

2021/22

Infrastructure Funding Statement

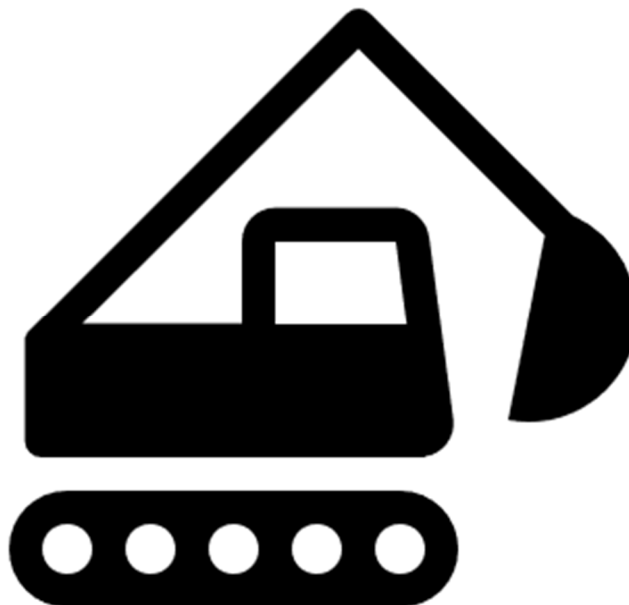


December 2022
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Haringey
LONDON

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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
 Non-negotiable – calculated based on net increase in floorspace (£/m ²)	 Negotiable
 Pooled & spent anywhere in the borough on infrastructure to generally support development	 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
 Paid by developer upon commencement of development	 Paid by developer upon agreed triggers e.g. completion, occupation etc
Strategic CIL Infrastructure List <ul style="list-style-type: none"> • 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 	S106 Planning Obligations Supplementary Planning Document (SPD) <ul style="list-style-type: none"> • Affordable housing • Economic development, employment, skills & training • Transport & highways • Open space & public realm • Heritage • Environmental sustainability (inc. carbon offsetting, biodiversity) • Telecommunications (broadband) • Social & community infrastructure

1.3. Haringey's Borough Plan

- 1.3.1. The Council adopted the **Borough Plan 2019-23** in 2019 which sets out the Council's overall priorities for Haringey.



- 1.3.2. S106 and CIL monies can be spent on a wide variety of projects which cross-cut the Borough Plan priorities of **Housing, People, Place and Economy**. In particular, the actions for the Economy priority include:

Seek to bring in external funding and use S106 and CIL budgets [to] [sic] achieve maximum impact

and

Secure investment from development to support the delivery of local physical and social infrastructure

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

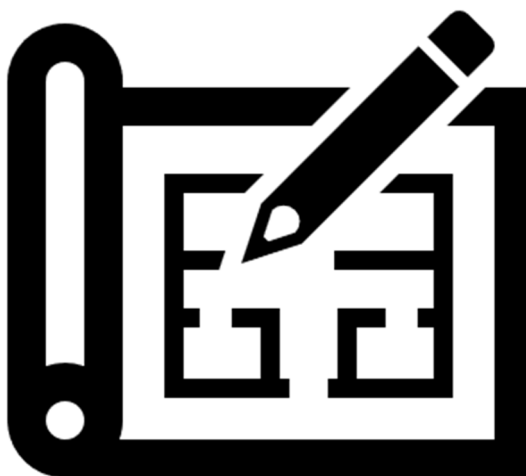
The information in the IFS should feed back into reviews of plans to ensure that policy requirements for developer contributions remain realistic and do not undermine the deliverability of the plan

(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)

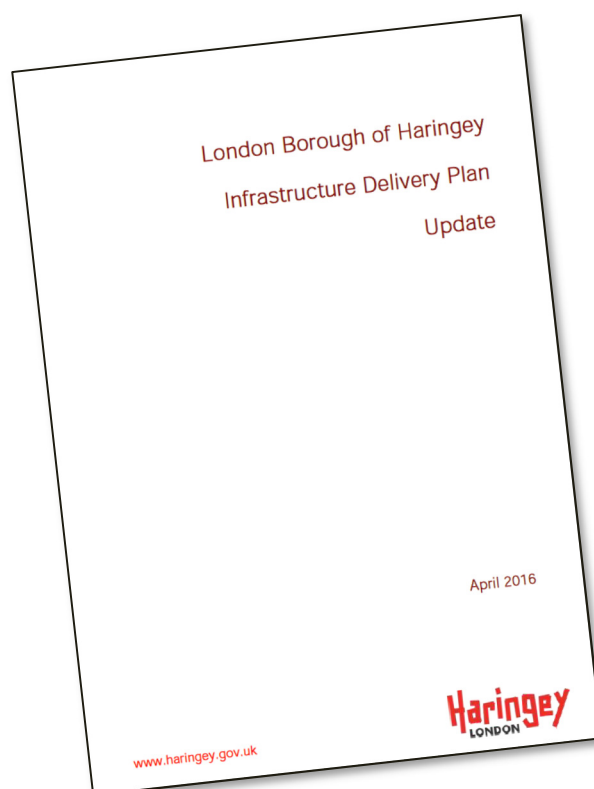
1.4.2. Haringey has an **existing adopted Local Plan** (July 2017) supported by an **Infrastructure Delivery Plan (IDP)** (April 2016). This 2021/22 IFS is based on the adopted Local Plan and IDP.

1.4.3. The Council has started work on an emerging **New Local Plan** which is due to be adopted in 2024. As the New Local Plan progresses through its successive stages of consultation, its evidence base will supersede the existing IDP in the form of a future new IFS. Future annual IFSs will be joined-up with the New Local Plan once it is at a more advanced stage.



1.4.4. 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**



Capital Programme

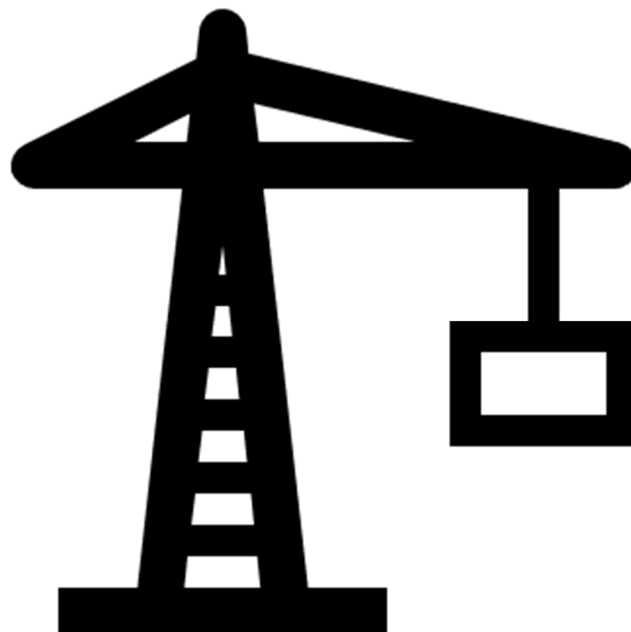
1.4.5. The Council publishes a **Capital Programme** every year, listing the main capital investment projects. The Capital Programme for 2022/23 was approved in February 2022¹.

