

# APPENDIX 2

## The Council's Property Portfolio

### 1. Valuation

#### 1.1. Fixed Asset Valuation

The Council's current property estate includes a wide range of land and buildings with a total value (for accounting purposes) as at 31st March 2019 of £2.377 billion, comprising £1.342 billion held in the Housing Revenue Account (HRA) and £1.035 billion held in the General Fund Account (GF). Within the GF assets, nearly £0.752 billion worth of assets are used for service operational purposes and just over £0.065 billion are held for non-operational purposes (i.e. lettings to businesses and community groups). The remainder is made up of community assets (parks, open spaces, transport infrastructure and plant vehicles/equipment).

#### 1.2. Insured replacement cost

Insurance is arranged to cover the cost of reconstruction of buildings with additional cover for contents in the case of the general and commercial portfolios. The cost of the commercial portfolio insurance is recovered from tenants as a service charge, although some tenants have the right to arrange their own insurance. The insurance valuations do not include the reconstruction costs where commercial tenants provide their own buildings insurance.

- The housing stock was valued at £2,294,762,728.
- The general portfolio was valued at £1,132,849,821
- The leasehold right to buy residential portfolio was valued at £723,145,407
- The commercial portfolio was valued at £225,254,822
- In addition to this some property is insured by the Council's landlords to values over and above the reconstruction costs identified. The reconstruction costs are significantly higher than valuations for capital accounting purposes in the fixed asset register and the insured sums include demolition costs, fees, contents and contingency sums.
- The total insured value is £3,776,012,778.

## 2. Schedule of Assets by Type

Portfolio	Property Type	Number as at October 2018
CYPS	Children's Centres	<sup>1</sup> 3
CYPS	Community primary schools	<sup>2</sup> 34
CYPS	Special Schools	<sup>3</sup> 6
CYPS	Secondary schools	<sup>4</sup> 5
CYPS	Outdoor Education Centre	1
CYPS	Youth Centre	1
CYPS	Children's homes and hostels	1
Housing	Council dwellings	15,442
Housing	Garages	2000 approximately
Operational	Administrative buildings	8
Operational	Libraries	9
Operational	Sports and leisure centres	4
Operational	Roads (km)	350*
Operational	Homes for older people	1
Operational	Homes for people with learning disabilities	1
Operational	Day centres for older people	0
Operational	Day centres for people with mental health problems and disability	3
Operational	Cemeteries crematorium and mortuary + coroner's court	6
Operational	Allotments	27
Operational	Depots	2
Operational	Parks and open spaces	58
Operational	Museums	2
Operational	Car parks	9
Operational	Public conveniences including 2 automatic toilets	7
Commercial	Community Buildings	26
Commercial	Commercial and Industrial	879
Commercial	Land	117
Commercial	Rights, wayleaves, aerals, cable routes	273
<b>Total</b>		<b>18,899</b>

<sup>1</sup> There are 9 Children's Centres in Haringey. 4 are managed directly by the Council and the remaining 5 by Schools.

<sup>2</sup> These are the number of Community Primary Schools in the Borough. The Council has no active property interest in the remaining 24 schools but may retain the freehold on a long lease with no rental income

<sup>3</sup> There are six special schools within the Borough of which four are co-located so only two listed on the fixed asset register.

<sup>4</sup> These are the number of Community Secondary Schools in the Borough. Eight schools are excluded as they are Academies, a Foundation School or a University Technical College).

The summary financial statement above in the fixed asset register is cross referenced as below to the Haringey Statement of Accounts 2018/19 shown on the following pages as tables 2, 3 and 4.

The Council's current property estate includes a wide range of land and buildings with a total value (for accounting purposes as at 31st March 2019) of £2.386 billion (A (table 2) + B (table 3), comprising £1.342 billion (C (table 4)) held in the Housing Revenue Account (HRA) and £1.045 billion (A (table 2) + B (table 3) – C (table 4)) held in the General Fund Account (GF). Within the GF assets, nearly £0.762 billion (D (table 2) – E (table 4)) worth of assets are used for service operational purposes and just over £0.065 billion (B (table 3) – F (table 4)) are held for non-operational purposes (i.e. lettings to businesses and community groups). The remainder is made up of community assets (parks, open spaces, transport infrastructure and plant vehicles/equipment).

