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23 March 2026

To: All Members of the Overview and Scrutiny Committee

Dear Member,

Overview and Scrutiny Committee - Thursday, 26th March, 2026

I attach a copy of the following reports for the above-mentioned meeting which were not available at the time of collation of the agenda:

6. CALL IN OF CABINET DECISION ON NEIGHBOURHOOD COMMUNITY INFRASTRUCTURE LEVY (NCIL) SPENDING ROUND 2 (PAGES 1 - 78)

- A. Joint Report of the Monitoring Officer and Section 151 Officer on the Call In - attached
- B. Cabinet report on Neighbourhood Community Infrastructure Levy (NCIL) Spending Round 2. – attached
- C. Cabinet Minutes on Neighbourhood Community Infrastructure Levy (NCIL) Spending Round 2. – attached
- D. Copy of the Call In - attached
- E. Report of the Corporate Director for Environment and Resident Experience responding to the Call in – attached

Yours sincerely

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Report for: Special Overview and Scrutiny Committee
26th March 2026

Title: Joint report of the Monitoring Officer and the Chief Finance Officer on the Call-In of a Decision taken by the Cabinet on 10th March 2026 to approve the Neighbourhood Community Infrastructure Levy (NCIL) Spending Round 2

Report authorised by: Fiona Alderman, Monitoring Officer and Taryn Eves, Chief Finance Officer & Section 151 Officer

Lead Officer: Haydee Nunes de Souza, Deputy Monitoring Officer

Ward(s) affected: N/A

**Report for Key/
Non Key Decision:** N/A

1. Describe the issue under consideration

To advise the Overview and Scrutiny Committee on the call-in process, and in particular whether the decision taken by Cabinet on 10th March 2026 relating to the approval of the Neighbourhood Community Infrastructure Levy (NCIL) Spending Round 2, is within the policy and budgetary framework.

2. Cabinet Member Introduction

N/A

3. Recommendations

That Members note:

- a. The Call-In process;
- b. The advice of the Monitoring Officer and Chief Financial Officer that the decision taken by the Cabinet was inside the Council's policy and budgetary framework.

4. Reasons for decision

The Overview and Scrutiny Committee is expected to take its own decision with regard to whether a called-in decision is outside or inside the policy and budgetary framework when considering action to take in relation to a called-in decision.

5. Alternative options considered

N/A

6. Background information

Call-in Procedure Rules

- 6.1** The Call-In Procedure Rules (the Rules) appear at Part 4, Section H of the Constitution, and are reproduced at Appendix 1 to this report.
- 6.2.** The Rules prescribe that once a validated call-in request has been notified to the Chair of Overview and Scrutiny Committee (OSC), the Committee must meet within 10 working days to decide what action to take. In the meantime, all action to implement the original decision is suspended.
- 6.3** If OSC Members determine that the original decision was within the policy framework, the Committee has three options:
- (i) to not take any further action, in which case the original decision is implemented immediately.
 - (ii) to refer the original decision back to Cabinet as the original decision-maker. If this option is followed, the Cabinet must reconsider their decision in the light of the views expressed by OSC within the next 5 working days, and take a final decision.
 - (iii) to refer the original decision on to Full Council. If this option is followed, Full Council must meet within the next 10 working days to consider the call-in. Full Council can then decide to either:
 - take no further action and allow the decision to be implemented immediately, or
 - to refer the decision back to the Cabinet for reconsideration. The Cabinet's decision is final
- 6.4** If OSC determine that the original decision was outside the budget/policy framework, it must refer the matter back to the Cabinet with a request to reconsider it on the grounds that it is incompatible with the policy/budgetary framework.
- 6.5** In that event, the Cabinet would have two options:
- (i) to amend the decision in line with OSC's determination, in which case the amended decision is implemented immediately.
 - (ii) to re-affirm the original decision, in which case the matter is referred to a meeting of full Council within the next 10 working days. Full Council would have two options:
 - to amend the budget/policy framework to accommodate the called-in decision, in which case the decision is implemented immediately, or
 - to require the decision-maker to reconsider the decision again and to refer it to a meeting of the Cabinet, to be held within five working days. The Cabinet's decision is final.

The Policy Framework

- 6.6 A definition of The Policy Framework is set out in the Constitution at Article 4 of Part Two (Articles of the Constitution) which is reproduced as follows:

“Policy Framework

These are the plans and strategies that must be reserved to the full Council for approval:

- *Crime and Disorder Reduction (community safety) Strategy*
- *Development Plan documents*
- *Youth Justice Plan*
- *Statement of Gambling Policy*
- *Statement of Licensing Policy*
- *Treasury Management Strategy*

Any other policies the law requires must be approved by full Council.

Such other plans and strategies that the Council agrees from time to time that it should consider as part of its Policy Framework:

- *Housing Strategy”*

- 6.7 The Budget is defined in the Constitution at Article 4(b) as follows:

(b) Budget. The budget includes the allocation of financial resources to different services and projects, proposed contingency funds, setting the council tax and decisions relating to the control of the Council's borrowing requirements, the control of its capital expenditure and the setting of virement limits. The determination of the Council Tax Base is delegated to the Chief Finance Officer in consultation with the Cabinet Member for Finance.

- 6.8 The policy framework is intended to provide the general context, as set by Full Council, within which decision-making occurs. In an Executive model of local government, the majority of decisions are taken by the Executive – in Haringey’s case this being the Cabinet/Leader/Cabinet member. Under the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 the determination of a matter in the discharge of an Executive function nonetheless becomes a matter for the full Council if the proposed determination would be contrary to a plan or strategy adopted or approved by Full Council in relation to the function in question. Case law makes it clear that it would not be a proper use of a full Council approved plan or strategy to seek to make it a means for Full Council to micro-manage what ought to be Executive decisions.

7. Current Call-In

- 7.1 On 13th March 2026, a call-in request was received in relation to the Cabinet decision taken on 10th March 2026 on the recommendation to approve Neighbourhood Community Infrastructure Levy (NCIL) Spending Round 2. A copy of the Cabinet report dated 10th March 2026; the published draft minutes and the call-in request all form part of the published Agenda pack distributed to Members of the OSC, and so are not reproduced again here as appendices to this report.

7.2 The call in does not assert that the decision was outside the policy or budgetary framework, and in any event, the Chief Financial Officer also confirms her view that the Cabinet decision is within the budgetary framework.

7.3 In summary, the call in raises concerns that the process for allocating NCIL funding on the basis that it does not comply with the council's general constitutional principles of decision making or the specific policies relating to NCIL governance. In support of the concern, the call-in raised the following matters:

- The council has not provided evidence that the schemes selected for funding came from or was supported by, public suggestions, particularly for murals and the Civic Centre communal woodland gardens.
- The eligibility of the Civic Centre Garden for NCIL funding is unclear, on the basis that projects which have already been approved for borrowing under the capital programme cannot be described as eligible for NCIL funding because 'no alternative funding sources are available'.
- Regarding murals, the council has not explained how murals meet the legislative requirements for NCIL funding to be spent on infrastructure or anything else that is concerned with addressing the demands that development places on an area.
- The cabinet report provided no detail or evidence that the NCIL spend decision pays due regard to the decision-making principles set out in Section 12.02 of the Council's Constitution, particularly with regard to due consultation and a presumption in favour of openness. The report does not provide the source of each proposal, the weighted support of those proposals or why each proposal was selected.

7.4 A deputation led by Mr Dan Jones representing residents in Bounds Green, attended the cabinet meeting on the 10th March 2026 expressing similar concerns regarding the proposed NCIL spend on the Civic Centre communal woodland garden, in preference to other community projects and expressed the view that such spend was a breach of NCIL governance and should be paused.

7.5 The call-in went on to detail alternative courses of action, namely:

- The decision is not taken forward; and
- That a revised report be presented to a future cabinet meeting which should include; a list of all proposals which received more than one vote on the commonplace platform, evidence of residents nominating and supporting the specific projects identified for funding, calculations showing how competing priorities are scored/prioritised; evidence that projects are not being otherwise funded and proposals that are for more than one NCIL area and publication of evidence of support from residents in each area.
- A rerun of the decision with all the above provided so that decisions around NCIL allocations are transparent, representative, evidence based and in line with council policy.

8. Monitoring Officer's Assessment

8.1 The Call-In Procedure Rules require that:

"The [Overview and Scrutiny] Committee shall consider any report of the Monitoring Officer / Chief Finance Officer as to whether a called-in decision is inside or outside the policy / budget framework. The Overview and Scrutiny Committee shall have regard to that report and any advice but Members shall determine whether the decision is inside or outside the policy/ budget framework."

8.2 The Monitoring Officer considered the request on 18th March 2026, and determined that it met the 6 criteria for validity as set out in the Call-In Procedure Rules.

8.3 Following investigation and consideration, the Monitoring Officer made an assessment of whether the decision was outside the policy framework and concluded that it was not because the subject matter of the call-in is not contrary to the list of plans and strategies which comprise the policy framework set out at paragraph 6.6 above.

9. Conclusion

9.1 For the above reasons, the Monitoring Officer concludes that the Cabinet's decision was not outside of the policy framework.

10. The Section 151 Officer's Assessment

10.1 The Section 151 Officer's assessment is that the decision taken by Cabinet on the 10th March 2026 regarding the approval of the Neighbourhood Community Infrastructure Levy (NCIL) Spending Round 2, is within the financial framework of the authority.

11. Contribution to strategic outcomes

N/A

12. Statutory Officers comments (Chief Finance Officer (including procurement), Director of Legal & Governance, Equalities)

Finance and Procurement

The Chief Finance Officer's comments are set out above.

Legal implications

The Monitoring Officer's views are set out above.

Equality

N/A

13. Use of Appendices

Appendix 1 Call-In Procedure Rules

14. Local Government (Access to Information) Act 1985

N/A

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Call-In Procedure Rules

1. When a key decision is made by the Executive (that is, the Leader, Individual Cabinet Members or the Cabinet) or a committee of the Cabinet, the decision shall be published and shall be available for inspection at the Civic Centre and on the Council's website, normally within 2 working days of being made. The right to Call-In does not apply to a decision by way of an appeal hearing or a quasi-judicial procedure.
2. The notice of the key decision will be dated and will specify that the decision will come into force, and may then be implemented, on the expiry of 5 working days after the publication of the decision, unless a valid request has been received objecting to the decision and asking for it to be called-in. This does not apply to "urgent" decisions.
3. The Monitoring Officer will deem valid a request that fulfils all of the following 6 criteria:
 - (a) it is submitted by any five Members of the Council.
 - (b) it is received by the Democratic Services Manager by 10am on the fifth day following publication.
 - (c) it specifies the decision to which it objects.
 - (d) it specifies whether the decision is claimed to be outside the policy or budget framework.
 - (e) it gives reasons for the call-in and outlines an alternative course of action.
 - (f) it is not made in relation to a decision taken in accordance with the urgency procedures in paragraph 18 below.
4. The Democratic Services Manager will forward all timely and proper call-in requests, once deemed valid by the Monitoring Officer, to the Chair of the Overview and Scrutiny Committee and the Overview and Scrutiny Manager and will notify all Cabinet Members including the decision maker and the relevant Chief Officer.
5. A key decision will be implemented immediately after a call-in request is deemed invalid by the Monitoring Officer or after the expiry of ten working days following the receipt of a valid call-in request by the Chair of the Overview and Scrutiny Committee, unless a meeting of the

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Overview and Scrutiny Committee takes place during the 10-day period.

6. If a call-in request is deemed valid, the Democratic Services Manager will forward the call-in request to the Monitoring Officer and/or Chief Financial Officer for a report to be prepared for the Overview and Scrutiny Committee advising whether the decision does fall inside or outside the policy or budget framework.
7. Unless a key decision is designated "urgent" pursuant to paragraph 18, when it shall be implemented immediately, no action shall be taken to implement the decision until 5 working days have elapsed after the date of the publication of the decision. In the event that a call-in request has been received, no action shall be taken until the Monitoring Officer has determined the validity of the request.
8. Subject to paragraph 5, when a request for call-in is deemed valid, all action to implement the key decision is suspended until the Overview and Scrutiny Committee has met to decide what action to take. The Committee must meet no later than 10 working days after the Chair has received a valid call-in request.
9. Discussion of any called-in decisions shall precede all other substantive items on the agenda of the Overview and Scrutiny Committee. Any reports of the Monitoring Officer and Chief Financial Officer shall be part of that agenda.
10. The Committee shall consider any report of the Monitoring Officer / Chief Finance Officer as to whether a called-in decision is inside or outside the policy / budget framework. The Overview and Scrutiny Committee shall have regard to that report and any advice but Members shall determine whether the decision is inside or outside the policy / budget framework. If the Overview and Scrutiny Committee determine that the decision was within the policy / budget framework, the Committee has three options:
 - (a) The Overview and Scrutiny Committee may decide not to take any further action, in which case the key decision is implemented immediately.
 - (b) The Overview and Scrutiny Committee may decide to refer the decision back to the decision maker, in which case the decision maker has 5 working days to reconsider the key decision before taking a final decision.
 - (c) The Overview and Scrutiny Committee may decide to refer the decision to Full Council.
11. When the Overview and Scrutiny Committee refers a decision to Council (when the decision is deemed to fall within the policy / budget

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framework), any Council meeting must be held within 10 working days (with an extraordinary meeting being called if necessary) of the date of the Overview and Scrutiny Committee's referral.

12. When considering a called-in decision (when this decision is deemed to fall within the policy / budget framework) the Council has two options:
 - (a) The Council may decide not to take any further action, in which case the decision is implemented immediately.
 - (b) The Council may refer the decision back to the decision maker, in which case the decision maker has 5 working days to reconsider the decision before taking a final decision.
13. Once a final decision has been made there is no further right of call-in. This decision or any other key decision having the same effect may not be called-in again for a period of six months following the date at which the final decision was taken.
14. If the Overview and Scrutiny Committee determines that the decision is outside the policy / budget framework, the Committee shall refer the decision to the decision maker and with a request to reconsider it on the grounds that it is incompatible with the policy / budget framework. The decision maker shall have 5 working days in which to reconsider the decision.
15. The decision maker has two options:
 - (a) Amend the decision in line with the Overview and Scrutiny Committee's determination, in which case the decision is implemented immediately.
 - (b) Reaffirm the original decision, in which case the decision goes to a Council meeting which must convene within 10 working days of the reaffirmation of the original decision.
16. When considering a called-in decision where a decision maker fails to amend a decision in line with the Overview and Scrutiny Committee's determination, that it falls outside the policy / budget framework, the Council has two options:
 - (a) Amend the policy / budget framework to accommodate the called-in decision, in which case the decision is implemented immediately.
 - (b) Require the decision maker to reconsider the decision again and refer it to a meeting of the Cabinet to be held within 5 working days of the Council meeting. The Cabinet's decision is final.

17. Abuse of Call-in

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- (a) Members are expected to ensure that call-in is not abused, or causes unreasonable delay to the functioning of the Cabinet.
- (b) The call-in procedure is to be reviewed annually (see paragraph 18 g), if such a review leads to the conclusion that the call-in procedure is being abused, the Constitution may be amended to include greater limitations.

18. Call-In and Urgency

- (a) The call-in procedure set out above shall not apply when the action being taken is urgent or time-critical in terms of (b) below.
- (b) A key decision will be urgent if any delay in implementation likely to be caused by the call-in procedure would seriously prejudice the Council's or the public's interests.
- (c) A key decision which has not been given the requisite publicity for a key decision or a private meeting and which the Chair of Overview and Scrutiny Committee has agreed is 'urgent and cannot reasonably be deferred' is not regarded as urgent for the purposes of call-in unless it fulfils the criteria of paragraph (b) above.
- (d) If a key decision is urgent and therefore not subject to call-in, this will be stated on the record.
- (e) In order for a key decision to be deemed urgent, the Chair of the Overview and Scrutiny Committee must agree that the decision is both reasonable in all circumstances and that it should be treated as a matter of urgency. In the absence or unavailability of the Chair the consent of the Mayor is required. In the absence of both, the consent of the Deputy Mayor shall be required.
- (f) Decisions taken as a matter of urgency must be reported to the next available meeting of the Council, together with the reasons for urgency.
- (g) The operation of the provisions relating to call-in and urgency shall be monitored annually and a report submitted to Council with proposals for review if necessary.