¹ Agenda for Cabinet on Tuesday, 8th February, 2022, 6.30 pm | Haringey Council (item 732)

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:

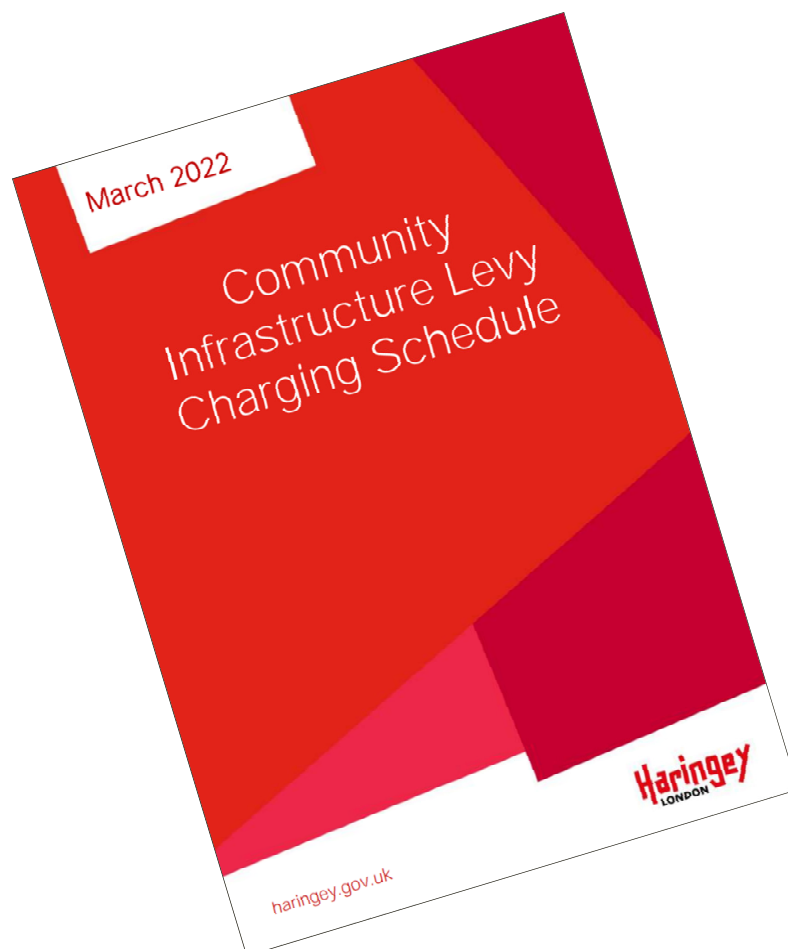
Regulations		IFS Section
Regulation 121A IFSs	Schedule 2	
<p>(a)</p> <p>Infrastructure List</p> <p>a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL</p>	N/A	<p>Section 2.4 Spending Strategic CIL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



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



2.3. Haringey CIL

2.3.1. 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 HCIL1 ceased to have effect.

2.3.2. The rates in HCIL1 are set out below. These rates generally only apply to development granted planning permission before 1 September 2022.

Use ² and CIL Charge £/m ²	Western	Central	Eastern
Residential	£265	£165	£15
Student accommodation			
Supermarkets	£95		
Retail warehousing	£25		
Office, industrial, warehousing, small scale retail (use class A1-5)	Nil		

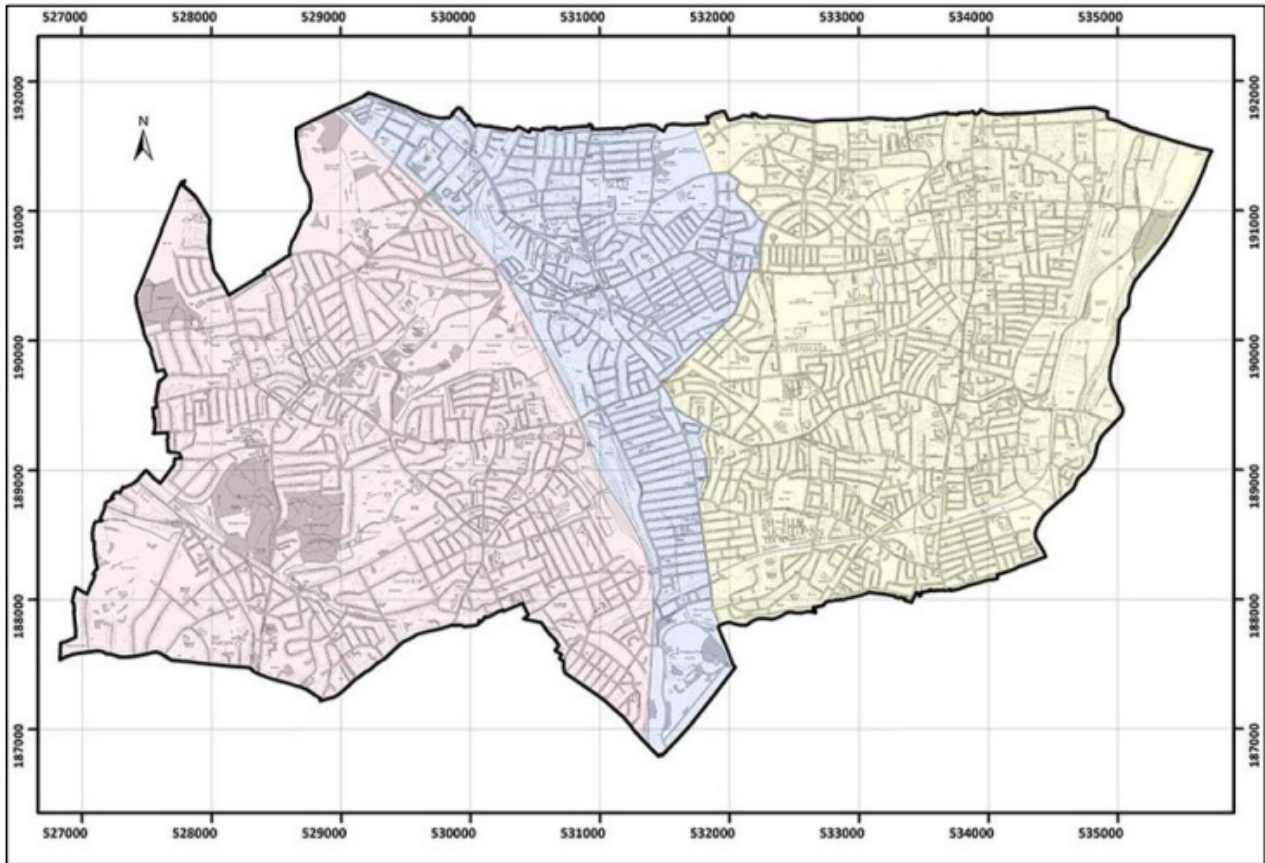
2.3.3. The rates in HCIL2 are set out below. These rates apply to development granted planning permission on or after 1 September 2022.

Use ³ and CIL Charge £/m ²	Western	Central	Eastern
Residential	£368.12	£229.21	£50
Student accommodation	£368.12	£229.21	£85
Build to Rent housing	£368.12	£229.21	£100
Supermarkets	£131.97		
Retail warehousing	£34.73		
Office, industrial, warehousing, small scale retail	Nil		

2.3.4. 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

² 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

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



Haringey Charging Zones

Western		Central		Eastern		Borough Boundary	
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2.4. CIL Report

2.4.1. Haringey's CIL Report for the reported year 2021/22 required by Regulation 121A(b) of the CIL Regulations 2010 is as follows:

Letters in brackets (n) refer to CIL Regulations Schedule 2(1)	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
(a) total value of CIL set out in demand notices†	*	*	*	*	10,273,460.29	8,329,324.75
(b) total CIL receipts†	805,112.35	2,004,868.00	1,987,040.00	4,172,867.00	9,922,286.00	3,098,985.86
‘Haringey CIL’ (less administrative expenses but inc NCIL)	764,856.73	1,904,624.60	1,887,688.00	3,964,223.65	9,426,171.70	2,944,036.57
Strategic CIL (SCIL)	586,584.21	1,604,242.47	1,586,131.85	3,368,089.28	7,992,543.92	2,477,040.70
(c) CIL receipts‡ not allocated	0	586,584.21	290,826.68	1,876,958.53	5,245,047.81	2,097,336.25
(d) CIL receipts‡ allocated†	0	1,900,000.00**	0	0	2,249,265.00***	14,645,000.00**
(e) total CIL expenditure†	40,255.62	2,000,243.40	99,352.00	208,643.35	496,114.30	154,949.29
(f) CIL receipts‡ allocated but not spent† & (h) details of items	0	0	0	£0	2,249,265.00***	14,645,000.00**
(g) summary details of CIL expenditure†						
(i) items of infrastructure & amount	0	1,900,000.00**	0	£0	£0	0
(ii) repaying money borrowed	0	0	0	£0	£0	0
(iii) administrative expenses (regulation 61) and %	40,255.62 (5%)	100,243.40 (5%)	99,352.00 (5%)	208,643.35 (5%)	496,114.30 (5%)	154,949.29 (5%)
(j) summary details of receipt & expenditure of NCIL†						
(i) total Neighbourhood CIL(NCIL) receipts	178,272.52	300,382.13	301,556.15	596,134.37	£1,433,627.78	466,995.86
(ii) NCIL projects & amounts allocated/spent	0	0	0	0	2,249,265.00***	0
(l) CIL receipts retained at end of year	764,856.73	769,481.33	2,657,169.33	6,621,392.98	16,047,564.68	18,991,601.25
(i) SCIL receipts for this year retained at end of year	586,584.21	295,757.53	1,586,131.85	3,368,089.28	7,992,543.92	2,477,040.70
(ii) SCIL receipts from previous years retained at end of year	0	290,826.68	290,826.68	1,876,958.53	5,245,047.81	13,237,591.73
Total SCIL receipts retained at end of year	586,584.21	290,826.68	1,876,958.53	5,245,047.81	13,237,591.73	15,714,632.43
(i) NCIL receipts for this year retained at end of year	178,272.52	300,382.13	301,556.15	596,134.37	1,433,627.78	466,995.86
(ii) NCIL receipts from previous years retained at end of year	0	178,272.52	478,654.65	780,210.80	1,376,345.17	2,809,972.95
Total NCIL receipts retained at end of year	178,272.52	478,654.65	780,210.80	1,376,345.17	2,809,972.95	3,276,998.81