## Table 2 – Property, Plant & Equipment

2018-19 PPE note

	Council Dwellings	Other Land and	Infrastructure Assets	Vehicles, Plant,	Community Assets	Assets Under Construction	Surplus Assets	Total Property, Plant	PFI Assets included in Property, Plant and Equipment
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
<b>Cost or Valuation at 1 April 2018</b>	1,349,881	795,716	250,662	18,556	20,090	5,798	4,322	2,445,024	133,625
Additions	33,993	33,235	18,467	4,286	454	13,317	0	103,752	1,084
Revaluation increases / (decreases) recognised in the Revaluation Reserve	-1,179	-24,078	0	0	0	0	4,324	-20,933	38,773
Revaluation increases / (decreases) recognised in SDPOS	14,810	-8,438	0	0	0	0	-214	6,158	-1,062
Derecognition - disposals	-5,614	-4,837	0	0	0	0	0	-10,451	0
Reclassifications and transfers	0	-2,948	0	0	0	0	254	-2,696	
Other movements in cost or valuation	0	-2,822	0	0	0	0	2,822	0	
<b>At 31 March 2019</b>	<b>1,391,890</b>	<b>785,827</b>	<b>269,128</b>	<b>22,842</b>	<b>20,543</b>	<b>19,115</b>	<b>11,507</b>	<b>2,520,854</b>	<b>172,421</b>
<b>Accumulated Depreciation and Impairment at 1 April 2018</b>	-54,426	-5,663	-94,760	-13,288	-1,438	-3,239	0	-172,812	-492
Depreciation charge	-17,045	-11,142	-9,115	-1,305	0	0	0	-38,607	-2,305
Accumulated Depreciation written out	19,016	11,538	0	0	0	0	8	30,562	2,619
Impairment (losses)/reversals recognised in the Revaluation Reserve	13,748	-3,415	0	0	-90	0	0	10,244	-359
Impairment (losses)/reversals recognised in surplus/deficit on the provision of services	-29,376	-2,866	0	-4	-363	-1,822	0	-34,430	
Derecognition - disposals	126	42	0	0	0	0	0	168	0
Reclassifications and transfers	0	0	0	0	0	0	0	0	
Other movements in depreciation & impairment	0	8	0	0	0	0	-8	0	
<b>At 31 March 2019</b>	<b>-67,956</b>	<b>-11,497</b>	<b>-103,875</b>	<b>-14,597</b>	<b>-1,891</b>	<b>-5,061</b>	<b>0</b>	<b>-204,875</b>	<b>-537</b>
<b>Net Book Value at 31 March 2019</b>	<b>1,323,934</b>	<b>774,330</b>	<b>165,253</b>	<b>8,245</b>	<b>18,652</b>	<b>14,054</b>	<b>11,507</b>	<b>2,315,979</b>	<b>171,885</b>

Extract from the 2018/19 statement of accounts



**Table 3**

The following table summarises the movements in fair value of investment properties over the year.

	2018/19	2017/18
	£'000	£'000
Balance at start of the year	66,865	70,163
Additions - Purchases	239	115
Disposals	0	(237)
Net gain / (losses) from FV adjustments	4,570	(4,156)
Transfer from AHFS & PPE	(1,177)	980
<b>Balance at the end of the year</b>	<b>70,497</b>	<b>66,865</b>



Extract from the 2018/19 statement of accounts

**Table 4**

### Value of assets held on the balance sheet

	2018/19	2017/18
<b>Value of assets</b>	£'000	£'000
Dwellings	1,323,934	1,309,374
Other land and buildings	12,618	10,471
Investment properties	5,147	5,170
<b>Values at 31st March</b>	<b>1,341,699</b>	<b>1,325,015</b>

Extract from the 2018/19 statement of accounts

## Disposals 2017/18 to 2018/19

Hornsey Town Hall Site, London N8 9JJ	2018/19
Kurdish Community Centre, Fairfax Hall	2018/19
Hornsey Town Hall Site, London N8 9JJ	2018/19
(PDC), Downhills Park Road on Long Lease	2018/19
Deposit received for PDC on Long Lease	2018/19
Kerswell Close (deposit)	2018/19
Grant of a Lease of the Caretaker House, part of the Professional Development Centre (PDC), Downhills Park Road, London N17	2018/19
83 and 85 Crouch End Hill Tottenham N8	2017/18
Land at Station Square West	2017/18
Technopark, Ashley Road ADDITIONAL PAYMENTS	2017/18
Professional Development Centre (PDC) deposit	2017/18
Land at Keston Centre, Keston Road, N17	2017/18