19. Call-In and the Forward Plan

- (a) The Overview and Scrutiny Committee should consider the Forward Plan as its chief source of information regarding forthcoming Cabinet decisions.

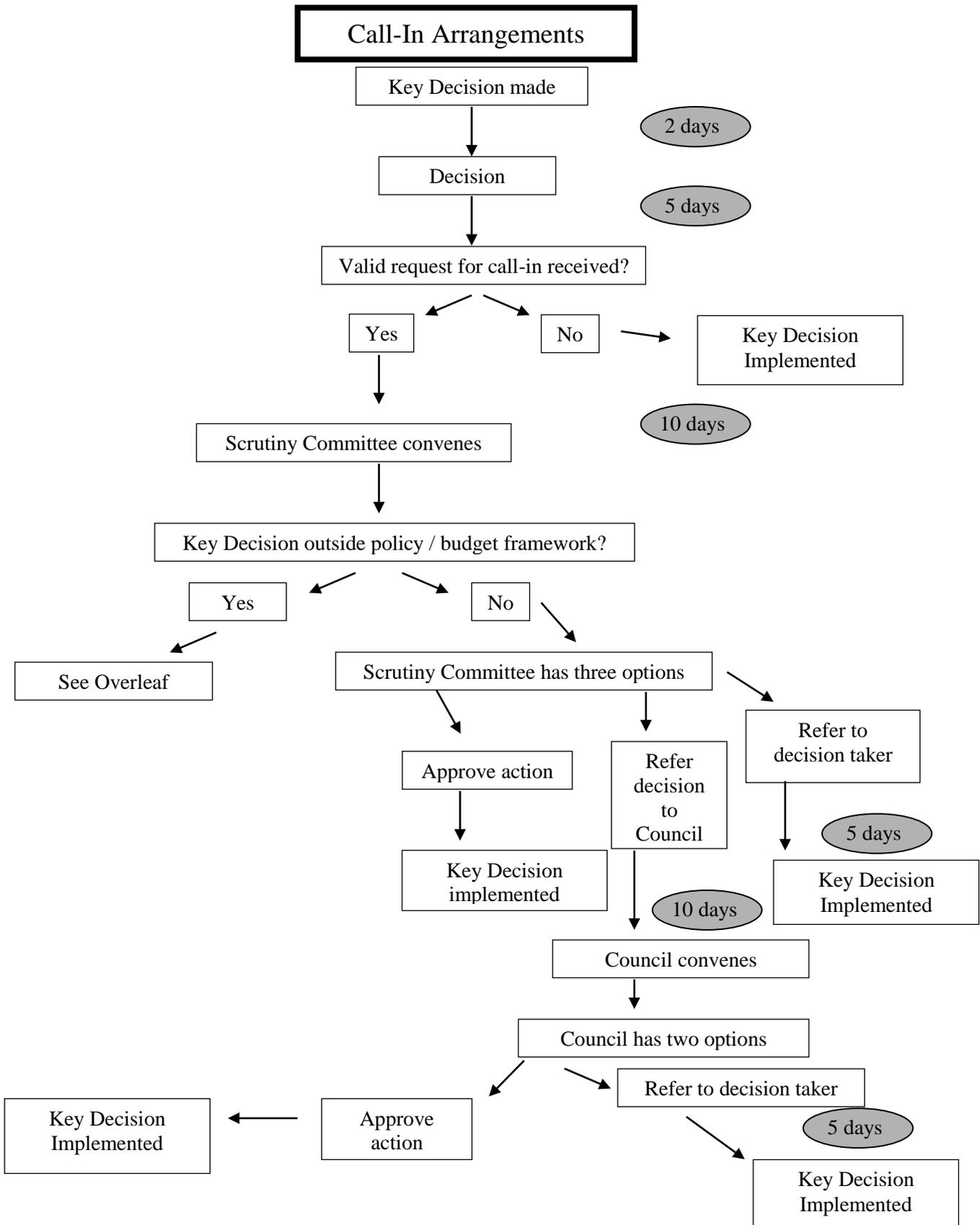
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- (b) The Overview and Scrutiny Committee may select a forthcoming decision and examine the issues around it.
- (c) In order not to obstruct the Council in its business, the Overview and Scrutiny Committee may call-in a key decision in advance of its actually being taken. In such a situation all the time-limits apply as above, except that a key decision cannot actually be implemented any sooner than it would have been had the Overview and Scrutiny Committee not called it in.
- (d) Where the Overview and Scrutiny Committee has called-in a key decision from the Forward Plan before its due date, the decision cannot be called-in again after the final decision has been taken.

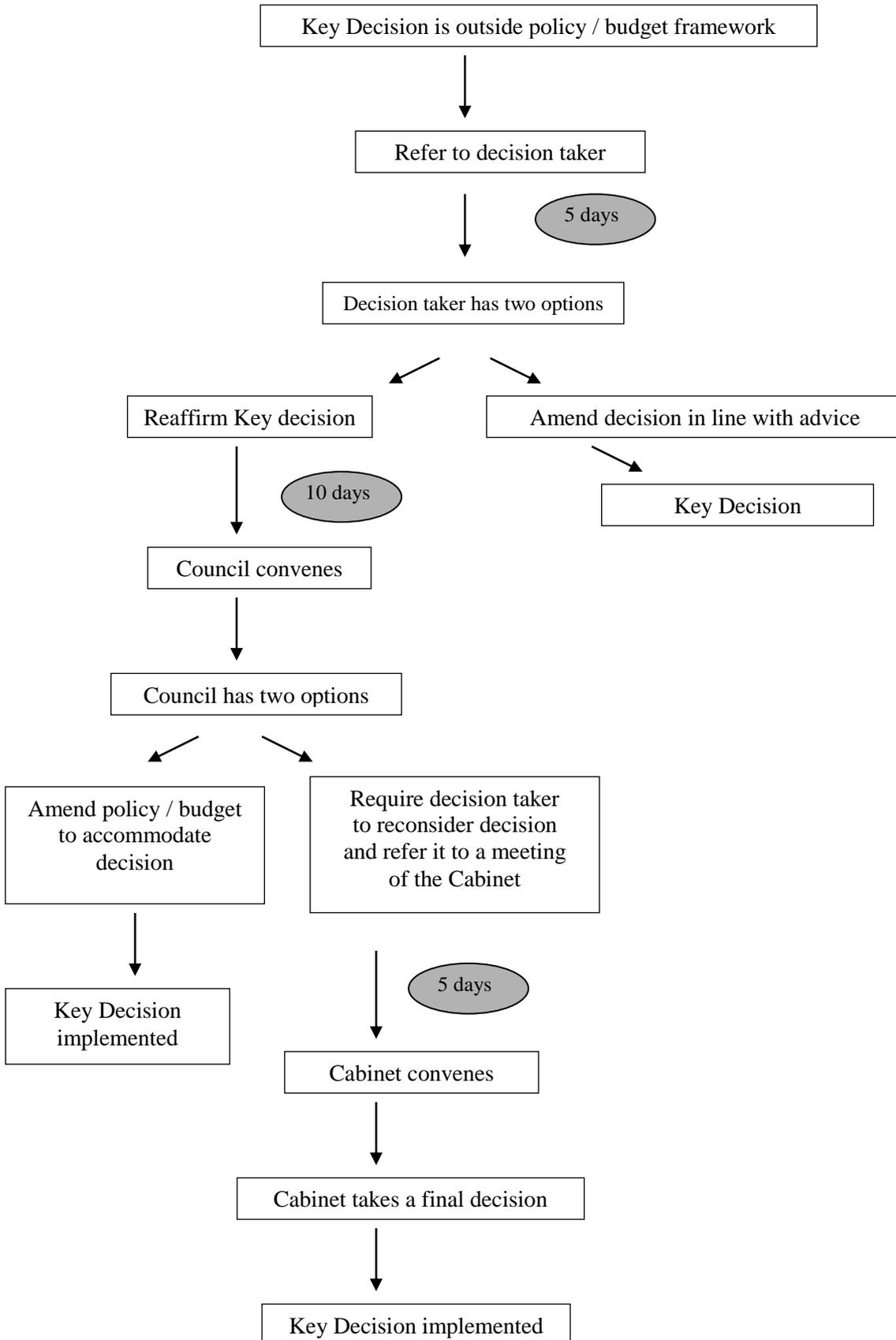
20. Monitoring Arrangements

The operation of the provisions relating to call-in and urgency shall be monitored by the Democratic Services Manager, and a report submitted to Council annually with proposals for review if necessary.

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Report for: Cabinet - 10 March 2026

Item Number: 18

Title: Neighbourhood Community Infrastructure Levy (NCIL) Spending Round 2

Report authorised by: Barry Francis, Corporate Director, Environment & Resident Experience

Lead Officer: Rob Krzyszowski, Director, Planning & Building Standards

Ward(s) affected: All

**Report for Key/
Non-Key Decision:** Key decision

1. Describe the issue under consideration.

- 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 developments. Haringey's CIL has been in effect since 2014.
- 1.2. Legislation allows 15% of CIL collected to be spent on infrastructure or 'anything else that is concerned with addressing the demands that development places on an area', and this is called Neighbourhood CIL (NCIL). In places with an adopted Neighbourhood Plan, this increases to 25% of CIL collected in that area.
- 1.3. In March 2020 the Council approved the spending of £2,249,265 on 41 'Round 1' NCIL projects. Most of these have now been delivered and have made a major contribution to new and improved local infrastructure in Haringey. Approval is now sought to spend £1.73m on 22 'Round 2' NCIL projects. The selection of proposed projects is informed by responses to a Round 2 consultation on NCIL spend and accord with the CIL Regulations 2010 (as amended) (the "Regulations") and the criteria in the Council's CIL Governance document for prioritising infrastructure projects to be funded by CIL.

2. Cabinet Member Introduction

- 2.1. The CIL is a charge on developers based on the floorspace of new buildings to help fund infrastructure needs arising from new development. Legislation allows 15% to 25% of CIL collected to be spent in neighbourhoods on infrastructure which addresses the demands that development places on an area. This is called Neighbourhood CIL (NCIL).
- 2.2. In 2020 the Council approved the spending of £2.2m on 41 'Round 1' NCIL projects. Most of these have now been delivered and have made a major

contribution to new and improved local infrastructure in Haringey including to the delivery of:

- Rising Green Youth Hub in Wood Green
- Investments in Springfield Park, Bruce Castle Park, Hartington Park, Woodside Parks and the tennis courts in Downhills Park
- A new pedestrian crossing by the junction of The Roundway and Lordship Lane
- 13 bike hangars as part of a much wider programme of installing on-street bike hangars on residential streets in Haringey with over 200 bike hangars delivered so far to meet the demand for secure residential cycle parking
- 13 re-deployable CCTV cameras to help capture and deter crimes such as fly-tipping and anti-social behaviour with cameras located in areas where these types of crimes are known to regularly happen
- 14 on-street waste containment schemes to keep busy streets kept clean of rubbish

2.3. The report sets out recommendations for the spending of a further £1.73m of NCIL on 'Round 2' NCIL projects. The projects will deliver local improvements that help ensure neighbourhoods feel some of the benefits of new development in their area.

2.4. The overwhelming feedback from local residents was to see more investment in trees, parks, green spaces and public realm. The chosen projects are informed by recent community consultation on the spend of NCIL and a key example of our commitment to the Haringey Deal in terms of involving residents making decisions about their neighbourhoods. The chosen projects include projects specifically suggested by residents and community groups, alongside projects that support suggested community priorities for neighbourhood investment. These priorities are:

- Tree planting and green spaces
- Street and kerbside improvements
- Play spaces and facilities
- Community safety measures
- Cultural facilities
- Cycling facilities
- Traffic calming measures
- School grounds and buildings

2.5. Based on these community priorities, the following projects are being funded in Round 2.

Tree planting and green spaces:

- Tree planting and environmental improvements in St Ann's
- Parklet in Pembury Road area
- Tottenham Green Streets tree planting
- Brunswick Park enhancement
- Greening in Highgate
- Crouch End Open Space improvements

- Belmont recreation ground sustainable urban drainage

Street and kerbside improvements:

- Parklet in Pembury Road area
- Queen's Wood footpath improvements
- Parkland Walk footpath improvements between Stapleton Hall Road and Finsbury Park entrance
- Reconstruction of Park View Road footway
- White Hart Lane benches
- Crouch End town centre and urban realm improvements

Play spaces and facilities:

- Alexandra Park play improvements
- Finsbury Gardens playground improvements
- Tower Gardens play area
- Broadwater Farm Manston and Lympe Play Improvements
- Bruce Castle MUGA (all-weather sports pitch)

Community safety measures:

- Wood Green lighting improvements

Cultural facilities:

- Green Lanes festival as part of London Borough of Culture
- London Borough of Culture ward murals

3. Recommendations

3.1 That Cabinet:

- 1) Consider all the responses received regarding the consultation on spending the Round 2 Neighbourhood Community Infrastructure Levy set out in Appendix A to this report.
- 2) Approves spending Neighbourhood Community Infrastructure Levy on Round 2 projects as set out in Table 3 of this report.

4. Reasons for decision

- 4.1. The collection and spending of CIL including NCIL is governed by the Planning Act 2008 and the Regulations. The Government provides further guidance on CIL and NCIL in the form of Planning Practice Guidance (PPG).
- 4.2. The Regulations enable the Council to set aside 15% of CIL receipts (25% in areas with an adopted Neighbourhood Plan) to support the development of the relevant area by funding— (a) the provision, improvement, replacement, operation or maintenance of infrastructure; or (b) anything else that is concerned with addressing the demands that development places on an area. This portion of CIL is known as NCIL.

- 4.3. The Council's adopted approach for the spending of NCIL set out in its CIL Governance document (2020). This provides that NCIL is to be spent on neighbourhood projects and that the Council will pool the neighbourhood proportion of CIL receipts raised from across the borough (except in Neighbourhood Forum Areas). It further provides that for NCIL purposes the borough will be divided up into 9 areas, that consultation within each NCIL area will be undertaken, and that the Council will then determine how neighbourhood CIL receipts raised are spent against the list of projects compiled for each area having regard to the consultation responses.
- 4.4. The Council undertook a consultation in December 2025 and January 2026 to identify the NCIL spending priorities of the 9 NCIL areas. Consultation feedback and suggested projects have been reviewed and a proposed package of locally supported projects are proposed for delivery, consistent with the Haringey Deal and subject to spending approval. These are compatible with the Regulations and the CIL Governance document criteria, align with the Haringey Vision 2035 and have been agreed with relevant service delivery areas within the Council.
- 4.5. The Governance process for identifying projects to be delivered in Neighbourhood Forum Areas is slightly different. Projects within the borough's two Forum Areas have been informed by consultation with the Highgate Neighbourhood Forum and Crouch End Neighbourhood Forum, and having regard to the other considerations listed above.

5. Alternative options considered.

- 5.1. Do not spend NCIL consistent with community priorities: The option of not spending NCIL in line with community priorities has been dismissed. The Council adopted in its CIL Governance to identify NCIL spending priorities in consultation with local communities and implement the same. The Round 2 Consultation yielded over 2,700 responses and provided a range of appropriate project types and priorities for potential NCIL spend.
- 5.2. Delay allocation of NCIL: The option of delaying the spend of NCIL income on Round 2 NCIL projects has been dismissed. Most projects funded as part of NCIL Round 1 have now been delivered and further funding is available to invest in new and improved infrastructure in Haringey.