Letters in brackets (n) refer to CIL Regulations Schedule 2(1)	2021/22	Total to March 22
(a) total value of CIL set out in demand notices†	12,150,845.66	N/A
(b) total CIL receipts‡	4,691,831.89	26,682,991.10
‘Haringey CIL’ (less administrative expenses but inc NCIL)	4,457,240.30	25,348,841.55
Strategic CIL (SCIL)	3,750,078.65	21,364,711.08
(c) CIL receipts‡ not allocated	6,599,576.55	6,599,576.55
(d) CIL receipts‡ allocated†	0	18,794,265.00
(e) total CIL expenditure†	1,159,529.59	4,159,087.55
(f) CIL receipts‡ allocated but not spent† & (h) details of items	0	15,969,327
(g) summary details of CIL expenditure†		
(i) items of infrastructure & amount	924,938	2,824,938.00
(ii) repaying money borrowed	0	0
(iii) administrative expenses (regulation 61) and %	234,591.59 (5%)	1,334,149.55
(j) summary details of receipt & expenditure of NCIL†		
(i) total Neighbourhood CIL(NCIL) receipts	707,161.64	3,984,130.46
(ii) NCIL projects & amounts allocated/spent****	0	2,249,265.00
(l) CIL receipts retained at end of year	22,523,903.53	22,523,903.53
(i) SCIL receipts for this year retained at end of year	3,750,078.65	N/A
(ii) SCIL receipts from previous years retained at end of year	14,907,003.43	N/A
Total SCIL receipts retained at end of year	18,657,082.08	18,657,082.08
(i) NCIL receipts for this year retained at end of year	707,161.64	N/A
(ii) NCIL receipts from previous years retained at end of year	3,159,689.81	N/A
Total NCIL receipts retained at end of year	3,866,851.45	3,866,851.45

All figures £

† Reported year i.e. 2021/22

‡ From any year

* Not required pre-IFS

** Strategic CIL allocations: In 2016/17 £1.9m was allocated and spent on Bounds Green Primary School. in 2020/21 £14.645m was allocated to various projects. Details of projects and spend is provided below.

*** Neighbourhood CIL allocations: In 2019/20 £2,249,265 was allocated on various projects. Details of projects is provided below.

**** Neighbourhood CIL spend: breakdown of spend provided below

2.5. Spending Strategic CIL (SCIL)

National legislation, policy & guidance

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

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

2.5.2. 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”⁵.



⁴ Planning Act 2008, CIL Regulations 2010

⁵ National Planning Practice Guidance: CIL

Adopted Haringey policy

CIL Governance document

- 2.5.1. Haringey's CIL Governance document⁶ 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

- 2.5.1. 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.
- 2.5.2. 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

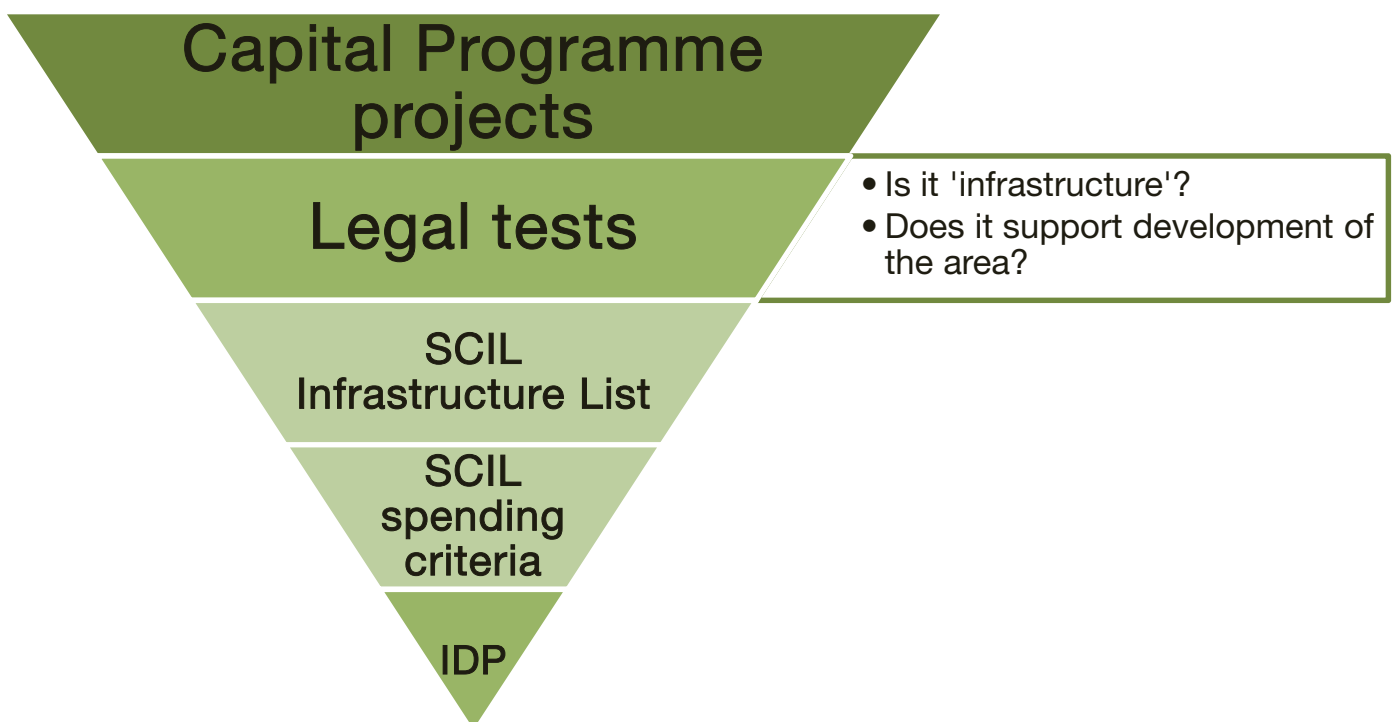
- 2.5.1. The Council's CIL Governance document makes clear “there will be competing demands” for SCIL and sets the following prioritisation guiding criteria:
- a. The proposed project has the **support of the service provider or operator**;
 - b. The use of CIL funding is necessary as **no alternative 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;

⁶ 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

- 2.5.2. 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.
- 2.5.3. To decide on how to spend SCIL, the Council must take into account the above listed documents and criteria.
- 2.5.4. To do this, projects from the Capital Programme must be 'filtered' or 'shortlisted' as follows:



2.5.1. In December 2020⁷ Cabinet approved **£14.6m** of SCIL monies being spent on projects which best met the relevant criteria, which are listed below. The table shows the amounts spent to date on the projects and project delivery updates are available in a Community Infrastructure Levy briefing paper that was submitted to the Council's Housing, Planning and Development Scrutiny Panel in June 2022⁸.

