefits of the parent project where mainstream funding does not provide for this;
- f. The use of CIL funding can **increase the capacity of existing strategic infrastructure**;
- g. The use of CIL funding can help to deliver **coordinated improvements** within the area;
- h. The use of CIL funding can help to **accelerate the delivery of regeneration initiatives**;
- i. The use of CIL funding will help further **sustainable economic growth** for the benefit of the area or the borough;
- j. The proposed infrastructure is of a **sufficient scale or scope** so as to positively impact the local area;
- k. The proposed infrastructure can be **delivered within 24 months** of authorisation;
- l. The use of CIL funding represents **value for money** and will not give rise to long-term liabilities that place a financial burden on the service provider or operator.

## SCIL allocation December 2020

- 2.4.2. The CIL Governance document requires SCIL to be spent on projects within the Capital Programme. The CIL Governance document does allow projects outside of the Capital Programme to be considered for SCIL spend by the Assistant Director for Planning and referred to the Capital Board.
- 2.4.3. To decide on how to spend SCIL, the Council must take into account the above listed documents and criteria.
- 2.4.4. To do this, projects from the Capital Programme must be 'filtered' or 'shortlisted' as follows:



2.4.5. In December 2020<sup>7</sup> Cabinet approved **£14.645m** of SCIL monies being spent on projects which best met the relevant criteria, which are listed below.

SCIL Ref	Capital Programme			SCIL contribution
	Ref	Project	Full amount	
1	109	<b>Youth Services (Wood Green Youth Space)</b> New temporary youth space in Wood Green – raising attainment and aspirations for all young people who use the centre. £1m total capital cost + £150k x3 years revenue = £1.45m total: <ul style="list-style-type: none"> <li>• £100k GLA Good Growth Fund</li> <li>• £100k Haringey Young People at Risk Strategy fund</li> <li>• £60k Wood Green capital fund</li> <li>• £250k NCIL (agreed March 2020)</li> <li>• £940k SCIL</li> </ul>		£940,000
2	119	<b>School Streets</b> A set of physical measures and interventions around the school gates. Making the space safer, more active travel friendly, and unsuitable for drivers to park and drive through. Measures may include pavement widening, planters for urban greening and chicanes, cycle parking, enforcement cameras, temporary gates to close roads to vehicular traffic.	£1,500,000 borrowing £1,500,000 external	£1,500,000
3	313	<b>Active Life in Parks</b> Outdoor gyms, children’s playgrounds, MUGAs, tennis courts, pitch improvements (£901k NCIL for wider parks projects across other capital lines was agreed March 2020)	£1,150,000 borrowing	£500,000
4	474	<b>Tottenham High Road Strategy</b> Deliver a number of public realm infrastructure, open spaces, workspace and mixed used sites projects across Seven Sisters, Tottenham Green and Bruce Grove. Proposal for SCIL is for the Tottenham Green project element as part of High Streets Recovery Action Plan.	£12,727,000 borrowing	£342,000
5	411	<b>Tottenham High Road &amp; Bruce Grove station</b> Delivery of employment workspace and public realm improvements in Bruce Grove Ward	£569,000 borrowing	£569,000
6	480	<b>Wood Green Regen</b>	£34,413,000 borrowing	£600,000
6.1		<b>Turnpike Lane Improvement Project</b> Community-led regeneration to contribute to a safer environment; enhance public spaces; improve safety and design out anti-social behaviour; secure a legacy of good design; and promote and support recovery of the local economy. Working closely with the Turnpike Lane Traders Association. Total capital cost £1.2m: <ul style="list-style-type: none"> <li>• £600k Council capital</li> <li>• £600k SCIL</li> </ul>		
6.2		<b>Penstock Tunnel and Public Space</b>		

<sup>7</sup> [www.minutes.haringey.gov.uk/ielssueDetails.aspx?IId=71778&PlanId=0&Opt=3#AI66290](http://www.minutes.haringey.gov.uk/ielssueDetails.aspx?IId=71778&PlanId=0&Opt=3#AI66290)  
[www.minutes.haringey.gov.uk/documents/s133478/22-06-28%20-%20CIL%20report%20for%20HRSP%20V3.pdf](http://www.minutes.haringey.gov.uk/documents/s133478/22-06-28%20-%20CIL%20report%20for%20HRSP%20V3.pdf)