6. Background information

CIL

- 6.1. The CIL is a charge on developers based on the floorspace of new buildings to help fund infrastructure needs arising from new development. Receipts from CIL differ from other local contributions for development (i.e. Section 106 planning obligations) in that these are not site specific and can be used to support wider community infrastructure needs. The charging authority sets its own levy rates in a Charging Schedule.

- 6.2. 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) which included increased CIL rates chargeable to developers. This took effect on 1 September 2022 and on the same date HCIL1 ceased to have effect.

NCIL

- 6.3 The Regulations provide that up to 15% of CIL collected in an area can be spent in the area on infrastructure projects or ‘anything else that is concerned with addressing the demands that development places on an area.’ This is known as NCIL. This increases to 25% where there is an adopted Neighbourhood Plan in place, (currently the borough only has one adopted Neighbourhood Plan in Highgate). In both cases, the Council must consult with the community on how to spend NCIL.
- 6.4 Planning legislation states that the definition of ‘infrastructure’ includes but is not limited to:
- Roads and transport facilities
 - Flood defences
 - Schools and other educational facilities
 - Medical facilities
 - Sporting and recreational facilities
 - Open spaces
- 6.5. The Government’s Planning Practice Guidance (PPG) on CIL is clear that NCIL can be spent on a wider range of things than the rest of CIL, provided that it meets the requirement to ‘support the development of the area’.
- 6.6 PPG on CIL states that the charging authority “should engage with the communities where development has taken place and agree with them how best to spend the neighbourhood funding. Charging authorities should set out clearly and transparently their approach to engaging with neighbourhoods using their regular communication tools e.g. website, newsletters, etc. The use of neighbourhood funds should therefore match priorities expressed by local communities, including priorities set out formally in Neighbourhood Plans”.
- 6.6 The PPG further clarifies that “the law does not prescribe a specific process for agreeing how the neighbourhood portion should be spent. Charging authorities should use existing community consultation and engagement processes.”

Haringey CIL Governance

- 6.7 The Council’s CIL Governance (originally adopted in 2014 and subsequently updated in 2017 and 2020) sets out how the Council will spend NCIL. It sets out that in Haringey NCIL is to be spent on neighbourhood projects and that the Council will pool the neighbourhood proportion of CIL receipts raised from across the borough (except in Neighbourhood Forum Areas)

- 6.8 National CIL guidelines are not specific on what constitutes a neighbourhood area and hence allow the Council to decide its own definition of NCIL areas. The Haringey CIL Governance document divides the borough into 9 areas for NCIL purposes, two of which are Neighbourhood Forum Areas. The nine areas are as follows:
- Area 1: Fortis Green, Muswell Hill and Alexandra
 - Area 2: Hornsey and Stroud Green
 - Area 3: Bounds Green and Woodside
 - Area 4: Noel Park and Haringay
 - Area 5: White Hart Lane and Northumberland Park
 - Area 6: West Green, St Ann's and Seven Sisters
 - Area 7: Bruce Grove, Tottenham Green and Tottenham Hale
 - Highgate Neighbourhood Forum Area
 - Crouch End Neighbourhood Forum Area
- 6.9 The designation delineation of the areas derives from a Housing and Scrutiny Panel report on NCIL in 2015, the recommendations of which were subsequently agreed to be taken forward by Cabinet on 17 May 2016. Except for the Neighbourhood Forum Areas, the NCIL areas derive from the ward boundaries which existed as of the same date. Consequently, the NCIL areas are not consistent with the existing ward boundaries in Haringey which came into effect on 5 May 2022. This will be reviewed in an updated CIL Governance document via a future Cabinet decision in advance of a future Spending Round 3 as set out in section 7 of this report.
- 6.10 The CIL Governance document sets out that consultation within each NCIL area will be undertaken and that the Council will then determine how neighbourhood CIL receipts raised are spent against the list of projects compiled for each area having regard to the consultation responses.
- 6.11 In March 2020 the Council agreed, following consultation, to update the CIL Governance document to allocate NCIL to NCIL areas 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
 - 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

NCIL Spending Round 2 - Funding

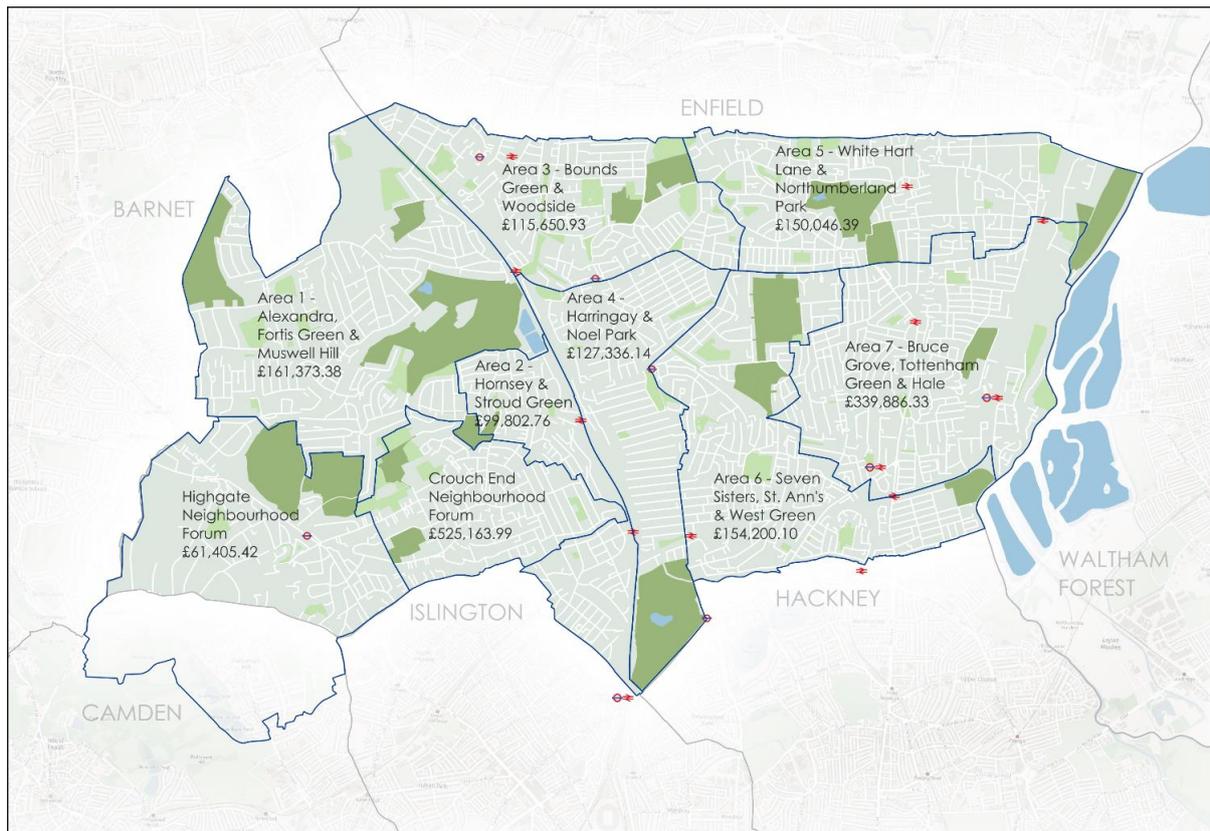
- 6.12 Following a review by the Local Government Boundary Commission of the number of councillors, wards and ward names for the London Borough of Haringey, changes came into effect from 5 May 2022 including an increase in the number of wards from 19 to 21.

- 6.13 As the 9 NCIL areas referred in paragraph 6.8 and the associated NCIL allocation methodology operates based on the old ward arrangements, the Council's existing policy approach in the CIL Governance document needs to be reviewed. The policy approach was effective until 31 March 2022 therefore the Council committed in its Infrastructure Funding Statement 2022/23 to:
- Freeze re-allocated NCIL amounts available to spend at 31 March 2022 and allocate this money as part of NCIL Round 2 with Round 2 project spend to be informed by public consultation.
 - Consult on a revised NCIL policy approach which will apply from NCIL Spending Round 3 and will utilise NCIL monies accrued from 1 April 2022
- 6.14 The re-allocated funding available for spend as part of NCIL Round 2, as per the adopted CIL Governance document, is set out in Table 1 below and shown graphically on Figure 1 below:

Table 1: Funding available for spend as part of NCIL Round 2

| Area / Forum | Total allocated NCIL round 2 funding |
|---|---|
| Area 1 – Alexandra, Fortis Green & Muswell Hill | £161,373.38 |
| Area 2 – Hornsey & Stroud Green | £99,802.76 |
| Area 3 – Bounds Green & Woodside | £115,650.93 |
| Area 4 – Harringay & Noel Park | £127,336.14 |
| Area 5 – White Hart Lane & Northumberland Park | £150,046.39 |
| Area 6 – Seven Sisters, St. Ann's & West Green | £154,200.10 |
| Area 7 – Bruce Grove, Tottenham Green & Hale | £339,886.33 |
| Highgate Neighbourhood Forum | £61,405.42 |
| Crouch End Neighbourhood Forum | £525,163.99 |
| Total | £1,734,865.45 |

Figure 1: Map showing funding available for spend as part of NCIL Round 2



6.15 The above funding amounts exclude funding committed to projects as part of NCIL Round 1. The Crouch End Neighbourhood Forum did not want to allocate any spend projects in its area as part of NCIL Spending Round 1 and therefore there is more funding rolled-over and available in that area as part of Spending Round 2.

6.16 Table 2 below details all NCIL collected, allocated and spent to 31 December 2025

Table 2: List of NCIL income collected, allocated and spent to 31 December 2025

| | NCIL collected | NCIL allocated | NCIL spent |
|--|-----------------------|------------------------|-------------------|
| Round 1 Funding | £2,249,265 | £2,249,265 | £1,530,324 |
| Round 2 Funding | £1,734,865 | £1,734,865 proposed | |
| Round 3 Funding collected up to 31 March 2025 | £2,231,010 | | |
| Total | £6,215,141 | £3,984,130 | £1,530,324 |

NCIL Spending Round 2 - Consultation

6.17 The Council carried out a public consultation on NCIL Spending Round 2 from Friday 5 December 2025 to Sunday 18 January 2026 (6 weeks).

6.18 The consultation had two principal objectives:

1. To identify the general NCIL spending priorities of residents and communities across the borough's 9 NCIL areas; and
2. To obtain specific project suggestions for projects participants would like to see funded as part of NCIL Spending Round 2.

- 6.19 Over 2,700 responses were received to the consultation including 2,672 responses on the dedicated 'commonplace' website and 70 email responses. Responses were submitted from all 9 areas.
- 6.20 On the commonplace website a survey asked participants to rank the following categories of projects in order of how they would like to see NCIL spending spent:
- Street and kerbside improvements
 - Tree planting/green spaces
 - Play spaces and facilities
 - Community safety measures
 - Cultural facilities
 - Cycling facilities
 - Traffic calming measures
 - School grounds and buildings
 - Other
- 6.21 Across the borough the top three general priorities for spend were:
1. Tree planting & green spaces
 2. Street and kerbside improvements
 3. Play spaces and facilities
- 6.22 Tree planting and green spaces was the top priority in 8 out of 9 NCIL areas and street and kerbside improvements was second priority in 8 out of 9 NCIL areas.
- 6.23 Email responses generally replicated the priorities as expressed through the survey with lots of project suggestions relating to green spaces and play spaces.
- 6.24 In relation to specific project suggestions, there were almost 500 comments marked on an interactive map on the commonplace website and over 100 project suggestions via email. In total, several hundred discrete projects were proposed via consultation participants. While many of these were consistent with the top three general priorities listed above, there were also many projects falling outside these categories including traffic calming, cycling infrastructure, school improvements, community facility enhancement, sustainable urban drainage, and cultural activities including markets and festivals. The total value of the projects suggested exceeded £20m compared to available Round 2 funding of £1.73m.
- 6.25 A more detailed summary of Round 2 consultation responses is provided at Appendix A.

NCIL Spending Round 2 - Projects

- 6.26 The projects set out in Table 3 are recommended for spending approval as part of NCIL Spending Round 2. Further detail on the projects is provided within Appendix B

Table 3: List of NCIL Round 2 projects for spending approval, sorted by area

| Area | Project | Ref # | Cost |
|---|--|-------|--------------------|
| Area 1 Fortis Green, Muswell Hill and Alexandra | London Borough of Culture ward murals | 1a | £19,500 |
| | St James' Viaduct (Parkland Walk North) resurfacing and CCTV | 1b | £100,000 |
| | Contribution to Queen's Wood footpath improvements | 1c | £10,000 |
| | Alexandra Park play improvements | 1d | £31,873.38 |
| | Total for Area | | £161,373.38 |
| Area 2 Hornsey and Stroud Green | London Borough of Culture ward murals | 2a | £13,000 |
| | Parkland Walk footpath improvements between Stapleton Hall Road and Finsbury Park entrance | 2b | £86,802.76 |
| | Total for Area | | £99,802.76 |
| Area 3 Bounds Green and Woodside | London Borough of Culture ward murals | 3a | £13,000 |
| | Finsbury Gardens playground improvements | 3b | £70,000 |
| | Civic Centre communal woodland gardens | 3c | £32,560.93 |
| | Total for Area | | £115,560.93 |
| Area 4 Noel Park and Harringay | London Borough of Culture ward murals | 4a | £13,000 |
| | Green Lanes festival | 4b | £50,000 |
| | Town Centre lighting improvements | 4c | £64,336.14 |
| | Total for Area | | £127,336.14 |
| Area 5 White Hart Lane and Northumberland Park | London Borough of Culture ward murals | 5a | £13,000 |
| | Tower Gardens Park play area improvements | 5b | £79,546.39 |
| | Bruce Castle MUGA | 5c | £55,000 |
| | White Hart Lane benches | 5d | £2,500 |
| | Total for Area | | £150,046.39 |
| Area 6 West Green, St Ann's and Seven Sisters | London Borough of Culture ward murals | 6a | £19,500 |
| | Broadwater Farm Manston and Lypne play improvements | 6b | £40,000 |
| | Belmont recreation ground sustainable urban drainage | 6c | £50,000 |
| | Tree planting and environmental improvements in St Ann's | 6d | £44,700.10 |
| | Total for Area | | £154,200.10 |

| Area | Project | Ref # | Cost |
|--|--|-------|----------------------|
| Area 7 Bruce Grove, Tottenham Green and Tottenham Hale | London Borough of Culture ward murals | 7a | £19,500 |
| | Parklet in Pembury Road area | 7b | £80,000 |
| | Reconstruction of footway on Park View Road | 7c | £135,000 |
| | Tottenham Green Streets programme tree planting | 7d | £20,000 |
| | Brunswick Park enhancement | 7e | £85,386.33 |
| | Total for Area | | |
| Highgate Neighbourhood Forum and Plan Area | London Borough of Culture ward mural | 8a | £6,500 |
| | Contribution to Queen's Wood footpath improvements | 8b | £10,000 |
| | Greening in Highgate | 8c | £44,905.42 |
| | Total for Area | | |
| Crouch End Neighbourhood Forum Area | London Borough of Culture ward mural | 9a | £6,500 |
| | Contribution to Queen's Wood footpath improvements | 9b | £10,000 |
| | Crouch End Open Space improvements | 9c | £30,000 |
| | Town centre and urban realm improvements | 9d | £478,663.99 |
| | Total for Area | | |
| Total cost | | | £1,734,865.45 |

- 6.27 The total cost of projects recommended for approval is £1,734,865.45. The Council will lead on the design and delivery of all the projects except for Alexandra Park play improvements which will be led on and delivered by the Alexandra Park and Palace Charitable Trust in consultation with the Council.
- 6.28 All projects identified within Table 3 meet the NCIL legislative requirements which state that NCIL funds must be spent on infrastructure or 'anything else that is concerned with addressing the demands that development places on an area.'
- 6.29 All projects identified with Table 3 have been assessed against the criteria in the Council's CIL Governance document for prioritising infrastructure projects to be funded by CIL. Appendix C sets out the performance of each project against the criteria. Each project recommended for NCIL spend scores well against the criteria and is therefore a high priority for receiving NCIL funding.
- 6.30 For NCIL areas 1 to 7 the projects listed above are consistent with the general priorities for NCIL spend in those areas identified in the consultation or otherwise comprise well supported projects which were specifically suggested as part of the consultation response.