SCIL Ref	Capital Programme			SCIL contribution	Spent	Balance
	Ref	Project	Full amount			
1	109	Youth Services (Wood Green Youth Space) 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"> • £100k GLA Good Growth Fund • £100k Haringey Young People at Risk Strategy fund • £60k Wood Green capital fund • £250k NCIL (agreed March 2020) • £940k SCIL 		£940,000	0	£940,000
2	119	School Streets 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	£786,799	£713,201
3	313	Active Life in Parks 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	0	£500,000
4	474	Tottenham High Road Strategy 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	0	£342,000
5	411	Tottenham High Road & Bruce Grove station	£569,000 borrowing	£569,000	0	£569,000

⁷ www.minutes.haringey.gov.uk/ielssueDetails.aspx?IId=71778&PlanId=0&Opt=3#AI66290

⁸ www.minutes.haringey.gov.uk/documents/s133478/22-06-28%20-%20CIL%20report%20for%20HRSP%20V3.pdf

SCIL Ref	Capital Programme			SCIL contribution	Spent	Balance
	Ref	Project	Full amount			
		Delivery of employment workspace and public realm improvements in Bruce Grove Ward				
6		Wood Green Regen				
6.1		<u>Turnpike Lane Improvement Project</u> 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"> £600k Council capital £600k SCIL 		£600,000	£20,830	£579,170
6.2	480	<u>Penstock Tunnel and Public Space</u> 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: <ul style="list-style-type: none"> £100k TfL funding no longer available, propose to replace with SCIL, and top up with extra £34k £566k GLA/S106/Wood Green capital fund 	£34,413,000 borrowing	£134,000	0	£134,000
6.3		<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: <ul style="list-style-type: none"> £500k GLA Good Growth Fund 3 Accelerator £750k SCIL 		£750,000	0	£750,000
7	4008	Wood Green Decentralised Energy Network (DEN)	£7,000,000 self-finance	£650,000	0	£650,000

SCIL Ref	Capital Programme			SCIL contribution	Spent	Balance
	Ref	Project	Full amount			
		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.				
8	4007	Tottenham Hale Decentralised Energy Network (DEN) 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	£6,500,000 self-finance	£1,500,000	0	£1,500,000
9	465	District Energy Network (DEN) 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).	£12,960,000 self-finance	£1,400,000	0	£1,400,000
10	NEW1	Good Economy Recovery Plan: Making High Streets Fit for purpose 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	£500,000	£500,000	0	£500,000
11	NEW2	Good Economy Recovery Plan: Market trading investment	£60,000	£60,000	0	£60,000

SCIL Ref	Capital Programme			SCIL contribution	Spent	Balance
	Ref	Project	Full amount			
		£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.				
12	NEW3	Good Economy Recovery Plan: Streetspace Plan projects for Walking & Cycling Those projects that are as yet unfunded by TfL/DfT. Includes £200k for 2020/21 financial year.	£5,100,000	£5,100,000	0	£5,100,000
13	NEW4	Good Economy Recovery Plan: 'Welcome Back' to town centres – signage / commissions at key gateways 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	0	£100,000
Total				£14,645,000	£807,629	£13,837,371



2.6. Spending Neighbourhood CIL (NCIL)

National legislation, policy & guidance

- 2.6.1. 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

- 2.6.2. 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.
- 2.6.3. 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.
- 2.6.4. 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.
- 2.6.5. Following consultation, in March 2020 the Council agreed⁹ 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 area¹⁰
 - 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**
- 2.6.6. The re-allocated NCIL monies and the approved NCIL Round 1 projects are set out on the following pages together with spend to date on those projects. Project delivery updates are available in a Community Infrastructure Levy briefing paper that was submitted to the Council's Housing, Planning and Development Scrutiny Panel in June 2022¹¹.

⁹ www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=435&MId=9371&Ver=4

¹⁰ 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.

¹¹ <https://www.minutes.haringey.gov.uk/documents/s133478/22-06-28%20-%20CIL%20report%20for%20HRSP%20V3.pdf>

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
Total	£2,809,972.95	£2,809,972.95	£2,249,265.00	£560,707.95	£466,995.86	£466,995.86	£707,161.64	£707,161.64	£1,734,865.45

NCIL Round 1 Projects by Area

Area	Project	Ref	Cost	Spent	Balance
Area 1 Fortis Green, Muswell Hill and Alexandra	Muswell Hill Library Accessibility Improvements	1	£271,459 contribution (to £357,000 full cost)	£0	£271,459
	Total for Area		£271,459	£0	£271,459
Area 2 Hornsey and Stroud Green	Re-deployable cameras x1	2a	£11,000	£0	£11,000
	On-street waste containment x2	2b	£10,000	£9,530	£470
	Bike hangars x1	2c	£5,000	£0	£5,000
	Priory Park Sports and Play Area Enhancements	2d	£100,000	£5,000	£95,000
	Stroud Green and Harringay Library Accessibility Improvements	2e	£55,806 contribution (to £180,000 full cost)	£0	£55,806
Total for Area		£181,806	£14,530	£167,276	
Area 3 Bounds Green and Woodside	Re-deployable cameras x2	3a	£22,000	£0	£22,000
	On-street waste containment x2	3b	£10,000	£9,756	£244
	Bike hangars x2	3c	£10,000	£0	£10,000
	Woodside Parks Play Area and landscaping improvements	3d	£46,000	£2,300	£43,700
	Chapman's Green New Play Area	3e	£20,000	£1,000	£19,000
	Springfield Park enhancements	3f	£10,000	£500	£9,500
	Wood Green Youth Space Contribution	3g	£50,000	£0	£50,000
Total for Area		£168,000	£13,556	£154,444	
Area 4 Noel Park and Harringay	Re-deployable cameras x2	4a	£22,000	£0	£22,000
	On-street waste containment x2	4b	£10,000	£7,908	£2,092
	Bike Hangars x2	4c	£10,000	£0	£10,000
	Wood Green Common Playground Update	4d	£50,000	£2,500	£47,500
	Wood Green Youth Space Contribution	4e	£150,000	£0	£150,000
Total for Area		£242,000	£10,408	£231,592	
Area 5 White Hart Lane and Northumberland Park	Re-deployable cameras x2	5a	£22,000	£0	£22,000
	On-street waste containment x2	5b	£10,000	£7,364	£2,636
	Bike hangars x2	5c	£10,000	£0	£10,000
	Bruce Castle Park Landscape Enhancement	5d	£50,000	£2,500	£47,500
	Bruce Castle Renovate Multi Use Games Area for various sports	5e	£140,000	£7,000	£133,000
	Tower Gardens Landscape Improvements to go pesticide free	5f	£30,000	£1,500	£28,500
	LGBT+ Crossing The Roundway and Lordship Lane	5g	£10,000	£0	£10,000
Total for Area		£272,000	£18,364	£253,636	
Area 6 West Green, St Ann's and Seven Sisters	Re-deployable cameras x3	6a	£33,000	£0	£33,000
	On-street waste containment x3	6b	£15,000	£7,910	£7,090
	Bike Hangars x3	6c	£15,000	£0	£15,000
	Lordship Recreation Ground- Changing Places Accessible Toilet	6d	£65,000	£3,250	£61,750
	Downhills Park- Tennis Courts	6e	£100,000	£5,000	£95,000
	Wood Green Youth Space Contribution	6f	£50,000	£0	£50,000
Total for Area		£278,000	£16,160	£261,840	
Area 7 Bruce Grove, Tottenham Green and Tottenham Hale	Re-deployable cameras x3	7a	£33,000	£0	£33,000
	On-street waste containment x3	7b	£15,000	£0	£15,000
	Bike hangars x3	7c	£15,000	£0	£15,000
	Hartington Park- Landscape Improvements	7d	£30,000	£1,500	£28,500
	Tree Planting	7e	£24,000	£0	£24,000
	Bruce Grove Youth Space Improvement Project	7f	£400,000	£12,811	£387,189

Area	Project	Ref	Cost	Spent	Balance
	Zebra crossing at Shelbourne Road	7g	£35,000	£0	£35,000
	Total for Area		£552,000	£14,311	£537,689
Highgate Neighbourhood Forum and Plan Area	BMX Track	8a	£170,000	£16,910	£153,090
	Parkland Walk Play Area	8b	£90,000	£13,070	£76,930
	Tree Planting	8c	£24,000	£0	£24,000
	Total for Area		£284,000	£29,980	£254,020
Total cost			£2,249,265	£117,309	£2,131,956



NCIL Round 1 Projects by Category

Library improvements

Ref Number- 1

Muswell Hill Library Accessibility Improvements

Area 1- Alexandra, Muswell Hill and Fortis Green

Indicative Cost- £271,459 contribution to £357,000 full cost

Muswell Hill Library is a Grade II listed building in need of various enhancements. Some improvements are currently underway, however at present there is no allocated funding for accessibility improvements. It is hoped that by the time the project is ready to go to tender that the additional required funding could be available, which could include Neighbourhood CIL.