SCIL Ref	Capital Programme			SCIL contribution
	Ref	Project	Full amount	
6.3		<p>Public realm improvements to Penstock Tunnel in Wood Green. The tunnel forms a strategic link connecting Wood Green town centre and Cultural Quarter with Alexandra Palace and Park and Hornsey to the west. The proposals will seek to create better connections between the east and west of the borough with improvements including drainage, wayfinding, lighting and landscaping, along with an integrated artwork commission. £700k total capital cost:</p> <ul style="list-style-type: none"> <li>• £100k TfL funding no longer available, propose to replace with SCIL, and top up with extra £34k</li> <li>• £566k GLA/S106/Wood Green capital fund</li> </ul>		
		<p><u>Wood Green Common / Barratt Gardens / Tower Terrace</u> Sustainable drainage to take water from neighbouring roads and facilitate infiltration in areas with mature trees, increase tree planting and biodiversity. Key outcome is it created play and amenity spaces for the three neighbouring schools that connect onto this space. £1.25m total capital cost:</p> <ul style="list-style-type: none"> <li>• £500k GLA Good Growth Fund 3 Accelerator</li> <li>• £750k SCIL</li> </ul>		£750,000
7	4008	<p><b>Wood Green Decentralised Energy Network (DEN)</b> To support the delivery of a DEN around Wood Green. This may include funding towards the delivery of the energy centre where the low carbon heat is generated, air quality mitigation, the pipework around Wood Green to take the heat from the energy centre to the buildings that will then use it, and the connections into the buildings which would replace individual boiler systems.</p>	£7,000,000 self-finance	£650,000
8	4007	<p><b>Tottenham Hale Decentralised Energy Network (DEN)</b> Funding to support the delivery of a DEN around Tottenham Hale. This may include funding towards the delivery of the energy centre where the low carbon heat is generated, the pipework around Tottenham Hale to take the heat from the energy centre to the buildings that will then use it (2021/22), heat storage facility and the connections into the buildings which would replace individual boiler systems. SCIL £1.5m for pipes at Ashley Road</p>	£6,500,000 self-finance	£1,500,000
9	465	<p><b>District Energy Network (DEN)</b> To support the strategic delivery of the DEN programme sites across the borough (such as North Tottenham DEN and linking it to Edmonton Energy from Waste Plant).</p>	£12,960,000 self-finance	£1,400,000
10	NE W1	<p><b>Good Economy Recovery Plan: Making High Streets Fit for purpose</b></p>	£500,000	£500,000

SCIL Ref	Capital Programme			SCIL contribution
	Ref	Project	Full amount	
		Building on short-term Reopening High Streets Safely interventions and targeting high streets not covered by that grant. Funding for socially distant provision of attractive meeting/dwelling spaces in town centres including maintenance and provision of pavement expansion/street trading for local SMEs to allow for more customers		
11	NE W2	<b>Good Economy Recovery Plan: Market trading investment</b> £30k capital investment for Tottenham Green Market, £30k for Crouch End / other TCs. Providing trading opportunities for dozens of traders, providing a focal point and regular event to promote each town centre and encourage further investment. Signage, electricity points, water points, public realm, storage.	£60,000	£60,000
12	NE W3	<b>Good Economy Recovery Plan: Streetspace Plan projects for Walking &amp; Cycling</b> Those projects that are as yet un-funded by TfL/DfT. Includes £200k for 2020/21 financial year.	£5,100,000	£5,100,000
13	NE W4	<b>Good Economy Recovery Plan: 'Welcome Back' to town centres – signage / commissions at key gateways</b> Act as place-branding for areas, clearly delineating town centres, used to promote the town centre for further investment and development	£100,000	£100,000



## 2.5. Spending Neighbourhood CIL (NCIL)

### National legislation, policy & guidance

- 2.5.1. Legislation allows **15%** of CIL to be spent on **infrastructure or 'anything else that is concerned with addressing the demands that development places on an area'**. In places with an adopted Neighbourhood Plan, this increases to **25%** of CIL. This is called Neighbourhood CIL (NCIL).

### Adopted Haringey policy

- 2.5.2. The process for deciding how the Council spends NCIL is set out in the Council's CIL Governance document available at [www.haringey.gov.uk/cil](http://www.haringey.gov.uk/cil).
- 2.5.3. Haringey is currently split into 9 NCIL areas as set out in the table on the next page. An interactive map is available at [www.haringey.gov.uk/ncil](http://www.haringey.gov.uk/ncil).
- 2.5.4. There are different NCIL spend arrangements where a community has an adopted Neighbourhood Plan in place. In Haringey there are 3 Neighbourhood Forums in Highgate, Crouch End and Finsbury Park & Stroud Green. Currently only Highgate has an adopted Neighbourhood Plan which means that 25% of CIL may be spent on NCIL projects. The Finsbury Park and Stroud Green Neighbourhood Forum is not currently recognised in the CIL Governance document.
- 2.5.5. Following consultation, in March 2020 the Council agreed<sup>8</sup> to:
- **Change the CIL Governance document** to allow a fairer approach and spend NCIL in a different area to where it was raised.
  - **Allocate NCIL via a new methodology** as follows:
    - The Neighbourhood Forum area amounts remain ringfenced. Of the remaining NCIL available:
    - 15% is allocated to areas based on the amount of development in an area<sup>9</sup>
    - 10% is allocated proportionally to the Tottenham areas (Areas 5 and 7) based on the number of wards in the areas
    - 75% is allocated proportionally to Areas 1 to 7 based on the number of wards in each area
  - **Spend NCIL on a list of 41 'Round 1' projects totalling £2.2m**
- 2.5.6 Approved NCIL Round 1 projects are set out below together with updates those projects.

<sup>8</sup> [www.minutes.haringey.gov.uk/ieListDocuments.aspx?Cid=435&Mid=9371&Ver=4](http://www.minutes.haringey.gov.uk/ieListDocuments.aspx?Cid=435&Mid=9371&Ver=4)

<sup>9</sup> The amount of development is based on the NCIL collected as the simplest and most reliable and relevant proxy but adjusted so that the effect of the varying CIL rates across the borough is neutralised to ensure fairness. Each area's percentage share of the overall amount of development is then applied to the topslice amount. This effectively distributes the topslice proportionally based on the amount of development.