- 6.31 The Governance process for identifying projects to be delivered in Neighbourhood Forum Areas is slightly different to that for projects in Areas 1 to 7. The process for determining and prioritising how NCIL is spent involves the Neighbourhood Forums, in consultation with the Council.
- 6.32 Projects identified within the Highgate Neighbourhood Forum Area and Crouch End Neighbourhood Forum Area have been prioritised by the Highgate Neighbourhood Forum and Crouch End Neighbourhood Forum in consultation with the Council. These projects have been selected having regard also to responses to the consultation.
- 6.33 The impact on equalities of the proposed project is set out in Appendix C. It is considered that all projects will have a positive impact on equalities and groups with protected characteristics in the borough. No negative impacts have been identified based on the evidence available.
- 6.34 The different service delivery areas within the Council have been engaged to ensure that the projects are supported in principle although further work will be required in relation to feasibility and detailed design as well as public engagement/consultation.
- 6.35 All projects listed in Table 3 are recommended for spending approval. This is on the basis they meet the NCIL legislative requirements, are consistent with the general priorities for NCIL spend in those areas or otherwise comprise well supported projects which were specifically suggested as part of the consultation (or put forward by the Highgate Neighbourhood Forum and Crouch End Neighbourhood Forum), and are expected to have positive impacts on equalities. The proposed projects will all generally support the 'calls to action' in the Haringey Vision 2035 and thereby support the priorities that residents, communities and partners have indicated are the foundations of the future that we want to build.

Link to Council's Capital Programme

- 6.36 Many of the projects listed in Table 3 will support delivery of new and enhanced infrastructure which would not be possible in the absence of NCIL funding. This includes examples where a need has been previously identified for a project/scheme and there has been previous community engagement but delivery has been paused or is not currently possible due to existing budget pressures. The proposed projects also provide some opportunities to reduce costs to the Council of delivering its existing Capital Programme by replacing planned borrowing with external funding.

Link to London Borough of Culture 2027

- 6.37 The projects in Table 3 will both directly and indirectly support Haringey's ambitions for its London Borough of Culture year in 2027. The proposed Round 2 spend includes delivery of murals across the borough to create a high-quality cultural presence in every ward as well as a contribution to town centre infrastructure on Green Lanes to support a festival that recognises its importance as a cultural corridor and a vital centre of community life, heritage and entrepreneurship.

Link to 'Pride in Place'

- 6.38 In February 2025, Cabinet agreed to allocate and spend £1.5m of Government 'Pride in Place' funding. A number of the projects which have been allocated Pride in Place funding were suggested projects within the NCIL consultation. Where a project has been funded by Pride in Place, it was discounted for NCIL funding. This includes Lymington Avenue improvements to support the new street market, investment in the children's play area within Ducketts Common, and enhancement of public realm at Somerford Grove in the Northumberland Park Estate.

7. Future review of NCIL Spend Governance and Round 3 Consultation

- 7.1 As set out in paragraph 6.13, the changes to ward boundaries on 5 May 2022 necessitates a future review of the Council's existing NCIL Governance. Before the next NCIL Round 3 consultation, the Council will consult on a revised NCIL policy approach which will apply from NCIL Round 3 and will utilise NCIL monies accrued from 1 April 2022. As at 31 December 2025 these monies amount to over £2m therefore this will be the minimum amount available for spend as part of NCIL Round 3.
- 7.2 The projects suggested as part of NCIL Round 2 consultation far exceeded available funding for NCIL Round 2. Projects which scored highly against the Council CIL funding criteria but were not selected for funding as part of NCIL Round 2 have been recorded and added to a future NCIL project bank and will be reconsidered for funding as part of NCIL Round 3, subject to a new policy criteria / CIL Governance approach adopted for Round 3.

8. Contribution to the Corporate Delivery Plan 2024-2026 High level Strategic outcomes?

- 8.1 The decision will directly support an activity within the Place and Economy theme of the Council's Corporate Delivery Plan 2024-2026 which is to "Allocate funding received from developers through Neighbourhood Community Infrastructure Levy (NCIL) to enable delivery of local infrastructure projects".

9. Carbon and Climate Change

- 9.1 The proposed projects listed in Table 3 for NCIL Round 2 spend will contribute positively to reducing carbon emissions, reducing energy usage and responding to climate change adaptation. In particular, they will contribute to this through additional tree planting and greening, more energy efficient street lighting, encouraging active travel and delivering additional sustainable urban drainage.

10. Statutory Officers comments (Director of Finance (procurement), Director of Legal and Governance, Equalities)

10.1. Finance

The report seeks Cabinet approval to spend the Neighbourhood Community Infrastructure Levy (NCIL) on projects as set out in Table 3 of this report.

The CIL is a charge against development based on the floorspace of new buildings to help fund infrastructure requirement arising from new developments. The contribution to NCIL is 15%, however this proportion increases to 25% for an adopted Neighbourhood Plan.

CIL Regulation came into effect in 2010, and Haringey has been collecting CIL since 2014. £6.2m of external NCIL income has been collected to date and £2.2m has been allocated to spend on projects. Out of this allocation, £1.5m has been spent to date to support the developments in the borough. The balance remaining of £2.2m is available to fund the projects set out in Table 3 to support the development of the area by addressing the demands placed on it, in consultation with the local community.

10.2. **Procurement**

N/A

10.3. **Director of Legal & Governance**

The Director of Legal & Governance has been consulted in the preparation of this report.

Where a new development does not fall within the area of a parish council like in the Council's area, the neighbourhood community infrastructure levy may be used by the Council for the same purposes that a parish council could have spent that levy on pursuant to regulation 59F of the Community Infrastructure Levy Regulations 2010.

The National Planning Practice Guidance regarding the community infrastructure levy provides at paragraph 145 that Councils should engage with the communities where development has taken place regarding how to spend the neighbourhood community infrastructure levy, which it is stated in paragraphs 6.17 to 6.25 of this report has been done.

When a consultation has been undertaken, the Council must take into account the representations received in response to that consultation before taking a decision. The representations received in respect of the spending of neighbourhood community infrastructure levy are set out in Appendix A to this report. A judgment is to be exercised as to how much weight each representation should carry and whether or not to approve any of the measures in the proposals in light of those representations.

The Courts have held that a decision maker must consider consultation responses with 'a receptive mind' and be prepared to change course if persuaded by a response, but is not under a duty to adopt the views of consultees.

The decision to approve the spending of neighbourhood community infrastructure levy in section 3 of this report is an executive decision that can be taken by Cabinet in accordance with the Council's Constitution.

10.4. Equality

The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advance equality of opportunity between people who share those protected characteristics and people who do not
- Foster good relations between people who share those characteristics and people who do not.

The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

Each of projects identified in Table 3 for NCIL Round 2 spend has been assessed in Appendix C in terms of its likely contribution to equalities. Overall, this shows that the proposed projects will have a positive impact on equalities and individuals and groups with protected characteristics in the borough. No negative impacts have been identified based on the evidence available.

Of note:

- The proposed play improvement projects at Alexandra Park, Finsbury Gardens, Tower Gardens Park, Broadwater Farm, and Brunswick Park, will have positive impacts for young people.
- Resurfacing works to Parkland Walk, footpath improvements in Queen's Wood and reconstruction of Park View Road footway will have positive impacts for older people and people with accessibility needs.
- Lighting improvements in Wood Green and investment in Bruce Castle multi-use games area will have positive impacts for women and girls.

11. Use of Appendices

Appendix A Summary of NCIL Round 2 consultation responses

Appendix B NCIL Round 2 project descriptions

Appendix C Assessment of NCIL Round 2 projects against NCIL criteria and equalities legislation

12. Background papers

[Leader decision \(20 March 2020\) Neighbourhood Community Infrastructure Levy – distribution and Round 1 spend](#)

[Cabinet \(10 February 2026\) Pride in Place Funding](#)

[Haringey Infrastructure Funding Statement 2022/23](#)

[Haringey CIL Governance Document 2020](#)

[Haringey Vision 2035](#)

[Community Infrastructure Levy Planning Practice Guidance, Ministry of Housing, Communities and Local Government](#)

Appendix A – NCIL Round 2 Consultation Summary

1. Purpose of Appendix

This appendix presents the findings from the Neighbourhood Community Infrastructure Levy (NCIL) Round 2 Consultation. It summarises resident priorities, project suggestions, levels of participation, and representativeness considerations.

2. Overview of Consultation

Residents were asked to provide two main categories of feedback on a dedicated 'Commonplace' consultation platform:

1. *Categories of projects they would prioritise spending money on*
2. *Specific project suggestions for spend*

The consultation generated approximately five times as much engagement as the equivalent consultation for NCIL Spending Round 1.

Open spaces, greening, and play spaces consistently emerged as the top priorities across all NCIL areas. Traffic management measures were also significant in several neighbourhoods.

3. Total Engagement and Response Breakdown



A total of **4,219** contributions were received on the commonplace page from **2,672** discrete respondents. The contributions consisted of:

- **646** responses on priority funding categories
- **499** specific project suggestions
- **2,805** 'thumbs-up' reactions to suggestions made by other residents
- A number of submissions made via accessible versions of the survey

In addition, 71 emails were received as part of the consultation.

4. Priority Themes Identified

On commonplace, residents ranked nine potential investment categories across nine NCIL areas. Across all areas, the following overall priorities emerged:

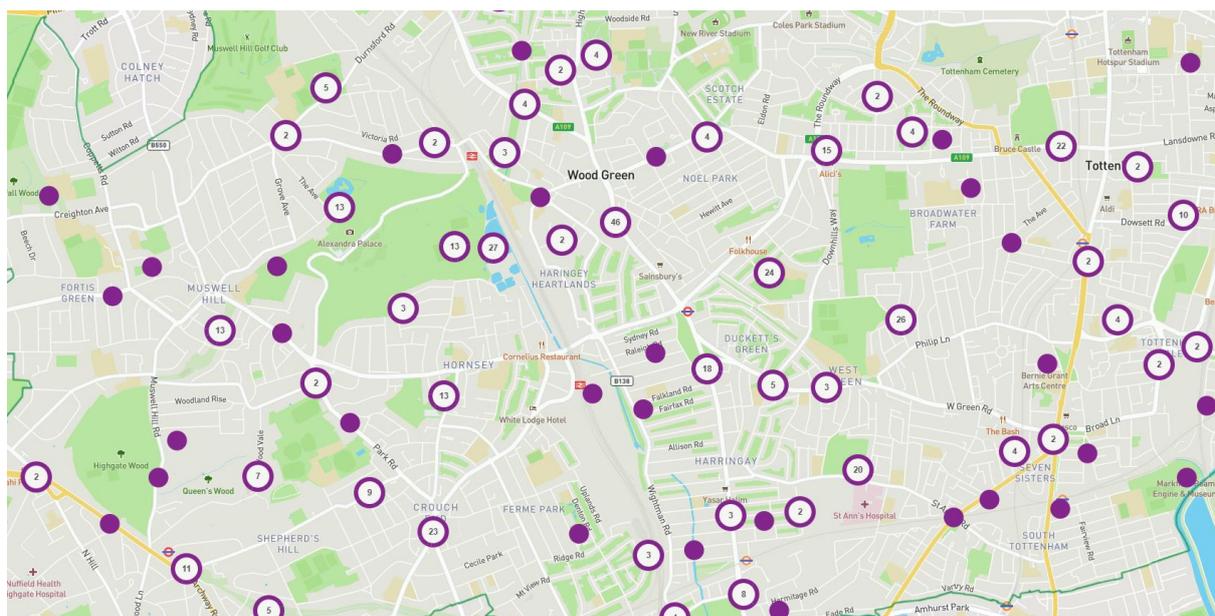
1. **Tree planting and green spaces** (ranked 1st overall)

2. **Street and kerbside improvements** (2nd overall)
3. **Play spaces and facilities** (3rd overall)
4. **Community safety measures**
5. **Cultural facilities**
6. **Cycling facilities**
7. **Traffic calming measures**
8. **School grounds and buildings**
9. **Other**

5. Project Suggestions

The commonplace consultation generated 499 individual project suggestions and 2,804 reactions supporting them. Emails generated 56 project suggestions.

On commonplace there was a wide distribution of suggestions as shown on the below map:



While most ideas were submitted by individual residents, some originated from neighbourhood forums, parent groups, and charitable organisations. Ideas submitted by groups tended to be highly upvoted by other respondents.

Many submissions were detailed and location specific; others just focused on highlighting a local issue such as:-specific; others just focused on highlighting a local issue such as:

- A street perceived as unsafe at night
- An ageing or outdated playgrounds

- An underused space identified for potential greening

Most of the popular or recurring suggestions were consistent with the top 3 priorities for spend as outlined above.

The most popular project suggestions received via commonplace included investment in various playgrounds, investment in open spaces with focus on improving paths/surfaces, new parklets, traffic calming measures and spend on Chestnuts Primary School.

The most popular project suggestions received via email were for footpath improvements at Parkland Walk and Queen's Wood.

6. Summary of Key Findings

- Strong consultation response significantly exceeding Round 1 engagement levels.
- Clear and consistent resident priorities centred on tree planting and green space, street and kerbside improvements, and play spaces and facilities.
- Significant volume of project suggestions and support that reinforced the priorities.