The accessibility improvements will look at providing a new glazed main entrance to the west side of the building with a new passenger lift to provide access from street level to the ground and first floor. They will also look at providing an accessible toilet to the ground and first floor and reconfiguring the staff toilet on the first floor.

Accessibility improvement works to Muswell Hill Library was the most common response during the Round 1 Consultation process- over 46% of total responses addressed this one project. Library accessibility works fulfil Outcome 11 of the Borough Plan regarding 'A culturally engaged place', specifically objectives 11a and 11b which aim to:

- Provide accessible, quality spaces for people to come together, especially for young people
- Foster a strong and diverse cultural offer

Ref Number- 2e

Stroud Green and Harringay Library

Area 2- Hornsey and Stroud Green

Indicative Cost- £55,806 contribution to £180,00 full cost

The first floor at Stroud Green Library is currently permitted for residential use. To enable the space to be used by the staff and the community it requires a change of use planning application. This would allow the first floor space to be used for staff welfare facilities in the short term subject to the existing staircase being able to be used. For the first floor to be used as a community space the staircase will have to be completely removed and a new staircase and lift installed in the perimeter of the existing stairwell. Locating the lift within the reconfigured stairwell means that works could be delivered without major impacts on the use of the library.

There were 2 responses in the 2018 Round 1 Consultation regarding libraries in the Stroud Green and Hornsey area.

Library accessibility works fulfil Outcome 11 of the Borough Plan regarding 'A culturally engaged place', specifically objectives 11a and 11b which aim to:

- Provide accessible, quality spaces for people to come together, especially for young people
- Foster a strong and diverse cultural offer

Re-deployable cameras

Ref Number	Project	Area	Indicative Cost	Responses
2a	Re-deployable cameras x1	2 (Hornsey and Stroud Green)	£11,000	1
3a	Re-deployable cameras x2	3 (Bounds Green and Woodside)	£22,000	4
4a	Re-deployable cameras x2	4 (Noel Park and Harringay)	£22,000	3 (including WGBID and TPLJSWG)
5a	Re-deployable cameras x2	5 (White Hart Lane and Northumberland Park)	£22,000	Cross-borough responses
6a	Re-deployable cameras x3	6 (St Ann's, Seven Sisters and West Green)	£33,000	Cross-borough responses
7a	Re-deployable cameras x3	7 (Bruce Grove, Tottenham Green and Tottenham Hale)	£33,000	4

NCIL funds can be used to increase the number of re-deployable cameras in the borough. In the Turnpike Lane area, the cameras would be different to those subsidised by the Wood Green Business Improvement District. These will be additional and complementary to the Council's wider CCTV capital programme, though officers will manage procurement, deployment, and maintenance through the overall programme to ensure the most efficient and effective roll out.

During the 2018 Round 1 Consultation there were 25 community responses from across the Borough regarding extension of the Council's CCTV stock. Greater CCTV coverage around the Wood Green and Turnpike Lane area was mentioned in the 2018 Consultation by the Wood Green Business Improvement District (WGBID). The Turnpike Lane Joint Strategy Working Group (TPLJSWG) also made a submission concerning CCTV coverage at Turnpike Lane, Ducketts Common and Harringay Passage.

Having re-deployable cameras across Haringey aligns to Outcome 10 in the Borough Plan, 'a cleaner safer and attractive place.' Objective 10b explicitly aims to reduce fly-tipping, with re-deployable cameras having the capacity to bolster fly-tipping enforcement. Greater CCTV coverage aligns to Outcome 12 'A safer borough' within the 'Place' Priority of the Borough Plan.



On-street waste containment

Ref Number	Project	Area	Indicative Cost	Responses
2b	On-street waste containment x2	2 (Hornsey and Stroud Green)	£10,000	1
3b	On-street waste containment x2	3 (Bounds Green and Woodside)	£10,000	Cross-borough
4b	On-street waste containment x2	4 (Noel Park and Harringay)	£10,000	Responses from TPLJSWG
5b	On-street waste containment x2	5 (White Hart Lane and Northumberland Park)	£10,000	1
6b	On-street waste containment x3	6 (St Ann's, Seven Sisters and West Green)	£15,000	1
7b	On-street waste containment x3	7 (Bruce Grove, Tottenham Green and Tottenham Hale)	£15,000	1

NCIL funds can be used to cover the installation of aesthetically pleasing bespoke waste containers for use for flats above shops. Currently, there is little current provision of this across the Borough. These containers are needed across the Borough in all areas which have a parade of shops.

In addition to 5 responses which addressed waste, there were also 16 responses which could be considered to address the 'beautifying of public realm' which the new containers would contribute to.

On-street waste containment would closely align to Objective 10 'A cleaner, accessible and attractive place' within the Place Priority of the Borough Plan. Specifically, Objectives 10b and 10c would be met as these are concerned with minimising fly-tipping and maintaining an attractive public realm.



Bike Hangars

Ref Number	Project	Area	Indicative Cost	Responses
2c	Bike Hangars x1	2 (Hornsey and Stroud Green)	£5,000	Cross-borough responses concerning an improvement to cycling facilities
3c	Bike Hangars x2	3 (Bounds Green and Woodside)	£10,000	
4c	Bike Hangars x2	4 (Noel Park and Harringay)	£10,000	
5c	Bike Hangars x2	5 (White Hart Lane and Northumberland Park)	£10,000	
6c	Bike Hangars x3	6 (St Ann's, Seven Sisters and West Green)	£15,000	
7c	Bike Hangars x3	7 (Bruce Grove, Tottenham Green and Tottenham Hale)	£15,000	1 specific response for this area concerning a bike hangar

Bike hangars encourage active travel by allowing cyclists a safe place to store their bike in a way which is sometimes not offered by their home.

Bike Hangars would align to Objective 9b within the Borough Plan by encouraging people to increase their levels of physical activity in the Borough. Bike hangars would also improve the connectivity of the Borough which falls under Outcome 11 'a culturally engaged place'.



Park Improvement Projects

Ref Number	Project	Area	Indicative Cost	Responses
2d	Priory Park Sports and Play Area Enhancements	2 (Hornsey and Stroud Green)	£100,000	58
3d	Woodside Parks Play Area and landscaping improvements	3 (Bounds Green and Woodside)	£46,000	4
3e	Chapman's Green New Play Area	3 (Bounds Green and Woodside)	£20,000	1
3f	Springfield Park enhancements	3 (Bounds Green and Woodside)	£10,000	3
4d	Wood Green Common playground update	4 (Noel Park and Harringay)	£50,000	3
5d	Bruce Castle Landscape Enhancements	5 (White Hart Lane and Northumberland Park)	£50,000	1
5e	Bruce Castle Renovate multi-use games areas for various sports	5 (White Hart Lane and Northumberland Park)	£140,000	1
5f	Tower Gardens Landscape Improvements to go Pesticide Free	5 (White Hart Lane and Northumberland Park)	£30,000	Cross-borough
6d	Lordship Recreation Ground- Changing Places accessible toilet	6 (St Ann's, Seven Sisters and West Green)	£65,000	2
6e	Downhills Park- Tennis Court	6 (St Ann's, Seven Sisters and West Green)	£100,000	3
7d	Hartingdon Park Landscape Improvements	7 (Bruce Grove, Tottenham Green and Tottenham Hale)	£30,000	10
8a	BMX Track	Highgate Neighbourhood Forum Area	£170,000	Highgate Neighbourhood Forum priority
8b	Parkland Walk Play Area	Highgate Neighbourhood Forum Area	£90,000	In the Neighbourhood Plan

There are many different individual projects for parks and green space improvements, as set out in this table. Park and green space improvements align to Outcome 9 'A healthier, active and greener place' within the Place Priority of the Borough Plan. Specifically, it will help achieve Objectives 9a and 9b which aim to:

- Protect and improve parks, open space, and green space, promoting community use
- Increase levels of physical activity across the borough.