## NCIL Round 1 Projects by Area<sup>10</sup>

Area	Project	Ref #	Cost
Area 1 Fortis Green, Muswell Hill and Alexandra	Muswell Hill Library Accessibility Improvements	1	£271,459 contribution (to £357,000 full cost)
Area 2 Hornsey and Stroud Green	Re-deployable cameras x1	2a	£11,000
	On-street waste containment x2	2b	£10,000
	Bike hangars x1	2c	£5,000
	Priory Park Sports and Play Area Enhancements	2d	£100,000
	Stroud Green and Harringay Library Accessibility Improvements	2e	£55,806 contribution (to £180,000 full cost)
Area 3 Bounds Green and Woodside	Re-deployable cameras x2	3a	£22,000
	On-street waste containment x2	3b	£10,000
	Bike hangars x2	3c	£10,000
	Woodside Parks Play Area and landscaping improvements	3d	£46,000
	Chapman's Green New Play Area	3e	£20,000
	Springfield Park enhancements	3f	£10,000
	Wood Green Youth Space Contribution	3g	£50,000
Area 4 Noel Park and Harringay	Re-deployable cameras x2	4a	£22,000
	On-street waste containment x2	4b	£10,000
	Bike Hangars x2	4c	£10,000
	Wood Green Common Playground Update	4d	£50,000
	Wood Green Youth Space Contribution	4e	£150,000
Area 5 White Hart Lane and Northumberland Park	Re-deployable cameras x2	5a	£22,000
	On-street waste containment x2	5b	£10,000
	Bike hangars x2	5c	£10,000
	Bruce Castle Park Landscape Enhancement	5d	£50,000
	Bruce Castle Renovate Multi Use Games Area for various sports	5e	£140,000
	Tower Gardens Landscape Improvements to go pesticide free	5f	£30,000
	LGBT+ Crossing The Roundway and Lordship Lane	5g	£10,000
Area 6 West Green, St Ann's and Seven Sisters	Re-deployable cameras x3	6a	£33,000
	On-street waste containment x3	6b	£15,000
	Bike Hangars x3	6c	£15,000
	Lordship Recreation Ground- Changing Places Accessible Toilet	6d	£65,000

<sup>10</sup> Detailed project summaries can be viewed the Council's 2021/22 IFS here:

[https://www.haringey.gov.uk/sites/haringeygovuk/files/infrastructure\\_funding\\_statement\\_-\\_2021-22.pdf](https://www.haringey.gov.uk/sites/haringeygovuk/files/infrastructure_funding_statement_-_2021-22.pdf)

Area	Project	Ref #	Cost
	Downhills Park- Tennis Courts	6e	£100,000
	Wood Green Youth Space Contribution	6f	£50,000
Area 7 Bruce Grove, Tottenham Green and Tottenham Hale	Re-deployable cameras x3	7a	£33,000
	On-street waste containment x3	7b	£15,000
	Bike hangars x3	7c	£15,000
	Hartington Park- Landscape Improvements	7d	£30,000
	Tree Planting	7e	£24,000
	Bruce Grove Youth Space Improvement Project	7f	£400,000
	Zebra crossing at Shelbourne Road	7g	£35,000
Highgate Neighbourhood Forum and Plan Area	BMX Track	8a	£170,000
	Parkland Walk Play Area	8b	£90,000
	Tree Planting	8c	£24,000

## Ward changes in May 2022

2.5.6. Following a review by the Local Government Boundary Commission of the number of councillors, wards and ward names for the London Borough of Haringey, changes came into effect from 5 May 2022.<sup>11</sup> including an increase in the number of wards from 19 to 21. The new Haringey ward map can be viewed on the Council's website: <https://new.haringey.gov.uk/council-elections/elections-voting/where-to-vote/haringey-ward-boundaries>

2.5.7. As the 9 NCIL areas referred to on page 21 and the associated NCIL allocation methodology operates based on the old ward arrangements, the Council's existing policy approach needs to be reviewed. The policy approach was effective until 31 March 2022 therefore the Council therefore proposes to:

- Freeze re-allocated NCIL amounts at 31 March 2022 and allocate this money as part of **NCIL Round 2** later in 2024. Round 2 project spend will be informed by public consultation and may include a participatory budgeting pilot consistent with the Haringey Deal and having regard to a linked outcome in the Council's Corporate Delivery Plan.
- Consult on a revised NCIL policy approach in 2024/2025 which will apply from NCIL Round 3 and will utilise NCIL monies accrued from 1 April 2022.

## Re-allocated monies available for spend as part of NCIL Round 2

2.5.8 The monies available for spend as part of NCIL Round 2 are set out in the far right column of the table on the following page. The total across 9 NCIL areas is **£1.73m**

## Monies currently available for spend as part of NCIL Round 3

2.5.9 During the 2022/23 financial year the Council's NCIL receipts amounted to **£0.91m**. This money will be available for spend as part of NCIL Round 3 expected to take place in 2026.