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Appendix B – NCIL Round 2 Project Descriptions

| | |
|---------------------|--|
| Project | London Borough of Culture Ward Murals |
| NCIL Area | All |
| Total allocation | £123,500 |
| Project Description | <p>As part of the London Borough of Culture 2027, the project would deliver a series of murals across all 21 wards of Haringey, each reflecting the name and character of the neighbourhood it represents.</p> <p>Together, the murals will create a high-quality cultural presence in every ward, reinforcing local pride while contributing to a coherent borough-wide creative narrative.</p> <p>Local artists will work closely with residents to shape the look and feel of their neighbourhoods, creating opportunities for skills development and meaningful participation.</p> |

| | |
|---------------------|--|
| Project | St James' Viaduct (Parkland Walk North) resurfacing and CCTV |
| NCIL Area | Area 1 Fortis Green, Muswell Hill and Alexandra |
| Total allocation | £100,000 |
| Project Description | Resurfacing the viaduct deck to remove loose materials, improve accessibility and adding new CCTV to enhance community safety. |

| | |
|---------------------|---|
| Project | Queen's Wood footpath improvements |
| NCIL Area | Area 8: Highgate Neighbourhood Forum and Plan Area |
| Total allocation | £30,000 |
| Project Description | Improvement of path network in Queen's Wood to enable visitors to have better access to all parts of the Wood, to improve the amenity value of the wood, safeguard visitors, discourage use of informal pathways and reduce compaction and erosion of soil. |

| | |
|---------------------|---|
| Project | Alexandra Park play improvements |
| NCIL Area | Area 1 Fortis Green, Muswell Hill and Alexandra |
| Total allocation | £31,873.38 |
| Project Description | Contribution to play improvements at Alexandra Park including potential refurbishment of existing play area |

| | |
|---------------------|---|
| Project | Parkland Walk footpath improvements between Stapleton Hall Road and Finsbury Park entrance |
| NCIL Area | Area 2 Hornsey and Stroud Green |
| Total allocation | £86,802.76 |
| Project Description | Improvement of Parkland Walk footpath between Stapleton Hall Road and Finsbury Park entrance |

| | |
|---------------------|---|
| Project | Finsbury Gardens playground improvements |
| NCIL Area | Area 3 Bounds Green and Woodside |
| Total allocation | £70,000 |
| Project Description | Improvement of play provision in Finsbury Gardens |

| | |
|---------------------|--|
| Project | Civic Centre communal woodland gardens |
| NCIL Area | Area 3 Bounds Green and Woodside |
| Total allocation | £32,560.93 |
| Project Description | Contribution towards new publicly accessible garden/woodland space as part of the redevelopment of the Haringey Civic Centre |

| | |
|---------------------|--|
| Project | Green Lanes festival as part of London Borough of Culture |
| NCIL Area | Area 4 Noel Park and Harringay |
| Total allocation | £50,000 |
| Project Description | Contributions towards town centre infrastructure to support delivery of a Green Lanes festival as part of the London Borough of Culture. Led by Haringey Council the event will celebrate Haringey's Kurdish and Turkish businesses and communities and recognises Green Lanes as a cultural corridor and a vital centre of community life, heritage and entrepreneurship. |

| | |
|---------------------|--|
| Project | Wood Green lighting improvements |
| NCIL Area | Area 4 Noel Park and Harringay |
| Total allocation | £64,336.14 |
| Project Description | Lighting improvements within Wood Green to improve community safety and reduce the fear of crime. This will involve replacement of existing lighting with energy efficient LED lighting with adaptive lighting controls to increase the lighting levels and supplement the Council's current lighting improvement programme. |

| | |
|---------------------|--|
| Project | Tower Gardens play area |
| NCIL Area | Area 5 White Hart Lane and Northumberland Park |
| Total allocation | £79,546.39 |
| Project Description | Improvement of Tower Gardens Park play area |

| | |
|---------------------|--|
| Project | Bruce Castle MUGA |
| NCIL Area | Area 5 White Hart Lane and Northumberland Park |
| Total allocation | £55,000 |
| Project Description | Upgrading of Bruce Castle Park multi-use games area (MUGA). Investment has already been secured to improve one half of the MUGA and NCIL funding will enable the remaining half to be enhanced to include the provision of |

| | |
|--|---|
| | netball alongside basketball, meeting the needs of women and girls. |
|--|---|

| | |
|----------------------------|---|
| Project | White Hart Lane benches |
| NCIL Area | Area 5 White Hart Lane and Northumberland Park |
| Total allocation | £2,500.00 |
| Project Description | Re-orientation and minor relocation of benches along White Hart Lane to reduce noise, street drinking, and ASB impacting nearby homes. Works will improve sightlines, discourage loitering directly outside residential blocks, and support a more balanced and respectful use of the public realm. |

| | |
|----------------------------|---|
| Project | Broadwater Farm Manston and Lypne Play Improvements |
| NCIL Area | Area 6 West Green, St Ann's and Seven Sisters |
| Total allocation | £40,000 |
| Project Description | Works to upgrade and improve the play and open spaces in Manston and Lypne courtyards in Broadwater Farm Estate, with natural play/ bar park exercise equipment/ seating/ re-surfacing. |

| | |
|----------------------------|---|
| Project | Belmont recreation ground sustainable urban drainage |
| NCIL Area | Area 6 West Green, St Ann's and Seven Sisters |
| Total allocation | £50,000 |
| Project Description | Contribution towards playful sustainable drainage as part of the emerging Belmont Recreation Ground masterplan ad to both manage and hold water on site, offer amenity play, biodiverse habitat and decrease flood risk downstream. |

| | |
|----------------------------|--|
| Project | Tree planting and environmental improvements in St Ann's |
| NCIL Area | Area 6 West Green, St Ann's and Seven Sisters |
| Total allocation | £44,700.10 |
| Project Description | Delivery of tree planting and environmental improvements in St Ann's area to supplement the Council's Urban Forest Programme and support the aspirations of local stakeholders for a lasting network of tree pathways connecting local greenspaces. The opportunity to deliver greening at Chestnut Primary School will be investigated. |

| | |
|----------------------------|---|
| Project | Parklet in Pembury Road area |
| NCIL Area | Area 7 Bruce Grove, Tottenham Green and Tottenham Hale |
| Total allocation | £80,000 |
| Project Description | Delivery of a community parklet in the Pembury Road area of N17 |

| | |
|---------------------|--|
| Project | Reconstruction of Park View Road footway |
| NCIL Area | Area 7 Bruce Grove, Tottenham Green and Tottenham Hale |
| Total allocation | £135,000 |
| Project Description | Reconstruction of the footway along Park View Road (Havelock Road to the subway entrance) to improve pedestrian safety, accessibility, and overall usability. The proposed works will deliver a high-quality, durable footway designed to accommodate increased foot traffic resulting from recent residential developments and the proximity to key destinations. Improvements will include additional trees and cycle stands to promote active travel, reduce car dependency, and improve air quality. This project will create a safer, more inclusive environment for residents, commuters, and visitors, supporting sustainable transport and community well-being. |

| | |
|---------------------|---|
| Project | Tottenham Green Streets programme tree planting |
| NCIL Area | Area 7 Bruce Grove, Tottenham Green and Tottenham Hale |
| Total allocation | £20,000 |
| Project Description | Delivery of new street trees as part of Tottenham Green Streets programme to improve the streetscape between, and to link via green connectivity, Down Lane Park, Hartington Park and Somerford Grove Open Space. |

| | |
|---------------------|--|
| Project | Brunswick Park enhancement |
| NCIL Area | Area 7 Bruce Grove, Tottenham Green and Tottenham Hale |
| Total allocation | £85,386.33 |
| Project Description | Enhancement of Brunswick Park in Seven Sisters |

| | |
|---------------------|--|
| Project | Greening in Highgate |
| NCIL Area | Area 8 Highgate Neighbourhood Forum and Plan Area |
| Total allocation | £44,905.42 |
| Project Description | Greening of Highgate with focus on opportunities in the vicinity of Archway Road retail area and with potential for play on the way to be included |

| | |
|---------------------|--|
| Project | Crouch End Open Space improvements |
| NCIL Area | Area 9 Crouch End Neighbourhood Forum Area |
| Total allocation | £30,000 |
| Project Description | Contribution to improvement of Crouch End Open Space |

| | |
|---------------------|---|
| Project | Crouch End town centre and urban realm improvements |
| NCIL Area | Area 9 Crouch End Neighbourhood Forum Area |
| Total allocation | £478,663.99 |
| Project Description | Contribution to town centre urban realm and highways improvements in Crouch End, subject to future feasibility and detailed design processes and consultation |

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Appendix C – Assessment of Round 1 Spend Projects against key criteria

| Project | Meets legal requirements for NCIL spend | Supported through consultation | Meets Haringey CIL Governance document criteria | | | | | | | | | | | Impact on equalities | |
|--|---|--------------------------------|---|---|---|---|---|---|---|---|---|---|---|----------------------|---|
| | | | a | b | c | d | e | f | g | h | i | j | k | | l |
| London Borough of Culture ward murals | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | | | | ✓ | ✓ | ✓ | Positive. The proposal would help deliver a more inclusive public realm in the borough that represents the character and diversity of local communities |
| Parkland Walk north resurfacing & CCTV | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | | ✓ | ✓ | ✓ | Positive. The proposal would improve accessibility of this part of Parkland Walk to a range of visitors and CCTV will improve community safety. |
| Queen's Wood footpath improvements | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | | | | ✓ | ✓ | ✓ | Positive. The proposal would enable a range of visitors to have better access to all parts of the Wood, to improve the amenity value of the wood |
| Alexandra Park play improvements | ✓ | ✓ | ✓ | | ✓ | | | ✓ | | | | ✓ | ✓ | ✓ | Positive. The proposal would enhance play opportunities in this part of the borough for young people. |
| Parkland Walk footpath improvements between Stapleton Hall Road and Finsbury Park entrance | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | | ✓ | ✓ | ✓ | Positive. The proposal would improve accessibility of this part of Parkland Walk to a range of visitors. |
| Finsbury Gardens playground improvements | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | | | | ✓ | ✓ | ✓ | Positive. The proposal would enhance play opportunities in this part of the borough for young people. |
| Civic Centre communal woodland gardens | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | | | | | ✓ | ✓ | ✓ | Positive. The proposal would provide new publicly accessible woodland space and advance equalities for a range of individuals and groups. |
| Green Lanes festival | ✓ | ✓ | ✓ | ✓ | ✓ | | | ✓ | | | | ✓ | ✓ | ✓ | Positive. The proposal would bring together a range of individuals and groups and in particular celebrate Haringey's Kurdish and Turkish businesses and communities |
| Wood Green lighting improvements | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | | ✓ | ✓ | ✓ | Positive. The proposal would improve community safety and reduce the fear of crime, with particular benefits for women and girls. |
| Tower Gardens Park play area improvements | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | | | | ✓ | ✓ | ✓ | Positive. The proposal would enhance play opportunities in this part of the borough for young people. |
| Bruce Castle MUGA | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | | | | ✓ | ✓ | ✓ | Positive. The proposal would improve provision in the area for netball and basketball helping meet the needs of women and girls. |
| White Hart Lane benches | ✓ | ✓ | ✓ | ✓ | ✓ | | | | | | | ✓ | ✓ | ✓ | Positive. The proposal will improve community safety in this location, with particular benefits for women and girls. |

| | | | | | | | | | | | | | | | |
|--|---|---|---|---|---|---|---|---|--|--|--|---|---|---|---|
| Broadwater Farm Manston and Lypne play improvements | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | | | | ✓ | ✓ | ✓ | Positive. The proposal would enhance play opportunities in this part of the borough for young people. |
| Belmont recreation ground sustainable urban drainage | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | | | | ✓ | ✓ | ✓ | Positive. The proposal would improve the utility of this park for a range of individuals and groups, particularly young people attending the adjacent school. |
| Tree planting to support in St Ann's | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | | | | ✓ | ✓ | ✓ | Positive. The proposal would help improve air quality and the quality of the local environment more generally with benefits for a range of individuals and groups. |
| Parklet in Pembury Road area | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | | | | ✓ | ✓ | ✓ | Positive. The proposal would provide an opportunity to improve air quality, reduce the heat island effect, and increase urban biodiversity with potential benefits for a range of individuals and groups. |
| Reconstruction of Park View Road footway | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | | ✓ | ✓ | ✓ | Positive. The proposal would promote active travel and create a safer, more inclusive environment with particular benefits for older people and people with accessibility needs. |
| Tottenham Green Streets programme tree planting | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | | | | ✓ | ✓ | ✓ | Positive. The proposal would help improve air quality and the quality of the local environment more generally with benefits for a range of individuals and groups. |
| Brunswick Park enhancement | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | | | | ✓ | ✓ | ✓ | Positive. The proposal would enhance play and recreation opportunities in this part of the borough for a range of individuals and groups including young people. |
| Greening in Highgate | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | | | | ✓ | ✓ | ✓ | Positive. The proposal would improve the quality of the local environment with benefits for a range of individuals and groups. |
| Crouch End Open Space improvements | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | | | | ✓ | ✓ | ✓ | Positive. The proposal would enhance recreation opportunities in this part of the borough for a range of individuals and groups. |
| Crouch End town centre and urban realm improvements | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | | | | ✓ | ✓ | ✓ | Positive. The proposal would improve the quality of the local environment and encourage active travel with benefits for a range of individuals and groups. |

Haringey CIL Governance document criteria A-L

- 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
- 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.

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MINUTES OF THE Cabinet HELD ON Tuesday, 10th March, 2026

PRESENT:

Councillors: Ajda Ovat, Peray Ahmet (Chair), Emily Arkell, Zena Brabazon, Dana Carlin, Seema Chandwani, Lucia das Neves, Ruth Gordon, Sarah Williams and Ibrahim Ali

ALSO ATTENDING:

Councillors: Luke Cawley Harrison

426. DEPUTATIONS/PETITIONS/QUESTIONS

A deputation was received from Dan Jones representing residents in Bounds Green relating to Neighbourhood Community Infrastructure Levy (NCIL) Spending Round 2.

The depute introduced their deputation.

It was highlighted by the depute that there were concerns regarding the proposals for Neighbourhood Community Infrastructure Levy (NCIL) in Bounds Green and Woodside, particularly on Myddleton Road. It was explained that there had been plans put forward to implement improvements to Finsbury Gardens and a Myddleton Road parklet. However, it was stressed that these had not been put forward in favour of proposing implementation of improvements to the Haringey Civic Centre. He raised concerns regarding the utilisation of funding on the Haringey Civic Centre.

The depute asked what the justification was for the utilisation of funding into Civic Centre, while not funding other community projects. It was additionally suggested that, as it was viewed by the depute that the proposed Civic Centre improvements were in breach of NCIL governance, that this be paused. It was also asked that the Cabinet commit NCIL funding to Finsbury Gardens to become a community project

The Cabinet Member for Housing and Planning, and Deputy Leader of the Council provided a response to the deputation.

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The depute asked what the justification was for the utilisation of funding into Civic Centre, while not funding other community projects. It was additionally suggested that, as it was viewed by the depute that the proposed Civic Centre improvements were in breach of NCIL governance, that this be paused. It was also asked that the Cabinet commit NCIL funding to Finsbury Gardens to become a community project

The Cabinet Member for Housing and Planning, and Deputy Leader of the Council provided a response to the deputation.

It was outlined that the consultation, which had been carried out via the Commonplace survey, had received responses from more than 2,700 people and generated over 500 project suggestions, with an approximate total value exceeding £20 million. In this second phase of NCIL distribution, £1.7m was available to allocate across nine funding areas, two of which had Neighbourhood Forums. It was stressed that, as a result, difficult decisions had to be made.

It was explained that a sum of £6,500 was allocated in each of the 21 wards for a mural to serve as a permanent legacy of the year-long programme of events. It was additionally explained that £32,560 allocated for a communal garden project in Woodside, which had been shaped through engagement activity.

The Cabinet Member stressed that the majority of the allocation was directed toward improvements in Finsbury Gardens. It was highlighted that the refurbishment was to be designed with input from the local community.

The Cabinet Member emphasised that the consultation was not disregarded, and was central to informing the assessment process, highlighting community priorities, and shaped the longlist of proposals.

It was explained that the Council welcomed continued engagement and intended to work with residents to develop future proposals that were achievable and aligned with local priorities.

437. NEIGHBOURHOOD COMMUNITY INFRASTRUCTURE LEVY (NCIL) SPENDING ROUND 2

The Cabinet Member for Housing and Planning, and Deputy Leader of the Council introduced the report.

It was explained by the Cabinet member that the Community Infrastructure Levy (CIL) was a charge on developers based on the floorspace of new buildings to help fund infrastructure needs arising from development. Legislation allowed 15% to 25% of CIL collected to be spent in neighbourhoods on infrastructure that addressed demands created by development. This was referred to as Neighbourhood CIL (NCIL). In 2020 the Council approved £2.2m in spending on 41 Round 1 NCIL projects. Most of these were delivered and contributed to new and improved local infrastructure in Haringey, including:

- The Rising Green Youth Hub in Wood Green

- Investments in Springfield Park, Bruce Castle Park, Hartington Park, Woodside Parks, and the tennis courts in Downhills Park
- A new pedestrian crossing at the junction of The Roundway and Lordship Lane
- Thirteen bike hangars as part of a wider programme installing on-street bike hangars on residential streets in Haringey, with over 200 delivered to meet demand for secure residential cycle parking
- Thirteen re-deployable CCTV cameras to support the capture and deterrence of crimes such as fly-tipping and anti-social behaviour, located in areas where such incidents were known to occur regularly
- Fourteen on-street waste containment schemes to maintain cleanliness on busy streets

The report set out recommendations for the spending of a further £1.73m of NCIL on Round 2 projects. The projects were intended to deliver local improvements to ensure neighbourhoods received benefits associated with new development in their area.