Tree Planting

Ref Number	Project	Area	Indicative Cost	Responses
7e	Tree Planting	7 (Bruce Grove, Tottenham Green and Tottenham Hale)	£24,000	4
8c	Tree Planting	Highgate Neighbourhood Forum Area	£24,000	Highgate Neighbourhood Forum priority

Costs include the cost of trees, stakes, ties, watering pipes, tree pits and 3 years of after care to ensure establishment.

Tree Planting schemes align to Outcome 9 'A healthier, active and greener place' within the Place Priority of the Borough Plan. Objective 9c to 'improve air quality, especially around schools' will be met which fits in with the Council's climate change priority. Moreover, trees 'provide an attractive and well-maintained public realm' which is Objective 10c of the Borough Plan.



Youth Space

Ref Number	Project	Area	Indicative Cost	Responses
3g	Wood Green Youth Space contribution	3 (Bounds Green and Woodside)	£50,000	Cross-borough responses concerning community centres and meeting places
4e	Wood Green Youth Space contribution	4 (Noel Park and Harringay)	£150,000	Cross-borough responses concerning community centres and meeting places
6f	Wood Green Youth Space contribution	6 (St Ann's, Seven Sisters and West Green)	£50,000	Cross-borough responses concerning community centres and meeting places

NCIL funds offer an opportunity to progress a Youth Space in Wood Green.

There was a specific consultation response concerning community spaces in Area 4, alongside support for youth provision across the wider borough. The Youth Centre would be an important facility for young people in the Wood Green Area.

A Youth Space in Wood Green would address noted concerns about youth provision and have potential to help address youth crime as part of the Council's wider strategy relating to knife crime. The Youth Space would also address after school activities provision for young people between 3pm and 6pm which is known to be a time when many issues arise with young people. An indicative cost of £250,000 has been put on this project, with £150,000 coming from Area 4, supplemented by £50,000 each from Areas 3 and 6. Young people would need to be engaged in the design of the improvements at the youth space.



A Youth Space in Wood Green would fall within the Place Priority of the Borough Plan, particularly Outcome 11 'A culturally engaged place'. Objective A is particularly relevant as this concerns 'Accessible spaces for young people and children' which is offered by the development of a Youth Space in Wood Green. The People Priority is also relevant, including Outcome 6 'Every young person, whatever their background, has a pathway to success for the future'.

Ref Number 7f

Bruce Grove Youth Space Improvement Project

Area 7 (Bruce Grove, Tottenham Green and Tottenham Hale)

Indicative Costs- £400,000

NCIL funds offer an opportunity to support the renovation of Bruce Grove Youth Space. The Project will support improvements to the building and the back garden. Potential works at the front of the building include improved lighting and CCTV coverage, as well as signage and gates. At the back of the building, there are opportunities to improve the lockers and lighting. In the back garden, works may include the installation of floodlighting and the resurfacing of the sports court.

Although there were no specific consultation responses concerning community spaces in Area 7, there was support for youth provision across the wider borough. The Youth Centre is an important facility for young people across the wider Tottenham Area.



Improvements at Bruce Grove address noted concerns about youth provision and have potential to help address youth crime as part of the Council's wider strategy relating to knife crime. Bruce Grove Youth Space would also address after school activities provision for young people between 3pm and 6pm which is known to be a time when many issues arise with young people. An indicative cost of £400k has been proposed made up of c. £100k capital works and £150k for two years with details to be finalised by service providers. Young people would need to be engaged in the design of the improvements at the youth space.

Improvements to Bruce Grove Youth Space would fall within the Place Priority of the Borough Plan, particularly Outcome 11 'A culturally engaged place. Objective A is particularly relevant as this concerns 'Accessible spaces for young people and children' which is offered by improvements to Bruce Grove Youth Space. The People Priority is also relevant, including Outcome 6 'Every young person, whatever their background, has a pathway to success for the future'.

Ref Number 5g

LGBT+ Crossing

Area 5 (White Hart Lane and Northumberland Park)

Indicative Cost: £10,000

The Borough Plan also sets out the objective to improve connectivity and safety for pedestrians and cyclists. This is within the Place priority of the Borough Plan. LGBT+ crossings would also support Borough Plan Objective 10c to 'Provide an attractive and well-maintained public realm.'

In the Borough Plan the Council sets out its commitment to equality, including the principle of being able to 'Work with residents and employees to create communities which are able to come together, value diversity and challenge discrimination.' The borough has a proud history of LGBT+ community groups and activities. Within the Council, this commitment to equality, diversity and creating an inclusive environment is evidenced by the popular HarinGAY t-shirts and rainbow lanyards, participation in Pride London, and the celebration of LGBT History Month. There is also a flourishing LGBT+ staff network.



Ref Number 7g

Zebra crossing at Shelbourne Road

Area 7 (Bruce Grove, Tottenham Green and Tottenham Hale)

Indicative Cost: £35,000

This project would support pedestrian access and connectivity to Harris Primary Academy Coleraine Park. It would align to Outcome 10 of the Borough Plan 'a cleaner, accessible and attractive place.' In particular, Objective 10a seeks to 'provide safe and accessible roads, pavements and other public spaces for everyone, especially vulnerable users.'

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”¹² and these must meet the legal S106 tests¹³:

- **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.



¹² S106 of the Town and Country Planning Act 1990

¹³ 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**



1.1. S106 Report

1.1.1. Haringey's S106 Report for the reported year 2021/22 required by Regulation 121A(c) of the CIL Regulations 2010 is as follows:

TABLE 1: By Category for 2021/22	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†	450,577	0	0	382,000	214,750	0	0	0	0	397,794	0	78,733	0	545,000	0	814,744	2,883,598
(b) £ received†	553,131	127,100	0	353,111	322,028	0	0	0	0	270,333	0	39,700	0	731,973	0	395,418	2,792,794
(c) £ received but not allocated‡	4,468,087	182,050	0	0	640,692	0	0	0	0	798,798	0	450,946	0	648,806	0	560,250	7,749,629
(d) Non-monetary contributions entered into†	See Table 1(d)																
(e) £‡ allocated but not spent	316,361	546,188	0	2,780,538	62,500	0	0	0	0	22,427	0	0	0	172,105	100,000	992,820	4992939
(g) summary details of items†	See Table 1 (g)																
(f) £† spent†	1,704,745	0	0	12,000	0	0	0	0	0	89,857	0	46,000	0	5,000	0	0	1,857,602
(h) summary details† (i) items	See Table 1 (h)																

(ii) repaying £ borrowed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	£0
(i) £‡ retained at end of year	4,784,448	728,238	0	2,780,538	703,192	0	0	0	0	821,225	0	450,946	0	820,911	100,000	1,553,070	12,742,568	

† Reported year i.e. 2021/22

‡ From any year

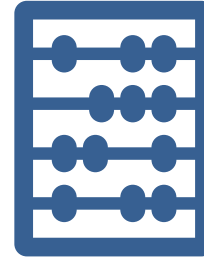
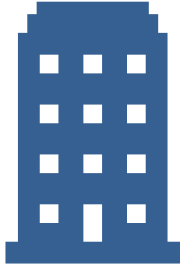


Table 1(d) Non-monetary contributions entered into in 2021/22

Category	Planning Application Reference	Address	Details
Affordable housing	HGY/2020/0795	Former Petrol Filling Station, 76 Mayes Road, N22 6TE	25 units <ul style="list-style-type: none"> • 15 London Affordable Rent • 10 London Shared Ownership
	HGY/2020/1724	7 Cross Lane, N8 7SA	13 units <ul style="list-style-type: none"> • 6 London Affordable Rent • 7 Shared Ownership
	HGY/2017/3020	Chocolate Factory & Parma House, 5 Clarendon Road, N22	73 units <ul style="list-style-type: none"> • Social Rented Units
Primary / secondary / post-16 education	N/A	N/A	Number of places per site N/A See Table 1 for financial contributions
Health	N/A	N/A	N/A
Highways / Transport & travel / S278	Various	Various	<ul style="list-style-type: none"> • 9 x Car Club obligation • 10 x Car Free developments • 5 x Highway Agreements • 5 x Travel Plans • 2 x Parking Plans
Open space & leisure	Various	Various	<ul style="list-style-type: none"> • 1 x Public Access Plan
Community facilities	N/A	N/A	N/A
Digital infrastructure	N/A	N/A	N/A
Green infrastructure	Various	Various	<ul style="list-style-type: none"> • 4 x Decentralised Energy Network (DEN) • 6 x Energy Plans/Strategies • 3 x Sustainability Reviews • 4 x Viability Reviews
Flood & water management	N/A	N/A	N/A
Economic development	Various	Various	<ul style="list-style-type: none"> • 8 x Employment & Skills Plans (ESPs) • 7 x Apprenticeship Support Contribution £1,500 per apprentice Amount TBC depending on number of apprentices • 1 x Construction Plan
Land	N/A	N/A	N/A
Monitoring fees	N/A	N/A	N/A
Bonds (held or repaid to developers)	N/A	N/A	N/A
Environment / public realm / public art	N/A	N/A	N/A
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	<ul style="list-style-type: none"> • 2 x Site specific Improvements • 1 x Telecommunications Plan • Business Continuity Fund • 1 x Affordable Workspace