## Right to Buy sales

	#SOLD	GROSS RECEIPT	RESIDUAL RECEIPT ELIGIBLE FOR NEW HOUSING
	41	3,805,020	2,422,861
Qtr - 2	46	5,184,220	3,464,202
Qtr - 3	29	3,285,780	1,957,537
Qtr - 4	27	3,226,626	1,983,632
<b>2015/16 - Total</b>	<b>143</b>	<b>15,501,646</b>	<b>9,828,231</b>
	34	5,011,161	3,256,402
Qtr - 2	50	6,820,684	4,882,486
Qtr - 3	32	4,344,900	2,786,052
Qtr - 4	39	5,605,895	3,961,232
<b>2016/17 - Total</b>	<b>155</b>	<b>21,782,640</b>	<b>14,886,172</b>
	31	4,500,850	3,228,785
Qtr - 2	13	2,455,500	1,515,135
Qtr - 3	25	4,172,610	2,871,907
Qtr - 4	21	2,871,500	1,877,202
<b>2017/18 - Total</b>	<b>90</b>	<b>14,000,460</b>	<b>9,493,028</b>
Qtr - 1	22	4,194,200	2,929,737
Qtr - 2	14	2,954,099	1,998,493
Qtr - 3	27	5,426,850	4,027,159
Qtr - 4	12	1,909,800	1,160,614
<b>2018/19 - Total</b>	<b>75</b>	<b>14,484,949</b>	<b>10,116,003</b>

## **Long list of Council owned sites proposed for housing delivery programme**

54-56 Muswell Hill, N10 Fortis Green General Fund  
Cranwood, Woodside Avenue, N10 Muswell Hill HRA and General Fund  
Land at side of 82 Muswell Hill Place, N10 Muswell Hill HRA  
Car Park, Templeton Road, N15 Seven Sisters HRA  
Plevna Crescent, N15 Seven Sisters Acquisition  
Brunel Walk, N15 Tottenham Green HRA  
Depot, Ashley Road, N17 Tottenham Hale General Fund  
Welbourne Centre, Stainby Road, N17 Tottenham Hale General Fund  
Tangmere and Northolt, Broadwater Farm, N17 West Green HRA  
Former Moselle School, N17 West Green General Fund  
500 White Hart Lane (phase 1), N17 White Hart Lane HRA  
500 White Hart Lane (phase 2), N17 White Hart Lane Acquisition  
Canning Crescent, N22 Woodside HRA  
Civic Centre (phase 1), N22 Woodside General Fund  
Woodridings Court, Crescent Road, N22 Alexandra HRA  
Edith Road, N11 Bounds Green HRA  
2-26 Partridge Way, N22 Bounds Green HRA  
Grasmere Court, Palmerston Road, N22 Bounds Green HRA  
43 Finsbury Road, N22 Bounds Green HRA  
141-155 Station Road, N22 Bounds Green and Noel Park General Fund  
138 Winchelsea Road, N17 Bruce Grove HRA  
Hornsey Town Hall, N8 Crouch End Acquisition  
Garages, Mount View Court, N8 Harringay HRA  
Car Park, Tudor Close, N6 Highgate HRA  
Hillcrest, North Hill, N6 Highgate HRA  
Scout Hut, Sheldon Avenue, N6 Highgate HRA  
44 Nightingale Lane, N8 Hornsey HRA  
Stokley Court, Brook Road, N8 Hornsey HRA  
Wat Tyler House, Boyton Road, N8 Hornsey HRA  
27 Harvey House, N8 Hornsey HRA  
Ramsey Court, Barrington Road, N8 Muswell Hill HRA  
Adjacent to 200 Moselle Avenue, N22 Noel Park HRA  
Adjacent to 224 Morley Avenue, N22 Noel Park HRA  
Adjacent to 208, Farrant Avenue, N22 Noel Park HRA  
Garages, Romney Close, N17 Northumberland Park HRA  
Car Park, Fiske Court, Lansdowne Road, N17 Northumberland Park HRA  
Lealand Road, N15 Seven Sisters HRA  
Ball Park, Ermine Road, N15 Seven Sisters HRA  
Grass adjacent to garages, Remington Road, N15 Seven Sisters HRA