Feedback from residents indicated a preference for increased investment in trees, parks, green spaces, and public realm. The selected projects were informed by community consultation on NCIL spending and reflected the Council's commitment to resident involvement in local decision-making. The projects included proposals from residents and community groups, as well as initiatives aligned with identified community priorities for neighbourhood investment. These priorities were:

- Tree planting and green spaces
- Street and kerbside improvements
- Play spaces and facilities
- Community safety measures
- Cultural facilities
- Cycling facilities
- Traffic calming measures
- School grounds and buildings

Based on these priorities, it was explained that the following projects were funded in Round 2.

Tree planting and green spaces:

- Tree planting and environmental improvements in St Ann's
- Parklet in the Pembury Road area
- Tottenham Green Streets tree planting
- Brunswick Park enhancement
- Greening in Highgate
- Crouch End Open Space improvements
- Belmont Recreation Ground sustainable urban drainage

Street and kerbside improvements:

- Parklet in the Pembury Road area
- Queen's Wood footpath improvements
- Parkland Walk footpath improvements between Stapleton Hall Road and the Finsbury Park entrance
- Reconstruction of Park View Road footway

- White Hart Lane benches
- Crouch End town centre and urban realm improvements

Play spaces and facilities:

- Alexandra Park play improvements
- Finsbury Gardens playground improvements
- Tower Gardens play area
- Broadwater Farm Manston and Lympne play improvements
- Bruce Castle MUGA (all-weather sports pitch)

Community safety measures:

- Wood Green lighting improvements

Cultural facilities:

- Green Lanes festival as part of London Borough of Culture
- London Borough of Culture ward murals

Following questions from Councillor Cawley-Harrison, the following information was shared:

- It was noted by the Cabinet Member that the criteria for utilisation NCIL were outlined in the report in the CIL governance. It was explained by officers that the Council undertook an open-minded consultation on general themes and specific projects, which had been captured within the report, which it was stressed would be taken into consideration as part of the decision-making process.
- Officers explained that the Council would undertake consultation work with residents on the themes and projects desired by the community, and review the possibility to utilise NCIL on specific projects suggested by residents.
- It was explained that the Council aimed to work with communities and would look to commission local artists to develop murals across the borough, and there would be work undertaken to work with the community to develop the murals, which would be intended to provide a legacy for the Borough of Culture work. It was stressed by officers that the London Borough of Culture work would be a small part of the overall NCIL proposals. It was additionally noted that the murals were aimed to create a legacy for the community from the Borough of Culture work.

RESOLVED:

That Cabinet:

1. Noted all the responses received regarding the consultation on spending the Round 2 Neighbourhood Community Infrastructure Levy, as set out in Appendix A to the report.
2. Approved the spending of Neighbourhood Community Infrastructure Levy on the Round 2 projects listed in Table 3 of the report.

Reasons for decision

The collection and spending of Community Infrastructure Levy (CIL), including Neighbourhood CIL (NCIL), was governed by the Planning Act 2008 and associated Regulations. Government guidance on CIL and NCIL was also provided through Planning Practice Guidance (PPG).

The Regulations enabled the Council to set aside 15% of CIL receipts (25% in areas with an adopted Neighbourhood Plan) to support the development of the relevant area by funding either:

- (a) the provision, improvement, replacement, operation or maintenance of infrastructure; or
- (b) anything else concerned with addressing the demands that development placed on an area.

This portion of CIL was known as NCIL.

The Council's adopted approach to spending NCIL, set out in its CIL Governance document (2020), provided that NCIL should be spent on neighbourhood projects, and that the neighbourhood proportion of CIL receipts collected across the borough would be pooled (except in Neighbourhood Forum Areas). The Governance document further established that the borough would be divided into nine NCIL areas, each requiring consultation, and that the Council would then determine spending based on the project lists for each area, taking consultation feedback into account.

The Council conducted consultation in December 2025 and January 2026 to identify the NCIL spending priorities for the nine NCIL areas. Consultation feedback and suggested projects were reviewed, and a proposed package of locally supported projects was developed, consistent with the Haringey Deal and subject to spending approval. These proposals were compatible with the Regulations and the CIL Governance criteria, aligned with the Haringey Vision 2035, and were agreed with relevant service delivery areas within the Council.

The governance process for identifying projects in Neighbourhood Forum Areas differed slightly. Projects within the borough's two Forum Areas were informed by consultation with the Highgate Neighbourhood Forum and the Crouch End Neighbourhood Forum, with due regard given to the same considerations applied elsewhere.

Alternative options considered:

Not spending NCIL consistent with community priorities

This option was dismissed. The Council's CIL Governance document committed the authority to identifying NCIL spending priorities through consultation with local communities and to implementing them. The Round 2 consultation generated over 2,700 responses and produced a broad range of appropriate project types and priorities for potential NCIL expenditure.

Delaying allocation of NCIL

This option was also dismissed. Most projects funded under NCIL Round 1 had been

delivered, and further funding was available for investment in new and improved infrastructure across Haringey.

'CALL IN' OF DECISIONS OF THE CABINET

This form is to be used for the 'calling in' of decisions of the above bodies, in accordance with the procedure set out in Part 4 Section H.2 of the Constitution.

| | |
|-------------------------------------|---|
| TITLE OF MEETING | Cabinet |
| DATE OF MEETING | 10 th March 2026 |
| MINUTE No. AND TITLE OF ITEM | Agenda item 18: Neighbourhood Community Infrastructure Levy (NCIL) Spending Round 2 |

1. Reason for Call-In/Is it claimed to be outside the policy or budget framework?

The decision is not claimed to be outside the policy or budget framework, but the process for allocating NCIL funding did not comply with the council's general constitutional principles of decision-making, or the specific policies relating to CIL.

1) Public support for projects

Haringey's CIL governance [document](#) states that:

"Consultation with the community within each CIL Neighbourhood Group will be undertaken to compile an initial list of projects and the priorities, determined by the number supporting the same or similar infrastructure. The Council will then determine how neighbourhood CIL receipts are spent against the list of projects compiled".

The council has not provided any evidence that the schemes selected for funding came from public suggestions:

- The "London Borough of Culture ward murals" are part of a wider corporate project. The wider project may have broad support, and individual murals may be popular in some wards, but the council has not provided any evidence that there is public support in every ward for a mural. Nor does it appear to have made any attempt to contact the residents of Muswell Hill and Crouch End who specifically objected to murals when they were previously proposed.
- The council has not provided any evidence that the Civic Centre "communal woodland gardens" project was proposed or supported by local residents.

Adding corporate projects with no public support to the list for final approval bypasses the Council's own binding policy framework.

2) Funding status of proposed projects

The cabinet report states in Appendix C that the Civic Centre "communal woodland gardens" project is eligible for NCIL funding because it fulfils criterion B: *"The use of CIL funding is necessary as no alternative funding sources are available"*. But this is contradicted by paragraph 6.36 which

states: *“The proposed projects also provide some opportunities to reduce costs to the Council of delivering its existing Capital Programme by replacing planned borrowing with external funding.”*

Projects which have already been approved for borrowing under the capital programme cannot be described as eligible because “no alternative funding sources are available”.

3) Projects which are not capital infrastructure or addressing the demands of development

NCIL legislative requirements state that NCIL funds must be spent on infrastructure or ‘anything else that is concerned with addressing the demands that development places on an area.’

The council has not explained how murals meet this definition. They are not “infrastructure”, so what is the development-induced demand that they are addressing in each of the nineteen locations where they are proposed?

4) Constitutional principles of decisions making

Section 12.02 of the constitution (“Principles of decision making”) states: *All decisions of the Council will be made in accordance with the following principles:*

- (a) proportionality (i.e. the action must be proportionate to the desired outcome);*
- (b) due consultation and the taking of professional advice from officers;*
- (c) respect for human rights in particular, giving consideration to such issues at an early stage in the process;*
- (d) a presumption in favour of openness; and*
- (e) clarity of aims and desired outcomes.*

Furthermore, the Council will explain what options were considered and give reasons for the decision.

The Cabinet report provided no detail or evidence that the CIL allocation pays due regard to the public consultation, failed to provide the source of each proposal, failed to outline the weighted support by proposal, and failed to respond adequately to why each proposal was selected.

This fails points (b) and (d) of the principles outlined above, as well as failing to meet the overarching principle of providing reasons for decisions.

2. Variation of Action Proposed

- Do not take this decision forward
- Bring a revised report to a future cabinet meeting including:
 - A list of all proposals which received more than one vote on the commonplace platform.
 - Evidence of residents nominating and supporting the specific projects identified for funding (not just support for the relevant categories of projects).
 - Calculations showing how competing projects were scored / prioritised
 - Evidence that projects are not being otherwise funded already
 - For proposals that are for more than one NCIL area, publish evidence of support from residents in each area.
 - Rerun the decision with all the above provided so that decisions around NCIL allocations are transparent, representative, evidence based and in line with council policy.

Signed:

Councillor: (Please print name): Cllr Rossetti

Countersigned:

1. Councillor: (Please print name): Cllr Cawley-Harrison

2. Councillor: (Please print name): Cllr Barnes

3. Councillor: (Please print name): Cllr Emery

4. Councillor: (Please print name): Cllr da Costa

Date Submitted:

13th March 2026

Date Received :

(to be completed by the Democratic Services Manager)

Notes:

1. Please send this form to:

Ayshe Simsek(on behalf of the Proper Officer)
Acting Democratic Services and Scrutiny Manager
5th Floor
River Park House
225 High Road, Wood Green, London N22 8HQ
Tel: 8489 2920
Fax: 020 8881 5218

This form must be received by the Acting Democratic Services and Scrutiny Manager by 10.00 a.m. on the fifth working day following publication of the minutes.

2. The proper officer will forward all timely and proper call-in requests to the Chair of the Overview and Scrutiny Committee and notify the decision taker and the relevant Director.
3. A decision will be implemented after the expiry of ten working days following the Chair of Overview and Scrutiny Committee's receipt of a call-in request, unless a meeting of the Overview and Scrutiny Committee takes place during the 10 day period.
4. If a call-in request claims that a decision is contrary to the policy or budget framework, the Proper Officer will forward the call-in requests to the Monitoring Officer and /or Chief Financial Officer for a report to be prepared for the Overview and Scrutiny Committee advising whether the decision does fall outside the policy or budget framework.

Report for: Special Overview & Scrutiny Committee Meeting – 26 March 2026

Title: Call-In of a decision taken at Cabinet on 10 March 2026 regarding Neighbourhood Community Infrastructure Levy (NCIL) Spending Round 2

Report authorised by: Barry Francis, Director of Environment & Resident Experience

Lead Officers: Rob Krzyszowski, Director of Planning & Building Standards
Bryce Tudball, Head of Spatial Planning

Ward(s) affected: All

**Report for Key/
Non-Key Decision:** Key Decision

1. Describe the issue under consideration.

1.1 On 10 March 2026, Cabinet agreed the following recommendations following a report presented to them on Neighbourhood Community Infrastructure Levy (NCIL) Spending Round 2:

1. Noted all the responses received regarding the consultation on spending the Round 2 Neighbourhood Community Infrastructure Levy, as set out in Appendix A to the report.
2. Approved the spending of Neighbourhood Community Infrastructure Levy on the Round 2 projects listed in Table 3 of the report.

1.2 Following a Call-In of that decision made in accordance with Council procedures, this report provides further information to support the Overview and Scrutiny Committee's (OSC) consideration of the issues raised in the Call-In.

2. Cabinet Member Introduction

2.1 My introduction to the original report considered by Cabinet on 10 March 2026 sets out the case for that decision. This report deals with the specific points raised by the Call-In.

2.2 It is disappointing that this decision has been called-in as it proposes to deliver £1.7m of investment in new and improved infrastructure across the borough in line with overwhelming feedback from local residents that they want to see more investment in trees, parks, green spaces and public realm. The chosen projects include projects specifically suggested by residents and community groups, alongside projects that support suggested community priorities for neighbourhood investment.

2.3 The London Borough of Culture ward murals neighbourhood art project is a key opportunity to address the demands that development places on the borough's

areas by helping protect community cohesion and identity. The production of street murals will create a high-quality cultural presence in every ward, reinforcing local pride and character and delivers street and kerbside improvement which was one of the top 2 resident priorities for NCIL funding in all 9 NCIL areas. The projects will be developed by local artists in close collaboration with residents.

- 2.4 I confirm my view that nothing raised in the Call-In or set out in this report changes my view that the decision taken on the 10 March 2026 is the correct one and should be upheld.

3. Recommendations

- 3.1 On the basis of the information provided in the Cabinet report of 10 March 2026 and in this report, it is recommended that the Committee reject this Call-In and take no further action.

4. Reasons for decision

- 4.1 N/A

5. Alternative options considered

- 5.1 N/A

6. The Decision and the Call-In

- 6.1 On 10 March 2026, Cabinet approved the recommendations set out in the report entitled 'Neighbourhood Community Infrastructure Levy (NCIL) Spending Round 2'. The decision and the report plus its appendices are available on the Council's website.
- 6.2 Following the issuing of the draft minutes for the Cabinet meeting, a Call-In of that decision was received and validated, in line with agreed Council procedures. Accordingly, the matter is now to be considered by the Overview and Scrutiny Committee. Sections 7-10 of this report describe and respond to each of the four reasons given for the Call-In.

7. Call-in reason 1: Public support for projects

- 7.1 The call-in quotes the Council's adopted CIL Governance document as follows: *"Consultation with the community within each CIL Neighbourhood Group will be undertaken to compile an initial list of projects and the priorities, determined by the number supporting the same or similar infrastructure. The Council will then determine how neighbourhood CIL receipts are spent against the list of projects compiled"*.
- 7.2 To note, this quotation is from a historic version of the Council's CIL Governance document and not the current adopted version from March 2020 (provided as Appendix A) and it therefore omits the final 6 words of the last sentence in the

March 2020 adopted document which are as follows “...*having regard to the consultation responses.*” These additional words are important to the correct interpretation and application of the document’s provisions.

- 7.3 The call-in sets out that the Council has not provided any evidence that the schemes selected for funding came from public suggestions. It uses two examples to support this point which are the London Borough of Culture ward murals and the Civic Centre communal woodlands garden.
- 7.4. The call-in sets out that adding corporate projects with no public support bypasses the Council’s own binding policy framework.
- 7.5 It is demonstrated below that call-in reason 1 relates to a preference for greater detail rather than a failure to comply with the Council’s adopted CIL Governance document.
- 7.6 A consultation was undertaken across all NCIL areas from 5 December 2025 to 18 January 2026. The consultation sought to:
 - a) identify general NCIL spending priorities of residents and communities across the borough’s 9 NCIL areas
 - b) obtain specific project suggestions which projects participants would like to see funded

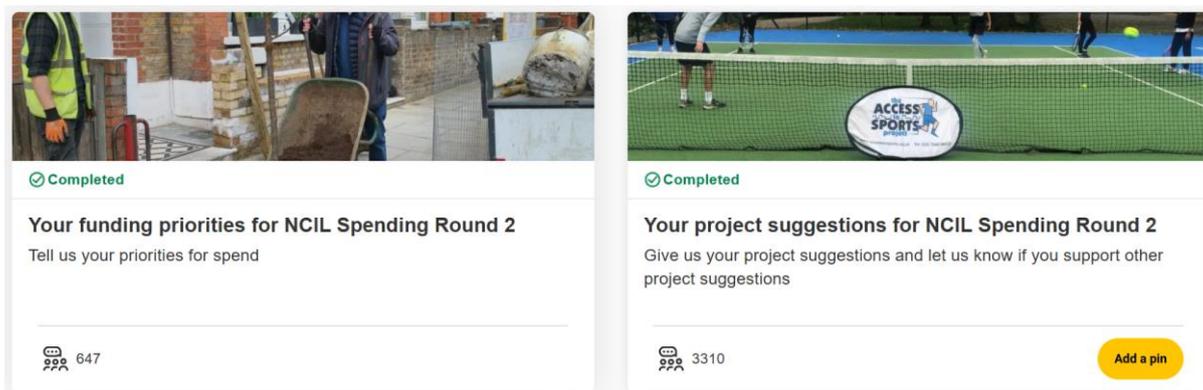


Image 1: Screenshot of NCIL Spending Round 2 consultation website

- 7.7 After the consultation closed on 18 January 2026, officers compiled an initial list of projects for consideration. This list was determined by the number of people supporting the same or similar infrastructure suggestions having regard to both general funding priorities expressed through the consultation and to the specific projects suggested via the consultation. The initial list included a range of projects consistent with the top 4 general funding priorities and the top 3 project suggestions in each NCIL area as determined by the number of positive reactions on the online engagement website, ‘commonplace’.
- 7.8 As detailed in Appendix C to the Cabinet report, all projects which were recommended for spend in the Cabinet report were supported through consultation. This is on the basis that the projects were either consistent with one of the top 4 general funding priorities in the NCIL area in which the project

was located or were consistent with one of the top 3 project suggestions in which the project was located.