Table 1(g) Summary details of funding received but not spent as of 2021/22

NB: This table does not show spend from years prior to the IFS

Planning Application Reference	Site Address	S106 Requirement	Received Funding £	Allocated	Spent
Offsite Affordable Housing Contribution					
HGY/2014/0484	159 Tottenham Lane, N8	Affordable Housing Contribution To provide affordable housing in LBH	432,120.72	Allocated 268,824.20	268,824.20
HGY/2014/1818	46 The Broadway, N8	Affordable Housing Contribution To provide affordable housing in LBH	38,913.00	Not Allocated	Not spent
HGY/2015/2609	Land adj. To 2 Canning Crescent, N22	Affordable Housing Contribution To provide affordable housing in LBH	125,000.00	Not Allocated	Not spent
HGY/2017/2005	SW Plot, Hale Village, Ferry Lane, N17	Affordable Housing Contribution To provide affordable housing in LBH	150,000.00	Not allocated	Not spent
HGY/2015/1820	Beacon Lodge, 35 Eastern Road, N2	Affordable Housing Contribution To provide affordable housing in LBH	180,000.00	Not Allocated	Not spent
HGY/2017/0698	Gisburn Mansions, Tottenham Lane, N8	Affordable Housing Contribution To provide affordable housing in LBH	100,000.00	Not Allocated	Not spent
HGY/2013/1169	107-143 Muswell Hill Road, N10 - 1st Agmt	Affordable Housing Contribution To provide affordable housing in LBH	216,200.00	Not Allocated	Not spent
HGY/2015/2147	107-143 Muswell Hill Road, N10 - 2nd Agmt	Affordable Housing Contribution To provide affordable housing in LBH	37,829.56	Not Allocated	Not spent
HGY/2014/1105	332-334 High Road, N15	Affordable Housing Contribution	50,234.00	Allocated 47,536.80	47,536.80

		To provide affordable housing in LBH			
HGY/2015/1507	Omega Works, Hermitage Road, N4	Affordable Housing Contribution To provide affordable housing in LBH	340,485.28	Not Allocated	Not spent
HGY/2010/1175	Furnival House, 50 Cholmeley Park, N6	Affordable Housing Contribution To provide affordable housing in LBH	635,580.00	Not Allocated	Not spent
HGY/2017/2001	163 Tottenham Lane, N8	Affordable Housing Contribution To provide affordable housing in LBH	122,500.00	Not allocated	Not spent
HGY/2016/0558	Cline Road Lock Up Garages, N11	Affordable Housing Contribution To provide affordable housing in LBH	415,723.74	Not allocated	Not spent
HGY/2017/1008	2 Chesnut Road, N17	Affordable Housing Contribution To provide affordable housing in LBH	137,606.04	Not allocated	Not spent
HGY/2015/2517	191-201 Archway Road, N6	Affordable Housing Contribution To provide affordable housing in LBH	285,345.00	Not allocated	Not spent
HGY/2013/1846	30 Muswell Hill Road, N10	Affordable Housing Contribution To provide affordable housing in LBH	73,379.00	Not allocated	Not spent
HGY/2015/3730	Raglan Hall Hotel, 8-12 Queens Avenue, N10	Affordable Housing Contribution To provide affordable housing in LBH	890,400.00	Not allocated	Not spent
HGY/2016/1562	Land r/o 3 New Road, N8	Affordable Housing Contribution	204,918.00	Not allocated	Not spent
HGY/2018/0076	168 Park View Road, N17	Affordable Housing Contribution	193,212.94	Not allocated	Not spent
HGY/2018/3654	45-63 Lawrence Road, N15	Affordable Housing Contribution	155,000.00	Not allocated	Not spent

			4,784,447.28 received	316,361.00 allocated	
Primary / secondary / post-16 education					
HGY/2006/0358	Land r/o 14 High Road & adj. to 1 Whymark Avenue, N22	Education Contribution	22,909.57	Allocated	Not spent
HGY/2007/2210	Harpers Yard, Ruskin Road, N17 (2nd Agreement)	Education Contribution	72,207.00	Allocated	Not spent
HGY/2013/1985	318-320 High Road, N15	Education Contribution	80,416.00	Allocated	Not spent
HGY/2015/3102	624 High Road, N17	Education Contribution	183,109.52	Allocated	Not spent
HGY/2013/2019	Hornsey Reuse & Recycling Centre, High Street, N8	Education Contribution	38,000.00	Allocated	Not spent
HGY/2014/2974 HGY/2016/3656	10-27 Connaught House, Connaught Gardens, N10	Education Contribution	20,933.57	Allocated	Not spent
HGY/2014/2162	r/o 600 Green Lanes, N8	Education Contribution	27,937.38	Allocated	Not spent
HGY/2012/0554	29-31 Aylmer Road, N2	Secondary School Education Contribution	15,000.00	Allocated	Not spent
HGY/2012/0554	29-31 Aylmer Road, N2	Primary School Education Contribution	15,000.00	Not allocated	Not spent
HGY/2010/1175	Furnival House, 50 Cholmeley Park, N6	Education Contribution	85,675.01	Allocated	Not spent
HGY/2011/2229	274 Archway Road, N6	Education Contribution	39,950.00	Not allocated	Not spent
HGY/2016/0988	56 Muswell Hill, N10	Education Contribution	127,100.00	Not Allocated	Not spent
			728,238.05	546,188.05	
Open space & leisure					
HGY/2005/1896	725-733 Lordship Lane, N22	Open Space Improvements	4,956.57	Not allocated	Not spent
HGY/2011/2220	2 Maidstone Road, N11	Open Space Contribution	9,450.00	Not allocated	Not spent
HGY/2013/1985	318-320 High Road, N15	Play Area Contribution	12,500.00	Allocated	Not spent
HGY/2012/1983	Lawrence Road, N15	Open Space Contribution	50,000.00	Allocated	Not spent
HGY/2014/0484	159 Tottenham Lane, N8	Open Space Contribution	43,291.95	Not allocated	Not spent
HGY/2016/3932	1 Station Square, Station Road, N17	Landscaping Scheme	225,000.00	Not allocated	Not spent
HGY/2012/0554	29-31 Aylmer Road, N2	Open Space Contribution	30,000.00	Not allocated	Not spent
HGY/2017/2001	163 Tottenham Lane, N8	Child Play Space Contribution	2,565.00	Not allocated	Not spent