Tennis courts adjacent to 38-84, Cornwall Road, N15 St Ann's HRA  
Red House, N15 St Ann's Acquisition  
23/23a South Grove N15 St Ann's General Fund  
17 South Grove, N15 St Ann's General Fund  
Land between 39-41 Antill Road, N15 Tottenham Green HRA  
Car Park, Jansons Road, N15 Tottenham Green HRA  
The Redlands, Summerhill Road, N15 Tottenham Green HRA  
Car Park, Broad Lane, N15 Tottenham Green HRA  
Car Park, Stainby Road, N15 Tottenham Green HRA  
Land adjacent to 28 Lawrence Road, N15 Tottenham Green HRA  
Watts Close, N15 Tottenham Green HRA  
St Mary's Close, N17 Tottenham Hale HRA  
Car Park, Ashdowne Court, Lansdowne Road, N17 Tottenham Hale HRA  
Garages, Arundel Court, Lansdowne Road, N17 Tottenham Hale HRA  
Car Park, Baldewyne Court, Lansdowne Road, N17 Tottenham Hale HRA  
22-24 Scales Road, N17 Tottenham Hale HRA  
4-6 Poynton Road, N17 Tottenham Hale HRA  
Land at rear 43-49 Ivatt Way, N17 West Green HRA  
Adjacent to 318a White Hart Lane, N17 White Hart Lane HRA  
Car park adjacent to 15-25, Topham Square, Risley Avenue, N17 White Hart Lane HRA  
Rear of 163-173 The Roundway, N17 White Hart Lane HRA  
Scouts Hut, Wolves Lane, N22 Woodside General Fund

**Additional sites agreed by Cabinet January 2020**

50 Tottenham Lane (Hornsey YMCA) Hornsey GF  
West Indian Cultural Centre, Clarendon Road (including Clarendon Recovery College which is scheduled for relocation) Noel Park GF  
1-8 Barbara Hucklesbury Close, Russell Avenue (bungalows used as TA adjoining The Sandlings) Noel Park HRA  
71 Bury Road (garages) Noel Park HRA  
Reynardson Court/ Chestnut (car park and block) Tottenham Hale HRA  
Dawlish Road / Scales Road (two garages and unused land, Chestnuts Estate) Tottenham Hale HRA  
Avenue Mews (land to the rear of Muswell Hill Library) Muswell Hill GF  
Tiverton Road Estate (infill) Seven Sisters HRA  
Sir Frederick Messer Estate (infill) Seven Sisters HRA



## **Capital Programme 2020/21 – 2023/24**

### **Summarised Capital Programme - Extract from Capital Strategy Tables 2019-20**

**Table 1. Capital expenditure plans 2019/20-2023/24**

	2019/20 Budget	2020/2 1 Budget	2021/2 2 Budget	2022/2 3 Budget	2023/2 4 Budget	Total
	£m	£m	£m	£m	£m	£m
General Fund	200.90	129.56	106.24	89.29	107.48	633.47
Council Housing (HRA)	54.18	119.26	365.22	236.31	190.84	965.81
<b>Total</b>	<b>255.09</b>	<b>248.82</b>	<b>471.45</b>	<b>325.60</b>	<b>298.32</b>	<b>1,599.28</b>

**Table 2. Capital expenditure plans by priority**

	2019/20 Budget	2020/2 1 Budget	2021/2 2 Budget	2022/2 3 Budget	2023/2 4 Budget	Total
	£m	£m	£m	£m	£m	£m
Children's	11.75	20.71	17.69	8.57	13.01	71.73
Adults	5.72	11.82	12.12	6.87	2.87	39.40
Environment	22.85	15.06	11.50	11.38	10.66	71.45
Regeneration & Housing	118.11	66.48	52.14	51.87	70.99	359.59
Housing GF	34.33	13.41	9.00	9.00	9.00	74.74
Housing HRA	54.18	119.26	365.22	236.31	190.84	965.81
Enabling	8.14	2.08	3.79	1.60	0.95	16.56
<b>Total</b>	<b>255.09</b>	<b>248.82</b>	<b>471.45</b>	<b>325.60</b>	<b>298.32</b>	<b>1,599.28</b>

**Table 3. Financing the General Fund capital programme**

	2019/20 Budget	2020/2 1 Budget	2021/2 2 Budget	2022/2 3 Budget	2023/2 4 Budget	Total
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	£m	£m	£m	£m	£m	£m
External Sources	77.12	29.78	34.83	30.87	53.87	226.47
Self-financing schemes	87.53	61.67	47.15	39.75	34.25	270.35
Own Resources	36.26	38.11	24.26	18.67	19.36	136.65
<b>Total</b>	<b>200.90</b>	<b>129.56</b>	<b>106.24</b>	<b>89.29</b>	<b>107.48</b>	<b>633.47</b>