- 7.9 For reasons of brevity, the Cabinet report and appendices summarised the consultation outcome for the recommended projects. However, in relation to the two projects specifically referred to in the call-in it is confirmed as follows:

London Borough of Culture ward murals: In each of the borough's 9 NCIL areas, "street and kerbside improvements" were one of the top two general funding priorities expressed through the consultation. Ward murals provide a key opportunity to deliver streetscape improvements across the borough. The project is therefore considered to be in accordance with the general spending priorities of residents across all of the borough 9 NCIL areas. Specific project suggestions for public art were received in 5 of the borough's NCIL areas (Area 5, Area 6, Area 7, Highgate Neighbourhood Forum and Crouch End Neighbourhood Forum). The contribution to the murals in the two forum areas was discussed and agreed with the respective Neighbourhood Forums.

Civic Centre communal woodland garden: This proposal will deliver additional tree planting and green space within NCIL Area 3. Tree planting and green spaces was ranked as the top general funding priority in NCIL Area 3 and the project is therefore considered to be in accordance with the priorities of residents in this area. The call-in is correct that the communal woodland garden was not submitted to the consultation as a specific project suggestion, however there was a project suggestion within the consultation for a community cafe and cultural space within the Civic Centre. The garden would provide a similar community function.

- 7.10 The call-in refers to residents of Muswell Hill and Crouch End previously objecting to murals within their areas. It is understood this refers to a Town Centres Creative Art Project which sought to commission local artists to produce murals and shutter artworks and formed part of the Council's High Streets Recovery Action Plan supporting economic recovery and renewal after the Covid-19 pandemic. Initial engagement was undertaken on proposals in Crouch End and Muswell Hill town centres but following mixed responses from stakeholders a decision was taken to redirect available funding to alternative locations. Two projects were subsequently delivered in Stroud Green and Wood Green and feedback received has indicated these were broadly successful. Taking account of lessons learned it is considered that similar projects could be rolled out across the entire borough as part of the London Borough of Culture murals / neighbourhood art projects which will include extensive engagement and collaboration with residents and communities. This will include community workshops and a decision-making panel made up of representatives from the community, and commissioning Haringey-based artists to produce the artwork.
- 7.11 The extensive engagement and consultation carried out by the Council when developing its Arts and Culture Strategy in 2024 has informed the decision to allocate NCIL funding for borough-wide murals. The strong message from local communities and residents from that engagement was that they wanted art and culture in Haringey to be accessible, free and visible for all to share and

participate in. Art should be available on the streets, estates and parks of the borough as much as within formal settings and venues. The proposed murals and neighbourhood artworks project for London Borough of Culture responds directly to this community feedback.

- 7.12 In accordance with Council's current CIL Governance document dated March 2020:
- i) Consultation was undertaken with the community within each CIL Neighbourhood Group
 - ii) Consultation informed the compilation of an initial list of projects and the priorities, determined by the number supporting the same or similar infrastructure
 - iii) The Council has determined how neighbourhood CIL receipts are spent against the list of projects compiled having regard to the consultation responses.
- 7.13 The projects recommended for NCIL Spending Round 2 are therefore backed by public support and have been arrived at consistent with the process set out in the Council's binding policy framework.

8. Call-in reason 2: Funding status of proposed projects

- 8.1 The call-in references the Cabinet report stating the Civic Centre communal woodland gardens project is eligible for NCIL funding because it fulfils criterion B of Haringey's CIL Governance document criteria: *"The use of CIL funding is necessary as no alternative funding sources are available"*.
- 8.2 The call-in further states that projects which have already been approved for borrowing under the capital programme cannot be described as eligible because alternative funding sources are available.
- 8.3 The call-in is incorrect in so far as it suggests the Cabinet report found projects to be eligible or ineligible for NCIL funding based on fulfilling a singular criterion in Appendix C. It is also incorrect in stating that projects which have already been approved for borrowing under the capital programme cannot be described as eligible because no alternative funding sources are available.
- 8.4 The criterion B referred to in the call-in comprises one of twelve "guiding criteria" in the CIL Governance document. The guiding criteria are not pass/fail but rather intended to help manage competing demands for CIL funding and ensure the spending of CIL is prioritised in the right way. As set out in detail in the Cabinet report, the choice of which projects to fund requires a much broader consideration including meeting legal requirements for NCIL spend, support through consultation, and assessment against the CIL Governance document guiding criteria. The performance of the recommended projects against all relevant considerations is summarised in Appendix C of the Cabinet report together with its likely impact on equalities.
- 8.5 There are no provisions in the Council's CIL Governance which would mean the availability of alternative funding sources would automatically preclude the use of NCIL for a given project. Such an approach would in fact be in line with the

Council's Capital Strategy 2026-2030 adopted in March 2026. The Capital Strategy sets out a clear framework for delivering long term, sustainable investment that supports the clear ambition set out in Haringey 2035 - to be a fairer, greener borough where everyone can belong and thrive. Inflation and economic uncertainty have significantly impacted the Council's financial position, making borrowing more expensive and increasing the cost of delivering essential services. In response to this, the Council's capital strategy is changing. It is taking a more focused, flexible, and financially sustainable approach, prioritising investments that deliver long-term value and reduce revenue pressures. This includes reviewing the capital programme to reduce borrowing costs. Section 2 of the Capital Strategy states: "Wherever possible, the Council will also seek to maximise external grant funding to replace borrowing, thereby improving the overall affordability of the capital programme".

- 8.6 Notwithstanding this, there are no projects recommended for NCIL Round 2 spend which are currently funded via the Capital Programme. The Civic Centre woodland garden was not part of the core scope of works for the Civic Centre project. During the design of the Civic Centre scheme delivery of public open space outside of the civic centre offices boundary was highlighted as an excellent opportunity for community engagement. The Civic Centre project made a provisional allocation towards the garden following community engagement given the feedback that people felt it would be a benefit to the area. However, a contribution would only have been possible should the core scope of works for the Civic Centre come in under budget. As reported through to Cabinet in March 2024 and November 2024 for the contract award to Sisk, the council needed to undertake (and achieved) significant value engineering for the core scheme and therefore the desirable contribution from the Civic Centre budget to the wood and gardens was not possible. The project always was a community co-production initiative and has now progressed as such where alternative funding solutions are being sought as part of a community engagement/delivery project. The woodland gardens are not required as part of the council operational requirements for the refurbishment of the Civic Centre, therefore NCIL funding would not be utilised for corporate office facilities, but to enable a community led project.
- 8.7 The call-in omits mention of criterion E in the CIL governance document which is "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", which is relevant to the Civic Centre communal woodland gardens project.
- 8.8 Consistent with the Cabinet report and without introducing a contradiction as proposed in the call-in, the package of NCIL projects may still provide some opportunities to reduce costs to the Council of delivering its existing Capital Programme where for instance NCIL would fund the comprehensive improvement or refurbishment of an asset and obviate the need for otherwise budgeted essential or planned maintenance.

9. Call-in reason 3: Projects which are not capital infrastructure or addressing the demands of development

- 9.1 The call-in identifies legislative requirements that NCIL funds must be spent on infrastructure or ‘anything else that is concerned with addressing the demands that development places on an area.’ It sets out the Council has not explained how murals meet this definition.
- 9.2 Development brings new residents into an area and increases the overall size of communities which creates commensurate pressure for protecting community cohesion and identity. Street murals are a form of public art and London Borough of Culture ward murals neighbourhood art project will foster greater social integration creating an environment and context where more residents can make new connections, break down the barriers of social class and economic inequality and bring those of different ages and backgrounds together in shared experiences to enable communities to flourish. As set out in Appendix B of the Cabinet report the production of street murals will create a high-quality cultural presence in every ward, reinforcing local pride and character. The London Borough of Culture Ward Mural Project will involve meaningful community participation and close working between local artists and residents to shape the look and feel of their neighbourhoods.
- 9.3 Delivering public art, or financial contributions towards it, in relation to new development is a long-established planning principle. The Council’s adopted Local Plan Policy DM3 “Public Realm” states that “Major development proposals should consider how schemes can enhance local distinctiveness and legibility through the use of public art”. The Council’s adopted Planning Obligations Supplementary Planning Document (SPD) requires “major development that has a significant impact on its physical environment and setting” to “make provision for public art”. Whilst each planning case is considered on its merits, including whether public art is delivered through Section 106 Planning Obligations (S106s) or CIL, and subject to financial viability and competing demands, the planning principle of public art being relevant to addressing new development is well-established.
- 9.4 For the above reasons, it is the view of officers that delivery of murals is concerned with addressing the demands that development places on an area and are therefore consistent with the legislative requirements.
- 9.5 The view that public art (of which street murals is one type) helps address demands that development places on an area is widely shared by other local authorities across London based upon public NCIL funding decisions of the Royal Borough of Kingston upon Thames, City of London, Royal Borough of Kensington and Chelsea and London Borough of Brent.
10. **Call-in reason 4: Constitutional principles of decisions making**
 - 10.1 The call-in refers to Section 12.02 of the constitution (“Principles of decision making”). It is stated that the Cabinet report provided no detail or evidence that the NCIL allocations pay due regard to the public consultation, failed to provide the source of each proposal, failed to outline the weighted support by proposal, and failed to respond adequately to why each proposal was selected.

- 10.2 In preparing the Cabinet report, officers sought to provide a proportionate level of detail which would provide Cabinet with sufficient information to make their decision and with confidence that officers have come to conclusions which are fair, reasonable, balanced and justifiable. It is noted that this call in focuses on the process used to select the various projects for funding seeking greater detail rather than a failure to comply with the Council's adopted CIL Governance document. There is for example no requirement in the Council's Governance document to outline weighted support by proposal.
- 10.3 In relation to the public consultation, paragraph 6.18 of the Cabinet report sets out clearly the principal objectives of the consultation which was undertaken in a spirit of openness providing genuine opportunities for residents and communities to influence the Council's decision.
- 10.4 Following the consultation, officers reviewed and analysed all responses received. This included priority themes and over 500 specific project suggestions. Paragraphs 6.22 to 6.24 of the Cabinet report summarised the consultation headlines and a more detailed summary was provided as Appendix A. It is correct that the report did not provide the source of each project recommended for funding but paragraphs 6.30 to 6.32 made clear that all projects recommended for funding were consistent with the top general priorities for NCIL spend in those areas or otherwise comprise well supported projects which were specifically suggested as part of the consultation response.
- 10.5 A summary justification for each of the recommended projects is provided via Appendix C which assesses each of the recommended projects against the legislative requirements and the Council's adopted CIL Governance document. Each of the chosen projects meets a high number of the CIL Governance document criteria.

11. Contribution to the Corporate Delivery Plan 2024-2026 High level Strategic outcomes?

- 11.1 The contribution of the decision regarding strategic outcomes was set out in the report to Cabinet on 10 March 2026.

12. Carbon and Climate Change

- 12.1 The carbon implications of the decision taken by Cabinet were highlighted in the Cabinet report on 10 March 2026.

13. Statutory Officers' comments

Finance

- 13.1 The Director of Finance (Deputy Section 151 Officer) has been consulted in the preparation of this report. The financial implications of the decision taken by Cabinet were highlighted in the Cabinet report on 10 March 2026.

Procurement

13.2 N/A

Director of Legal & Governance

13.3 The legal implications of the decision taken by Cabinet were highlighted in the Cabinet report on 10 March 2026.

Equality

13.4 The equality implications of the decision taken by Cabinet were highlighted in the Cabinet report on 10 March 2026.

14. Use of Appendices

Appendix A Haringey CIL Governance document (March 2020)

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Community Infrastructure Levy Charging Schedule

updated with Governance and revised Reg 123 (004)

Adoption: July 2014

Implementation: November 2014

Revisions to Regulation 123 List and Governance: March 2020 



Introduction

As part of the changes introduced under the Planning Act 2008, the previous Government introduced the Community Infrastructure Levy (CIL) - a new mechanism to enable infrastructure requirements arising from growth to be funded through developer contributions.

The Community Infrastructure Levy Regulations 2012 (as amended) allows councils to introduce CIL, being a charge on new buildings and extensions to help pay for supporting infrastructure and replaces s.106 contributions (except in relation to affordable housing and on site mitigation measures).

What is CIL?

CIL is a standardised non negotiable local levy that is placed on new development for the purpose of helping to raise funds to support the delivery of the infrastructure that is required as a result of new development. Far from being a new source of funding, CIL provides a more consistent and transparent mechanism to raise financial contributions, currently sought through s106 agreements.

However, under CIL, developers can still be required to directly provide both 'off-site' infrastructure, through s106 contributions, and 'on site' improvements through planning conditions to mitigate the direct impact of the development proposed (e.g. landscaping, access roads).

How is CIL calculated and charged?

The regulations require two distinct aspects to be considered. Firstly, a 'charging authority' (the Local Authority) needs to demonstrate that new development necessitates the provision of new, or improved, infrastructure. Secondly, that the rate of the proposed levy does not make development proposals unviable, in particular with regards to expected costs that would be associated with the provision of on-site infrastructure (for the purposes of CIL, affordable housing is regarded as an on-site requirement and will continue to be secured through s106 agreements).

The levy is to be expressed as £ per m² and collected on the commencement of development. CIL is to be charged on the 'gross internal floor space' of any new development, apart from affordable housing and buildings used for charitable purposes where standard exemptions have been made.

Whilst the rate of CIL is determined by the charging authority, it is scrutinised by an independent examiner to assess whether the charge has regard to the evidence base and that the level of charge is reasonable and will not impact negatively on the economic viability of development.

The Infrastructure Funding Gap

The Council has produced an Infrastructure Study in March 2010 setting out the likely infrastructure impacts of growth identified in the Council's Local Plan. This has been built on and an updated document setting out the current anticipated funding requirements to meet infrastructure needs in the Borough was produced in March 2013. The outcomes of this study indicate that there is a total funding gap that CIL can contribute towards of approximately £230m. This is set out below, and the summary document is included on our website.