<sup>11</sup> <https://www.lgbce.org.uk/all-reviews/haringey>



## Re-allocated monies available for spend as part of NCIL Round 2

NCIL	Total NCIL collected to March 2020	NCIL reallocation for period to March 2020	March 2021 Approved NCIL Round 1 Projects	Remaining NCIL at March 2020	2020/21 NCIL collected	Reallocation for period March 2020 to March 2021	2021/2022 NCIL collected	Reallocation for period March 2021 to March 2022	Total re-allocated NCIL at March 2022 (remaining NCIL at March 2020 + reallocations for 20/21 and 21/22)
Area 1 - Alexandra, Fortis Green & Muswell Hill	£231,801.05	£294,926.16	£271,459.00	£23,467.16	£212,199.64	£48,014.22	£61,403.59	£89,892.01	£161,373.38
Area 2 - Hornsey & Stroud Green	£144,790.14	£196,292.60	£181,806.00	£14,486.60	£20,454.83	£25,883.20	£27,562.36	£59,432.96	£99,802.76
Area 3 - Bounds Green & Woodside	£131,595.77	£198,511.58	£168,000.00	£30,511.58	£16,381.58	£26,179.61	£9,201.55	£58,959.73	£115,650.93
Area 4 - Harringay & Noel Park	£1,256,627.10	£258,748.52	£242,000.00	£16,748.52	£0	£24,847.66	£459,657.08	£85,739.96	£127,336.14
Area 5 - White Hart Lane & Northumberland Park	£32,420.34	£297,357.88	£272,000.00	£25,357.88	£2,195.14	£38,075.24	£2,630.36	£86,613.27	£150,046.39
Area 6 - Seven Sisters, St. Ann's & West Green	£12,288.81	£294,436.14	£278,000.00	£16,436.14	£13,669.75	£49,497.51	£989.99	£88,266.45	£154,200.10
Area 7 - Bruce Grove, Tottenham Green & Tottenham Hale	£360,420.51	£629,670.84	£552,000.00	£77,670.84	£16,705.90	£69,109.41	£100,565.55	£193,106.09	£339,886.33
Highgate Neighbourhood Forum	£303,351.45	£303,351.45	£284,000.00	£19,351.45	£5,369.96	£5,369.96	£36,684.01	£36,684.01	£61,405.42
Crouch End Neighbourhood Forum	£336,677.78	£336,677.78	£0.00	£336,677.78	£180,019.06	£180,019.06	£8,467.15	£8,467.15	£525,163.99
<b>Total</b>	<b>£2,809,972.95</b>	<b>£2,809,972.95</b>	<b>£2,249,265.00</b>	<b>£560,707.95</b>	<b>£466,995.86</b>	<b>£466,995.86</b>	<b>£707,161.64</b>	<b>£707,161.64</b>	<b>£1,734,865.45</b>

## 3. Section 106 planning obligations (S106s)

### 3.1. What are S106s?

3.1.1. Section 106 planning obligations (S106s) are **legal obligations** based on Section 106 of the Town and Country Planning Act 1990 between developers and the Council (and sometimes other parties) relating to planning permissions.

3.1.2. S106s may require “sums to be paid to the authority”<sup>12</sup> and these must meet the legal S106 tests<sup>13</sup>:

- **Necessary** to make the development acceptable in planning terms;
- **Directly related** to the development; and
- **Fairly and reasonably related in scale** and in kind to the development.

3.1.3. S106s must be spent in accordance with the specific terms in each individual S106 agreement for each individual planning permission.

3.1.4. More detail on S106s can be found at [www.haringey.gov.uk/section106](http://www.haringey.gov.uk/section106).



<sup>12</sup> S106 of the Town and Country Planning Act 1990

<sup>13</sup> Regulation 122 of the CIL Regulations 2010



## 3.2. Haringey S106s

- 3.2.1. Haringey's policies on S106s are set out in its **existing adopted Local Plan** (July 2017) and further guidance is provided in its adopted **Planning Obligations Supplementary Planning Document (SPD)** (March 2018).
- 3.2.2. The Planning Obligations SPD sets out how S106s may be negotiated for items including:
- **Affordable housing**
  - **Economic development, employment, skills & training**
  - **Transport & highways**
  - **Open space & public realm**
  - **Heritage**
  - **Environmental sustainability** including carbon offsetting, biodiversity
  - **Telecommunications** including broadband
  - **Social & community infrastructure**



## 3.3. S106 Report

3.3.1. Haringey's S106 Report for the reported year 2022/23 required by Regulation 121A(c) of the CIL Regulations 2010 is as follows:

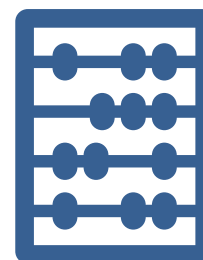
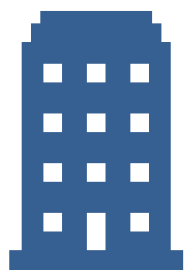
TABLE 1: By Category for 2022/23	Affordable housing	Primary / secondary / post-16 education	Health	Highways / Transport & travel / S278	Open space & leisure	Community facilities	Digital infrastructure	Green infrastructure	Flood & water management	Economic development	Land	Monitoring fees	Bonds (held or repaid to developers)	Environment / public realm / public art	Waste collection	Carbon offsetting	Total
Categories																	
Category from Reg 121A	3 d i	3 d ii	N	4	N	N	N	N	N	N	N	3 h iii	N	N	N	N	N/A
Category from PPG CIL paragraph 179	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N/A
Category from Council	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A
Letters in brackets (n) refer to CIL Regs Sched. 2(3)																	
(a) £ entered into†	0	0	0	2,244,132	342,739	0	0	0	0	232,248	0	255,408	0	1,984,878	0	662,227	5,721,631
(b) £ received†	928,467	0	0	301,724	32,828	0	0	0	0	46,769	0	46,870	0	346,348	0	459,671	2,162,677
(c) £ received but not allocated‡	384,903	182,050	0	0	76953,4021,858	0	0	0	0	624,191	0	0	0	407,859	0	953,402	3,314,263
(d) Non-monetary contributions entered into†	See Table 1(d)																
(e) £‡ allocated but not spent	4,361,600	746,934	0	2,817,683	62,500	0	0	0	0	26,880	0	0	0	172,105	100,000	910,000	9,197,702
(g) summary details of items†	See Table 1 (g)																
(f) £‡ spent†	650,050	31,254	0	79,002	4,957	0	0	0	0	171,380	0	46,870	0	577,697	0	82,820	1,644,029
(h) summary details† (i) items	See para 3.3.2																
(ii) repaying £ borrowed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(i) £‡ retained at end of year	4,746,503	<b>928,984</b>	0	2,738,681	824,358	0	0	0	0	651,071	0	0	0	579,964	100,000	1,863,402	12,432,963

† Reported year i.e. 2022/23

‡ From any year

3.3.2. During the reported year section 106 spend included the following:

<b>Affordable housing contributions</b>	<b>£650,050</b> towards the purchase of properties in the borough to be used as affordable housing
<b>Economic development contributions</b>	<b>£171,380</b> towards the funding of Haringey Employment & Skills Team support Haringey residents in relation to employment and skills opportunities. Haringey Works is a one-stop shop service for Haringey residents dedicated to supporting them into employment. Haringey Works work closely with residents, partners and businesses to provide a wide range of pathways into employment in various sectors. Further detail is available here: <a href="https://works.haringey.gov.uk/Default.aspx">https://works.haringey.gov.uk/Default.aspx</a>
<b>Environment contributions</b>	<b>£572,697</b> towards public realm improvements to Watermead Way as part of enhancement to the highways and public realm across Tottenham Hale set out in the Tottenham Hale Streets and Spaces Strategy
<b>Carbon offsetting contributions</b>	<b>£82,820</b> towards the Haringey Community Carbon Fund further detail of which can be viewed here: <a href="https://new.haringey.gov.uk/environment/climate/haringey-community-carbon-fund">https://new.haringey.gov.uk/environment/climate/haringey-community-carbon-fund</a>



**Table 1(d) Non-monetary contributions entered into in 2022/23**

Category	Planning Application Ref	Address	Details
Affordable housing	HGY/2022/0035	Land at Watts Close, N15 5DW	18 units – Social Rented Units
	HGY/2021/2882	Land adjoining Remington Road & Pulford Road, N15	46 units – Social Rented Units
	HGY/2021/2283	Printworks, 819-829 High Road, N17 8ER	30 units - 60% Intermediate (Shared Ownership) and 40% Low Cost Rented
	HGY/2022/0752	Council Depot, Ashley Road, N17 9DP	136 units - Council Rent
	HGY/2021/3175	High Road West, N17	528 units - 500 Social Rented Housing Units and 28 Shared Ownership units
	HGY/2021/2727	Cranwood, 100 Woodside Avenue, N10 3JA	32 units - Council Rent
	HGY/2021/2935	67 Lawrence Road, N15 4EY	12 units - Intermediate Housing
	HGY/2022/2250	Land r/o 2-14 Kerswell Close, N15 5RP	25 units - Social Rented
	HGY/2022/0823	Broadwater Farm Estate, N17	294 units - Social Rented
	HGY/2022/2354	Woodridings Court, Crescent Road, N22	33 units - Social Rented
Primary / secondary / post-16 education	N/A	N/A	Number of places per site N/A See Table 1 for financial contributions
Health	HGY/2021/3175	High Road West, N17	Health Centre
Highways / Transport & travel / S278	Various	Various	10 x Car Club obligation 13 x Car Free developments 15 x Highway Agreements 16 x Travel Plans 1 x Car Club Parking Space 1 x Parking Plan 1 x TfL Bus Payment 1 x Enfield CPZ
Open space & leisure	HGY/2021/3175	High Road West, N17	1 x Public Open space Access Management Plan
Community facilities	N/A	N/A	N/A
Digital infrastructure	N/A	N/A	N/A
Green infrastructure	Various	Various	7 x Decentralised Energy Network (DEN) 11 x Energy Plans/Strategies 2 x Sustainability Reviews 5 x Additional Carbon Offsetting 1 x Deferred Carbon Offsetting
Flood & water management	N/A	N/A	N/A
Economic development	Various	Various	8 x Employment & Skills Plans (ESPs) 9 x Apprenticeship Support Contribution £1,500 per apprentice Amount TBC depending on number of apprentices
Land	N/A	N/A	N/A