HGY/2017/0426	52-68 Stamford Road, N15	Park Works Contribution	13,774.33	Not Allocated	Not spent
HGY/2016/1719	Hale Wharf, Ferry Lane, N17	Paddock Contribution	276,441.42	Not Allocated	Not spent
HGY/2014/0373	2 Lansdowne Road, N17	Replacement Tree Planting Contribution	3,400.00	Not Allocated	Not spent
HGY/2018/0076	168 Park View Road, N17	Child Play Space Contribution	1,567.50	Not Allocated	Not spent
HGY/2016/1213	45-63 Lawrence Road, N15	Open Space Contribution	30,245.00	Not Allocated	Not spent
			703,191.77 received	62,500 allocated	
Economic development					
HGY/2016/3932	1 Station Square, Station Road, N17	Local Labour Initiatives Contribution	29,000.00	Allocated 22,427.32	22,427.32
HGY/2017/2005	SW Plot, Hale Village, N17	Local Labour Contribution	38,112.00	Not allocated	Not spent
HGY/2012/0554	29-31 Aylmer Road, N2	Local Employment and Construction Training Initiative Contribution	2,500.00	Not allocated	Not spent
HGY/2017/3117	Haringey Heartlands	Employment Contribution	135,000.00	Not allocated	Not spent
HGY/2018/2223	SDP Sites, N17	Apprenticeship Contribution	94,940.00	Not allocated	Not spent
HGY/2017/2001	163 Tottenham Lane, N8	Employment & Skills Contribution	52,190.03	Not allocated	Not spent
HGY/2017/2044	Berol Yard, Ashley Road, N17	Building 4 Construction Contribution	6,879.99	Not allocated	Not spent
HGY/2017/2045 HGY/2019/2804	Ashley Gardens, Ashley Road, N17	Local Labour Contribution	29,000	Not allocated	Not spent
HGY/2017/2045 HGY/2019/2804	Ashley Gardens, Ashley Road, N17	Building 1A Construction Contribution	5,000	Not allocated	Not spent
HGY/2016/0086	Land East of Cross Lane, N8	Employment & Training Contribution	20,100.18	Not allocated	Not spent
HGY/2018/0382	St. Ann's General Hospital, St. Ann's Road, N15	Haringey Employment & Recruitment Partnership	10,500.00	Not allocated	Not spent
HGY/2016/2824	Mono House, 50-56 Lawrence Road, N15	Loss of Employment Floorspace	5,400.00	Not allocated	Not spent
HGY/2017/2045 HGY/2019/2804	Ashley Gardens, Ashley Road, N17	Building 1 Construction Contribution	15,000.00	Not allocated	Not spent
HGY/2020/0635	555 White Hart Lane, N17	Skills Contribution	96,770.00	Not allocated	Not spent

HGY/2020/0635	555 White Hart Lane, N17	Apprenticeship Contribution	10,500.00	Not allocated	Not spent
HGY/2020/0100	Unit 2, White Hart Works, 550 White Hart Lane, N17	Apprenticeship Contribution	1,500.00	Not allocated	Not spent
HGY/2016/1719	Hale Wharf, Ferry Lane, N17	Local Labour Contribution	33,172.97	Not allocated	Not spent
HGY/2020/0795	Former Petrol Filling Stn, 76 Mayes Road, N22	Construction Mgt. Plan & Construction Logistics Plan Monitoring	3,000.00	Not allocated	Not spent
HGY/2018/1472	44-46 High Road, N22	Apprenticeship Contribution	10,500.00	Not allocated	Not spent
HGY/2018/0076	168 Park View Road, N17	Employment Contribution	9,255.27	Not allocated	Not spent
HGY/2016/1807	590-598 Green Lanes, N8	Local Labour Contribution	212,905.23	Not allocated	Not spent
			821,225.67 received	22,427.32 allocated	
Environment / public realm / public art					
Environmental Contribution					
HGY/2008/1862	375, 377 & 379 High Road, N17	Environmental Improvement	15,435.00	Allocated	Not spent
HGY/2011/0905	72-96 Park Road, N8	Improvements associated with the development	10,000.00	Not allocated	Not spent
HGY/2014/0498	Image House, Station Road, N17	Community Facilities & Environmental Improvement Contribution	30,000.00	Allocated	Not spent
HGY/2017/1008	2 Chesnut Road, N17	Environmental Improvement	3,267.00	Allocated	Not spent
HGY/2016/3932	1 Station Square, Station Road, N17	Public Realm Contribution	94,000.00	Allocated	Not spent
HGY/2012/0554	29-31 Aylmer Road, N2	Environmental Improvement	20,000.00	Not allocated	Not spent
HGY/2017/2045	Ashley Gardens, Ashley Road, N17	Building 1A Environment	5,000	Not allocated	Not spent
HGY/2017/2044	Berol Yard, Ashley Road, N17	Building 4 Environment Improvement	8,599.99	Not allocated	Not spent
HGY/2017/1008	2 Chesnut Road, N17	Environmental Improvement	34,401.51	Allocated 29,403	Not spent
HGY/2020/0635	555 White Hart Lane, N17	Swaffham Way Public Realm Works Contribution	27,508.91	Not allocated	Not spent
HGY/2017/2044	Berol Yard, Ashley Road, N17	Public Realm Contribution	572,698.40	Not allocated	Not spent
			820,910.81 received	172,105 allocated	
Waste Collection Contribution					
HGY/2019/0690	Apex House, 820 Seven Sisters Road, N15	Waste Collection Contribution	100,000.00	Allocated	Not spent

			100,000.00 received	100,000.00 allocated	
Carbon Offsetting Contribution					
HGY/2015/3255	122-124 High Road, N22	Carbon Offsetting	4,500.00	Allocated	Not spent
HGY/2015/2609	Land adj. To 2 Canning Crescent, N22	Carbon Offsetting	4,050.00	Allocated	Not spent
HGY/2015/3096	Lee Valley Techno Park & Part of Ashley Road Depot, Ashley Rd, N17	Carbon Offsetting	14,400.00	Allocated	Not spent
HGY/2016/2915	Apex House, 820 Seven Sisters Road, N15	Carbon Offsetting	28,107.00	Allocated	Not spent
HGY/2015/3102	624 High Road, N17	Carbon Offsetting	7,803.00	Allocated	Not spent
HGY/2017/2005	SW Plot, Hale Village, N17	Carbon Offsetting	93,292.00	Allocated	Not spent
HGY/2016/3932	1 Station Square, N17	Carbon Offsetting	175,329.29	Allocated	Not spent
HGY/2016/3932	1 Station Square, N17	Carbon Management	3,000.00	Allocated	Not spent
HGY/2017/2001	163 Tottenham Lane, N8	Carbon Offsetting	21,393.00	Allocated	Not spent
HGY/2019/1481	Somerlese, Courtenay Avenue, N6 – Planning Condition 10	Carbon Offsetting	8,100.00	Allocated	Not spent
HGY/2016/4095	St. John's Church & Hall, Acacia Avenue, N17	Carbon Offsetting	48,641.00	Allocated	Not spent
HGY/2017/2220	Hornsey Town Hall, The Broadway, N8	Carbon Offsetting	111,384.71	Allocated	Not spent
HGY/2017/2220	Hornsey Town Hall, The Broadway, N8	Carbon Offsetting	99,836.29	Allocated	Not spent
HGY/2015/2517	191-201 Archway Road, N6	Carbon Offsetting	25,076.79	Allocated	Not spent
HGY/2016/1573	Railway Approach, Hampden Road, N8	Carbon Offsetting	110,147.40	Allocated	Not spent
HGY/2016/0828	500 White Hart Lane, N17	Carbon Offsetting	57,888.00	Allocated	Not spent
HGY/2016/2824	Mono House, 50-56 Lawrence Road, N15	Carbon Offsetting	74,124.00	Allocated	Not spent
HGY/2016/0828	500 White Hart Lane, N17	Carbon Offsetting	193,601.00	Allocated 105,747.70	Not spent
HGY/2020/2794	Land North of Ermine Road, N15	Carbon Offsetting	7,454.65	Not allocated	Not spent
HGY/2015/3730	Raglan Hall Hotel, 8- 12 Queens Avenue, N10	Carbon Offsetting	3,005.10	Not allocated	Not spent
HGY/2017/2044	Berol Yard, Ashley Road, N17	Building 4 Carbon Offsetting	192,500.00	Not allocated	Not spent
HGY/2021/1190	Branksome, Courtenay Avenue, N6	Carbon Offsetting	27,588.00	Not allocated	Not spent
HGY/2019/2804	Ashley Gardens, Ashley Road, N17	Carbon Offsetting	118,263.00	Not allocated	Not spent
HGY/2017/0076	168 Park View Road, N17	Carbon Offsetting	21,078.00	Not allocated	Not spent

HGY/2017/0076	168 Park View Road, N17	Additional Carbon Offsetting	13,963.50	Not allocated	Not spent
HGY/2016/1807	590-598 Green Lanes, N8	Carbon Offsetting	32,564.80	Not allocated	Not spent
HGY/2018/3205	Former Newstead Nursing Home, Denewood Road, N6	Carbon Offsetting	55,980.00	Not allocated	Not spent
			1,553,070.53 received	992,820.188 allocated	

For further information please contact

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