The level of Investment required is indicative and it includes investment that may need to be undertaken by both the Council and its partners. The investment required will need to be subject to continuous review in light of changes to the funding regimes for both the Council and its partner organisations and changing roles and functions of public sector organisations in years to come. The actual level of investment the Council makes in future years will clearly be subject to Council priorities and available funding and will need to be agreed by Cabinet as appropriate.

| Table 1 Summary of Infrastructure Investment Estimates 2013/14-2026/27 | | | |
|---|---------------------------------|-------------------------------|-------------------------|
| Infrastructure Type | Investment Required (£m) | Funding Available (£m) | Funding Gap (£m) |
| Education | 198.0 | 120.0 | 78.0 |
| Health | tbc | tbc | Tbc |
| Open space/ Leisure | 22.3 | 1.5 | 20.8 |
| Transport | 107.6 | 19.5 | 88.1 |
| Emergency Services | -- | -- | -- |
| Decentralised Energy | 25.0 | 2.5 | 22.5 |
| Water Management & Flooding | 20.6 | tbc | 20.6 |
| Waste | -- | -- | -- |
| Total (£m) | £373.5 | £143.5 | £230 |

Viability in Haringey

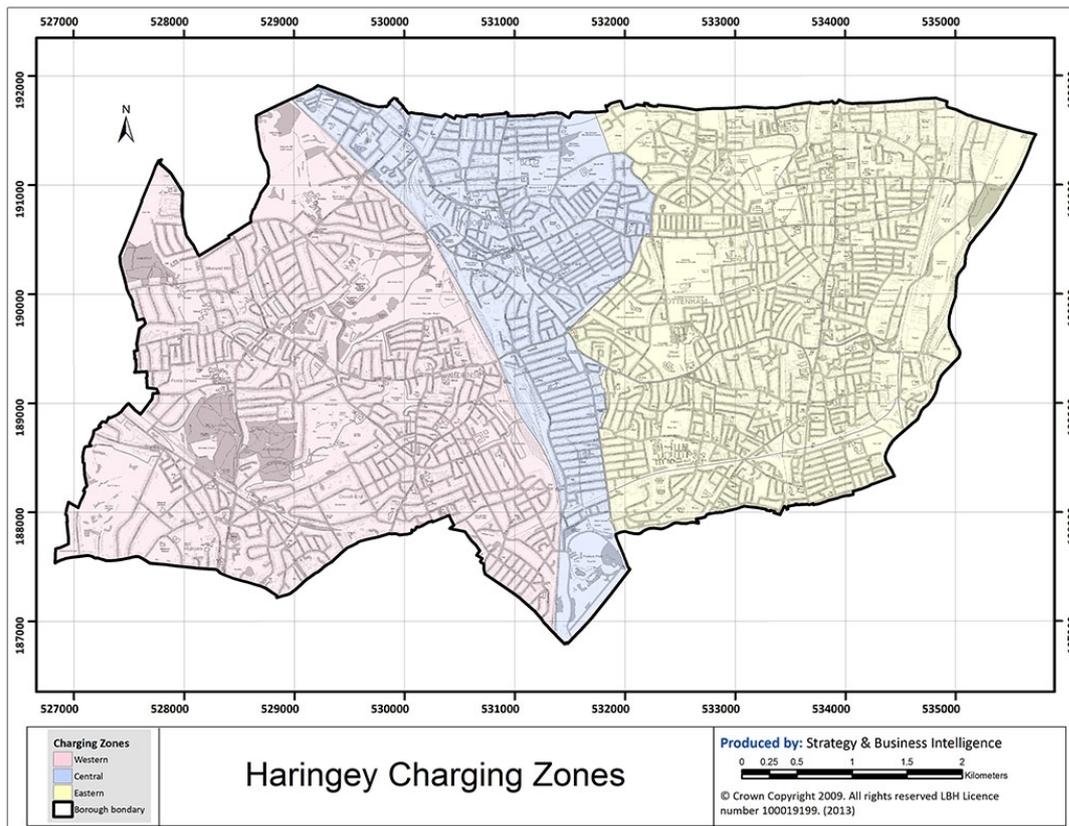
Evidence has been provided by BNP Paribas to identify what CIL rates will be viable in Haringey. A primary study was received in February 2012, and updates to the evidence were provided in February 2013. The full set of evidence is available on our website.

The Charging Schedule

The proposed schedule is set out below. The map shows the charging zones:

| Table 2- Approved CIL Charging Schedule for Haringey | | | | |
|--|----------------|----------------|----------------|--------------------|
| CIL charge (£/square metre) | | | | |
| Use | Western | Central | Eastern | Mayoral CIL |
| Residential | £265 | £165 | £15 | £35 |
| Student accommodation | £ 265 | £165 | £15 | £35 |
| Supermarkets | £95 | | | £35 |
| Retail Warehousing | £25 | | | £35 |
| Office, industrial, warehousing, small scale retail (use class A1-5) | Nil Rate | | | £35 |
| Health, school and higher education | Nil Rate | | | Nil |
| All other uses | Nil Rate | | | £35 |

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.



Exemptions

CIL charges will not be levied on:

- Development that creates less than 100m² of new build floor space measured as Gross Internal Area (GIA) and does not result in the creation of one or more dwellings.
- Buildings into which people do not normally go, or only go to perform maintenance.
- Buildings for which planning permission was granted for a limited period.
- Affordable housing, subject to an application by a landowner for CIL relief (CIL regulation 49).
- Development by charities for charitable purposes subject to an application by a charity landowner for CIL relief (CIL regulation 43).
- Development classified as self-build.
- Development classified as a residential annex or extension.

The CIL Regulations 2010 set out the situations for both mandatory and discretionary exemptions. Mandatory exemptions include affordable housing and developments occupied solely for the purpose of charitable activity by a registered charity. However, the charging authority has discretionary powers to provide relief on:

- the investment activities of charitable institutions

- in exceptional circumstances where:
 - the cost of complying with s106 planning obligation is greater than the chargeable amount payable by a developer;
 - there is an unacceptable impact on the economic viability of a development
 - that the granting of relief would not constitute state aid.

The Council will not expect to implement any discretionary exemptions. The Council believes the charge is viable and will monitor the charge to ensure it remains viable. Should circumstances change the Council will seek to revise the levy rather than provide any discretionary relief from the charge.

Payments in kind

In circumstances where the liable party and Haringey Council agree, payment of the levy may be made by transferring land. The agreement cannot form part of a planning obligation, must be entered into before the chargeable development is commenced and is subject to fulfilling the following:

- the acquired land is used to provide or facilitate the provision of infrastructure within Haringey;
- the land is acquired by the Council or a person nominated by the Council;
- the transfer of the land must be from a person who has assumed liability to pay CIL;
- the land has to be valued by an independent person agreed by the Council and the person liable to pay CIL;
- 'Land' includes existing buildings and other structures, land covered with water, and any estate, interest, easement, servitude or right in or over the land.

Collection of CIL

London Borough of Haringey is the collecting authority for the purpose of Part 11 of the Planning Act 2008 and CIL Regulations 2010 (as amended by Regulations 2011 and 2012).

When planning permission is granted, Haringey Council will issue a liability notice setting out the amount payable, and the payment procedure.

In the case of development enabled through permitted development orders, the person(s) liable to pay will need to consider whether their

proposed development is chargeable, and to issue Haringey Council a notice of chargeable development.

Payment Instalments

Where the payable amount of CIL is £500,000 or less, the whole amount shall be paid in a single installment not more than 60 days after commencement of the development.

Where the payable amount is more than £500,000, developers should have the option to pay two installment payments:

- The greater of £500,000 or half the value of the total payable amount 60 days after commencement, and
- The remainder 240 days after commencement.

Appeals

A liable person can request a review of the chargeable amount by the charging authority within 28 days from the issue of the liability notice.

CIL Regulations allow for appeals on:

- The calculation of the chargeable amount following a review of the calculation by the Council.
- Disagreement with the Council's apportioned liability to pay the charge.
- Any surcharges incurred on the basis that they were calculated incorrectly, that a liability notice was not served or the breach did not occur.
- A deemed commencement date if considered that the date has been determined incorrectly.
- Against a stop notice if a warning notice was not issued or the development has not yet commenced.

A person aggrieved by the levy (or attempt to levy) of a distress can appeal to the Magistrates Court.

Spending CIL revenue

CIL revenue will be spent on infrastructure needed to support development in Haringey. This need is assessed as part of the Local Plan making process and an Infrastructure Delivery Plan is included in the adopted Local Plan: Strategic Policies. This infrastructure needs and delivery plan are updated regularly.

The Council includes as part of this submission the proposed Regulation 123 list below.

| Table 3: Haringey's Regulation 123 List |
|---|
| Haringey CIL funding may be applied in whole or 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 |
| The above list is not in order of priority. The above list excludes infrastructure projects that are required to make a development acceptable in planning terms in accordance with the planning policies set out in the Council's Local Plan. Whilst CIL will be the Council's main mechanism for securing funding towards the infrastructure that is required to support the cumulative demands from development in Haringey, there will be some instances where individual development gives rise to their own requirements for infrastructure in order to make the development acceptable in planning terms. Such infrastructure will be secured as part of the development through the use of planning conditions or planning obligations. Further details on this approach are set out in the Council's Planning Obligations SPD. |
| This Regulation 123 list therefore explicitly excludes the provision of infrastructure that is required to make a development acceptable in planning terms and which meets the legal tests of Regulation 122 of the CIL Regulations. Through the publication of this list the Council therefore retains its discretion to negotiate |

necessary planning conditions and s106 planning obligations to secure such infrastructure.

Distribution of CIL funding

As per the CIL Regulations and Guidance, the Haringey's CIL is proportioned and allocated using the following approach:

- 5% is retained by Haringey Council to cover administrative costs (including consultation on the levy charging schedule, the issuing of liability notices, enforcing CIL, legal costs and reporting on CIL activity);
- 15%, known as the 'Neighbourhood Proportion', is to be spent on neighbourhood projects (up to a maximum of £100 per existing Council Tax dwelling). In accordance with Regulation 59C, neighbourhood projects can include funding towards:
 - the provision, improvement, replacement, operation or maintenance of infrastructure; or
 - anything else that is concerned with addressing the demands that development places on an area.

The funding allocation rises to 25% where a Neighbourhood Plan is in place. At the present time, only the Highgate Neighbourhood Plan has been adopted, and one is currently being developed for Crouch End;

- 80%, known as the 'Strategic Proportion', is retained by Haringey Council to allocate to projects on its capital programme which are infrastructure that supports growth. An indication of such projects are set out in the CIL Regulation 123 List above and the IDP.

Identifying the specific infrastructure projects to be funded by CIL

Strategic Proportion

The Strategic Proportion of CIL will be spent on CIL eligible projects with the Capital Programme, taking into account the Regulation 123 List and the IDP. Bid's outside of the existing Capital Programme, will be considered by the Assistant Director for Planning. Those considered to support sustainable growth (see the assessment criteria for prioritising infrastructure to be funded by CIL set out further below) and that are eligible for CIL funding, will be referred to the Haringey Capital Board for a final decision.

Neighbourhood proportion

Where there is a neighbourhood plan in place, the neighbourhood plan should identify the local neighbourhood projects required to support development proposed by the plan or to give effect to policies/proposals within the plan. Projects eligible for CIL funding should be specifically identified and, where appropriate, projects prioritised (see the assessment criteria for prioritising infrastructure to be funded by CIL set out further below).

CIL eligible neighbourhood projects could include, for example: road and footpath improvements; tree planting; new or improved play spaces and facilities; community safety measures (e.g. CCVT, lighting); new or improved cycling facilities; traffic calming measures; improvements to school grounds and buildings; and the improvement of local facilities such as libraries, community centres or sports halls. Such projects could be funded in whole or part through CIL receipts.

The Council will cost the eligible neighbourhood projects (including project management costs, contingencies and long-term maintenance provision) and will pool the neighbourhood proportion of CIL receipts raised from across the Borough (except for Neighbourhood Forum areas identified in this document) to pay for the items, investigating other sources of funding (such as grants and match funding) where possible.

Outside of neighbourhood plan areas, the CIL Regulations allow the Council as Charging Authority to decide what its own bespoke definition of a 'local' neighbourhood area is. As such, the wards in Haringey have been grouped into eight CIL Neighbourhood Groups based upon having the same CIL rate and having regard to the broad distribution of growth planned through the Local Plan. This is the approach recommended by the Council's Scrutiny Panel in order to streamline the process, provide for a meaningful level of CIL funding to deliver larger projects, and ensure an element of strategic decision making across the seven areas:

- Area 1 – Fortis Green, Alexandra and Muswell Hill wards, and the area of the Highgate ward outside the Neighbourhood Plan area.
- Area 2 – Hornsey and Stroud Green wards, and the area of Crouch End wards outside of the Neighbourhood Plan area
- Area 3– Bounds Green ward

Area 4 – Noel Park and Woodside wards

Area 5 – Harringay ward

Area 6 – White Hart Lane and Northumberland Park wards

Area 7 – West Green, St Ann’s and Seven Sisters wards

Area 8 – Tottenham Green, Bruce Grove and Tottenham Hale wards



Consultation with the community within each CIL Neighbourhood Group will be undertaken to compile an initial list of projects and the priorities, determined by the number supporting the same or similar infrastructure. The Council will then determine how neighbourhood CIL receipts are spent against the list of projects compiled having regard to the consultation responses. The consultation will be rerun every two to three years to ensure the projects and priorities are still the most relevant to the local community.

Prioritising the infrastructure projects to be funded by CIL

It is very unlikely that CIL will generate enough funds to completely cover the cost of new infrastructure needed to fully support planned development. As such, there will be competing demands for this funding. To ensure the spending of CIL funds are prioritised in the right

way, the Assistant Director of Planning will assess and prioritise project proposals against the following set of 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 optimised 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;
- 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.

The more criteria met, the greater the priority the CIL funding a project will receive.

CIL and Section 106 agreements

Unlike s106, CIL is to provide infrastructure to support the development of an area, not to make individual planning applications acceptable in planning terms. It breaks the link between a specific development

site and the provision of infrastructure and thus provides greater flexibility for delivery of infrastructure when and where it is needed.

Section 106 agreements and Section 278 Highways Agreements will continue to be used to secure site-specific mitigation and affordable housing. In some instances, S106 agreements may be used in large development sites needing the provision of their own specific infrastructure for which delivery may be more suitably dealt with through s106s. Type of s106 requirements may include the following:

- Specific infrastructure requirements that directly arises from five or fewer developments, section 106 arrangements may continue to apply if the infrastructure is required to make the development acceptable in planning terms
- Affordable housing contributions
- New access roads/ junction improvements serving the site
- Connections to a renewable/ decentralised energy network
- On-site open space requirements
- Employment and training provision
- Travel plans / Car clubs / Cycle parking
- Town Centre management funding

Further details on the application of planning obligations is set out in the Haringey Planning Obligations SPD

Mayoral CIL

The Mayoral CIL has been in effect since April 2012 in accordance with Regulation 25 (a) of the Community Infrastructure Regulations 2010 (as amended). The Mayor published his CIL charging schedule on the GLA's website, and it is intended to contribute towards the funding of Cross Rail, and the Mayor has in effect declared his aim of raising £300m from Mayoral CIL towards this project. The Mayor's target is expected to be achieved by 2019. It is very likely that further London wide infrastructure funding will be required in the future and the revision and required collection of Mayoral CIL will now form a permanent feature of the planning and development policy framework operating in London.

The London boroughs collect the Mayor's CIL on his behalf. Haringey falls within Zone 2 of the Mayor's Charging Schedule which means that Haringey is required to collect £35/m² on behalf of the Mayor for any development that falls within scope of the regulations.

Monitoring and Reporting on CIL

The Council will publish annual reports showing, for each financial year:

- How much has been collected in CIL by CIL Neighbourhood Group area, including the split between the Strategic and Neighbourhood portions of CIL;
 - How much has been spent by CIL Neighbourhood Group area, including the split between the Strategic and Neighbourhood portions of CIL;
 - The infrastructure on which it has been spent;
 - Any amount used to repay borrowed money;
 - Amount of CIL retained at the end of the reported year by CIL Neighbourhood Group area, including the split between the Strategic and Neighbourhood portions of CIL.
-
-