Category	Planning Application Ref	Address	Details
Monitoring fees	N/A	N/A	N/A See Table 1 for financial contributions
Bonds (held or repaid to developers)	N/A	N/A	N/A
Environment / public realm / public art	Various	Various	3 x Public Realm 1 x Public Art 1 x Library & Learning Centre
Waste collection	N/A	N/A	N/A See Table 1 for financial contributions
Carbon offsetting	N/A	N/A	N/A See Table 1 for financial contributions
Other	Various	Various	7 x Site specific Improvements 3 x Telecommunications Plan 3 x Affordable Workspace 1 x Metropolitan Police Contribution 2 x Business Relocation Plans

**Table 1(g) Summary details of funding received but not spent as of 2022/23**

Planning Application Reference	Site Address	S106 Requirement	Received funding but not spent £	Allocated
<b>Offsite Affordable Housing Contribution</b>				
HGY/2015/1820	Beacon Lodge, 35 Eastern Road, N2	Affordable Housing Contribution	109,079.52	Allocated
		To provide affordable housing in LBH		
HGY/2017/0698	Gisburn Mansions, Tottenham Lane, N8	Affordable Housing Contribution	100,000.00	Allocated
		To provide affordable housing in LBH		
HGY/2013/1169	107-143 Muswell Hill Road, N10 - 1st Agmt	Affordable Housing Contribution	216,200.00	Allocated
		To provide affordable housing in LBH		
HGY/2015/2147	107-143 Muswell Hill Road, N10 - 2nd Agmt	Affordable Housing Contribution	37,829.56	Allocated
		To provide affordable housing in LBH		
HGY/2014/1105	332-334 High Road, N15	Affordable Housing Contribution	2,697.20	Allocated
		To provide affordable housing in LBH		
HGY/2015/1507	Omega Works, Hermitage Road, N4	Affordable Housing Contribution	340,485.28	Allocated
		To provide affordable housing in LBH		
HGY/2010/1175	Furnival House, 50 Cholmeley Park, N6	Affordable Housing Contribution	635,580.00	Allocated
		To provide affordable housing in LBH		
HGY/2017/2001	163 Tottenham Lane, N8	Affordable Housing Contribution To provide affordable housing in LBH	163,078.00	Allocated
HGY/2016/0558	Cline Road Lock Up Garages, N11	Affordable Housing Contribution	415,723.74	Allocated
		To provide affordable housing in LBH		
HGY/2017/1008	2 Chesnut Road, N17	Affordable Housing Contribution	137,606.04	Allocated
		To provide affordable housing in LBH		
HGY/2015/2517	191-201 Archway Road, N6	Affordable Housing Contribution	285,345.00	Allocated
		To provide affordable housing in LBH		
HGY/2013/1846	30 Muswell Hill Road, N10	Affordable Housing Contribution	73,379.00	Allocated
		To provide affordable housing in LBH		

HGY/2015/3730	Raglan Hall Hotel, 8-12 Queens Avenue, N10	Affordable Housing Contribution	890,400.00	Allocated
		To provide affordable housing in LBH		
HGY/2016/1562	Land r/o 3 New Road, N8	Affordable Housing Contribution	204,918.00	Allocated
HGY/2018/0076	168 Park View Road, N17	Affordable Housing Contribution	193,212.94	Allocated
HGY/2018/3654	45-63 Lawrence Road, N15	Affordable Housing Contribution	155,000.00	Allocated
HGY/2013/1249	Tynemouth Garage, Tynemouth Road, N15	Affordable Housing Contribution	113,412.18	Allocated
HGY/2018/3205	Former Newstead Nursing Home, Denewood Road, N6	Affordable Housing Contribution	287,654.00	Allocated
HGY/2020/1615	26-28 Brownlow Road, N11	Affordable Housing Contribution	384,903.00	Not Allocated
			<b>4,746,503.46</b> Received but not spent	<b>4,361,600.46 allocated</b> <b>384,903 unallocated</b>
<b>Primary / secondary / post-16 education</b>				
HGY/2006/0358	Land r/o 14 High Road & adj. to 1 Whymark Avenue, N22	Education Contribution	22,909.57	Allocated
HGY/2007/2210	Harpers Yard, Ruskin Road, N17 (2nd Agreement)	Education Contribution	72,207.00	Allocated
HGY/2012/1190	Pembroke Works, Campsbourne Road, N8	Education Contribution	232,000.00	Allocated
HGY/2013/1985	318-320 High Road, N15	Education Contribution	80,416.00	Allocated
HGY/2015/3102	624 High Road, N17	Education Contribution	183,109.52	Allocated
HGY/2013/2019	Hornsey Reuse & Recycling Centre, High Street, N8	Education Contribution	6,746.40	Allocated
HGY/2014/2974 HGY/2016/3656	10-27 Connaught House, Connaught Gardens, N10	Education Contribution	20,933.57	Allocated
HGY/2014/2162	r/o 600 Green Lanes, N8	Education Contribution	27,937.38	Allocated
HGY/2012/0554	29-31 Aylmer Road, N2	Secondary School Education Contribution	15,000.00	Allocated
HGY/2012/0554	29-31 Aylmer Road, N2	Primary School Education Contribution	15,000.00	Not allocated
HGY/2010/1175	Furnival House, 50 Cholmeley Park, N6	Education Contribution	85,675.01	Allocated
HGY/2011/2229	274 Archway Road, N6	Education Contribution	39,950.00	Not allocated
HGY/2016/0988	56 Muswell Hill, N10	Education Contribution	127,100.00	Not Allocated

			<b>928,984.45 Received but not spent</b>	<b>746,934.45 allocated 182,050 not allocated</b>
<b>Open space &amp; leisure</b>				
HGY/2011/2220	2 Maidstone Road, N11	Open Space Contribution	9,450.00	Not allocated
HGY/2013/1985	318-320 High Road, N15	Play Area Contribution	12,500.00	Allocated
HGY/2012/1983	Lawrence Road, N15	Open Space Contribution	50,000.00	Allocated
HGY/2014/0484	159 Tottenham Lane, N8	Open Space Contribution	43,291.95	Not allocated
HGY/2016/3932	1 Station Square, Station Road, N17	Landscaping Scheme	225,000.00	Not allocated
HGY/2012/0554	29-31 Aylmer Road, N2	Open Space Contribution	30,000.00	Not allocated
HGY/2017/2001	163 Tottenham Lane, N8	Child Play Space Contribution	2,565.00	Not allocated
HGY/2017/0426	52-68 Stamford Road, N15	Park Works Contribution	13,774.33	Not Allocated
HGY/2016/1719	Hale Wharf, Ferry Lane, N17	Paddock Contribution	276,441.42	Not Allocated
HGY/2014/0373	2 Lansdowne Road, N17	Replacement Tree Planting Contribution	3,400.00	Not Allocated
HGY/2018/0076	168 Park View Road, N17	Child Play Space Contribution	1,567.50	Not Allocated
HGY/2016/1213	45-63 Lawrence Road, N15	Open Space Contribution	30,245.00	Not Allocated
HGY/2018/2223	SDP Sites, N17	Child Play Space Contribution	28,077.87	Not allocated
HGY/2020/1615	26-28 Brownlow Road, N11	Child Play Space Contribution	4,750.00	Not allocated
HGY/2018/1806	423-435 West Green Road, N15	Park Improvement Contribution	93,295.00	Not allocated
			<b>824,358.07 Received but not spent</b>	<b>62,500 allocated 761,858.07 unallocated</b>
<b>Economic development</b>				
HGY/2017/3117	Haringey Heartlands	Employment Contribution	135,000.00	Not allocated
HGY/2018/2223	SDP Sites, N17	Apprenticeship Contribution	94,940.00	Not allocated
HGY/2017/2044	Berol Yard, Ashley Road, N17	Building 4 Construction Contribution	6,879.99	Allocated
HGY/2017/2045	Ashley Gardens, Ashley Road, N17	Building 1A Construction Contribution	5,000.00	Allocated
HGY/2019/2804				
HGY/2017/2045	Ashley Gardens, Ashley Road, N17	Building 1 Construction Contribution	15,000.00	Allocated
HGY/2019/2804				
HGY/2020/0635	555 White Hart Lane, N17	Skills Contribution	96,770.00	Not allocated
HGY/2020/0635	555 White Hart Lane, N17	Apprenticeship Contribution	10,500.00	Not allocated
HGY/2020/0100	Unit 2, White Hart Works, 550 White Hart Lane, N17	Apprenticeship Contribution	1,500.00	Not allocated
HGY/2016/1719	Hale Wharf, Ferry Lane, N17	Local Labour Contribution	33,172.97	Not allocated



HGY/2020/0795	Former Petrol Filling Stn, 76 Mayes Road, N22	Apprenticeship Contribution	1,929.99	Not allocated
HGY/2020/0795	Former Petrol Filling Stn, 76 Mayes Road, N22	Construction Mgt. Plan & Construction Logistics Plan Monitoring	3,000.00	Not allocated
HGY/2018/1472	44-46 High Road, N22	Apprenticeship Contribution	10,500.00	Not allocated
HGY/2018/0076	168 Park View Road, N17	Employment Contribution	9,255.27	Not allocated
HGY/2016/1807	590-598 Green Lanes, N8	Local Labour Contribution	212,905.23	Not allocated
HGY/2020/1615	26-28 Brownlow Road, N11	Apprenticeship Contribution	3,000.00	Not allocated
HGY/2018/1806	423-435 West Green Road, N15	Apprenticeship Contribution	6,000.00	Not allocated
HGY/2020/1724	7 Cross Lane, N8	Construction Mgt. Plan & Construction Logistics Plan Monitoring	5,717.11	Not allocated
			<b>651,070.56 Received but not spent</b>	<b>26,879.99 allocated 624,190.57 unallocated</b>
<b>Environment / public realm / public art</b>				
<b>Environmental Contribution</b>				
HGY/2008/1862	375, 377 & 379 High Road, N17	Environmental Improvement	15,435.00	Allocated
HGY/2011/0905	72-96 Park Road, N8	Improvements associated with the development	10,000.00	Not allocated
HGY/2014/0498	Image House, Station Road, N17	Community Facilities & Environmental Improvement Contribution	30,000.00	Allocated
HGY/2017/1008	2 Chesnut Road, N17	Environmental Improvement	3,267.00	Allocated
HGY/2016/3932	1 Station Square, Station Road, N17	Public Realm Contribution	94,000.00	Allocated
HGY/2012/0554	29-31 Aylmer Road, N2	Environmental Improvement	20,000.00	Not allocated
HGY/2017/2045	Ashley Gardens, Ashley Road, N17	Building 1A Environment	5,000	Not allocated
HGY/2017/2044	Berol Yard, Ashley Road, N17	Building 4 Environment Improvement	8,599.99	Not allocated
HGY/2017/1008	2 Chesnut Road, N17	Environmental Improvement	34,401.51	29,403 Allocated
				4,998.51 Allocated
HGY/2020/0635	555 White Hart Lane, N17	Swaffham Way Public Realm Works Contribution	27,508.91	Not allocated
HGY/2017/2044	Berol Yard, Ashley Road, N17	Public Realm Contribution	572,698.40	Allocated
HGY/2018/2223	SDP Sites, N17	First Public Realm Contribution	300,000.00	Not allocated
HGY/2019/0938	38 Crawley Road, N22	Public Realm Contribution	35,000.00	Not allocated

HGY/2019/0938	38 Crawley Road, N22	Public Realm Monitoring Contribution	1,750.00	Not allocated
			<b>579,963.90 Received but not spent</b>	<b>172,105.00 allocated 407,858.90 unallocated</b>
<b>Waste Collection Contribution</b>				
HGY/2019/0690	Apex House, 820 Seven Sisters Road, N15	Waste Collection Contribution	100,000.00	Allocated
			<b>100,000.00 received</b>	<b>100,000.00 allocated</b>
<b>Carbon Offsetting Contribution</b>				
HGY/2015/3255	122-124 High Road, N22	Carbon Offsetting	4,500.00	Allocated
HGY/2015/2609	Land adj. To 2 Canning Crescent, N22	Carbon Offsetting	4,050.00	Allocated
HGY/2015/3096	Lee Valley Techno Park & Part of Ashley Road Depot, Ashley Rd, N17	Carbon Offsetting	14,400.00	Allocated
HGY/2016/2915	Apex House, 820 Seven Sisters Road, N15	Carbon Offsetting	28,107.00	Allocated
HGY/2015/3102	624 High Road, N17	Carbon Offsetting	7,803.00	Allocated
HGY/2017/2005	SW Plot, Hale Village, N17	Carbon Offsetting	93,292.00	Allocated
HGY/2016/3932	1 Station Square, N17	Carbon Offsetting	175,329.29	Allocated
HGY/2016/3932	1 Station Square, N17	Carbon Management	3,000.00	Allocated
HGY/2017/2001	163 Tottenham Lane, N8	Carbon Offsetting	21,393.00	Allocated
HGY/2019/1481	Somerlese, Courtenay Avenue, N6 – Planning Condition 10	Carbon Offsetting	8,100.00	Allocated
HGY/2016/4095	St. John's Church & Hall, Acacia Avenue, N17	Carbon Offsetting	48,641.00	Allocated
HGY/2017/2220	Hornsey Town Hall, The Broadway, N8	Carbon Offsetting	111,384.71	Allocated
HGY/2017/2220	Hornsey Town Hall, The Broadway, N8	Carbon Offsetting	99,836.29	Allocated
HGY/2015/2517	191-201 Archway Road, N6	Carbon Offsetting	25,076.79	Allocated
HGY/2016/1573	Railway Approach, Hampden Road, N8	Carbon Offsetting	110,147.40	Allocated
HGY/2016/0828	500 White Hart Lane, N17	Carbon Offsetting	57,888.00	Allocated
HGY/2016/2824	Mono House, 50-56 Lawrence Road, N15	Carbon Offsetting	74,124.00	Allocated
HGY/2016/0828	500 White Hart Lane, N17	Carbon Offsetting	110,780.82	22,927.52 Allocated

				87,853.30 Not allocated
HGY/2020/2794	Land North of Ermine Road, N15	Carbon Offsetting	7,454.65	Not allocated
HGY/2015/3730	Raglan Hall Hotel, 8-12 Queens Avenue, N10	Carbon Offsetting	3,005.10	Not allocated
HGY/2017/2044	Berol Yard, Ashley Road, N17	Building 4 Carbon Offsetting	192,500.00	Not allocated
HGY/2021/1190	Branksome, Courtenay Avenue, N6	Carbon Offsetting	27,588.00	Not allocated
HGY/2019/2804	Ashley Gardens, Ashley Road, N17	Carbon Offsetting	118,263.00	Not allocated
HGY/2017/0076	168 Park View Road, N17	Carbon Offsetting	10,539.00	Not allocated
HGY/2017/0076	168 Park View Road, N17	Additional Carbon Offsetting	13,963.50	Not allocated
HGY/2016/1807	590-598 Green Lanes, N8	Carbon Offsetting	32,564.80	Not allocated
HGY/2018/3205	Former Newstead Nursing Home, Denewood Road, N6	Carbon Offsetting	55,980.00	Not allocated
HGY/2017/2001	163 Tottenham Lane, N8	Additional Carbon Offsetting	6,138.00	Not Allocated
HGY/2018/2223	SDP Sites, N17	Carbon Offsetting	224,622.94	Not Allocated
HGY/2020/1615	26-28 Brownlow Road, N11	Carbon Offsetting	18,129.70	Not Allocated
HGY/2018/1806	423-435 West Green Road, N15	Carbon Offsetting	154,800.00	Not Allocated
			<b>£1,863,401.99 Received but not spent</b>	<b>910,000 allocated 953,401.99 unallocated</b>

For further information please contact

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