Capital Budgets 2019/2020

<b>Capital Programme 2019/20 - 2023/24</b>	
<b>SCHEME REF</b>	<b>SCHEME NAME</b>
103	Primary Sch - new places
110	Devolved Sch Capital
114	Secondary Sch - mod & enhance (Inc SEN)
104	Early years
109	Youth Services
101	Primary Sch - repairs & maintenance
102	Primary Sch - mod & enhance (Inc SEN)
115	Fortismere Secondary School Development
<b>Priority 1 - Children's</b>	
201	Aids, Adap's & Assistive Tech - Home Owners (DFG)
211	Community Alarm Service
216	Homelessness Hub

2019/20	2020/21	2021/22	2022/23	2023/24
£,000	£,000	£,000	£,000	£,000
162	39	0	0	0
531	531	531	531	531
3,552	4,200	750	110	0
93	93	0	0	0
14	0	0	0	0
1,030	1,000	1,000	1,000	1,000
5,970	4,800	5,355	1,525	1,480
400	10,050	10,050	5,400	10,000
11,752	20,713	17,686	8,566	13,011
2,193	2,193	2,193	2,193	2,193
177	177	177	177	177
100				

208	Supported Living Schemes
209	Assistive Technology
213	Canning Crescent Assisted Living
214	Osborne Grove Nursing Home
215	Hornsey Town Hall Supported Living
<b>Priority 2 - Adults</b>	
309	Local Implementation Plan(LIP)
310	Developer S106 / S278
301	Street Lighting
302	Borough Roads
303	Structures (Highways)
304	Flood Water Management
305	Borough Parking Plan
311	Parks Asset Management:
313	Active Life in Parks:
314	Parkland Walk Bridges
316	Asset Management of Council Buildings
322	Finsbury Park
307	CCTV
319	Bull Lane MUGA
323	Parking Strategy
325	Parks Vehicles
<b>Priority 3 - Safe &amp; Sustainable</b>	

<b>1,500</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>	<b>0</b>
<b>500</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>0</b>
<b>500</b>	<b>4,200</b>	<b>1,750</b>	<b>250</b>	
<b>500</b>	<b>1,500</b>	<b>6,000</b>	<b>2,250</b>	<b>500</b>
<b>250</b>	<b>1,750</b>			
<b>5,720</b>	<b>11,820</b>	<b>12,120</b>	<b>6,870</b>	<b>2,870</b>
<b>2,500</b>	<b>2,500</b>	<b>2,500</b>	<b>2,500</b>	<b>2,500</b>
<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>
<b>1,300</b>	<b>1,300</b>	<b>1,300</b>	<b>1,300</b>	<b>1,300</b>
<b>4,189</b>	<b>3,689</b>	<b>3,689</b>	<b>3,689</b>	<b>3,689</b>
<b>394</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>590</b>	<b>620</b>	<b>650</b>	<b>680</b>	<b>710</b>
<b>322</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>
<b>230</b>	<b>230</b>	<b>230</b>	<b>230</b>	<b>230</b>
<b>1,000</b>	<b>1,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>4,326</b>	<b>1,991</b>	<b>651</b>	<b>331</b>	<b>381</b>
<b>600</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>600</b>
<b>2,109</b>	<b>0</b>	<b>830</b>	<b>1,000</b>	<b>200</b>
<b>2,520</b>	<b>1,080</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>1,000</b>	<b>1,000</b>			
<b>720</b>				
<b>22,850</b>	<b>15,060</b>	<b>11,500</b>	<b>11,380</b>	<b>10,660</b>

Places	
421	HRW business acquisition
427	White Hart Lane Public Realm (LIP)
430	Wards Corner CPO
481	Strategic Investment Pot
434	Wood Green Regeneration
435	Wood Green Station Road
438	Vacant possession Civic Centre
444	Marsh Lane
447	Alexandra Palace - Maintenance
464	Bruce Castle
472	JLAC Match Fund
475	Tottenham Green Public Realm Scheme Phase 2
477	Strategic Regeneration & Community Assets
411	Tottenham High Rd & Bruce Grove Stn
474	Tottenham High Road Strategy
480	Wood Green Regen (2)
401	Tottenham Hale Green Space
402	Tottenham Hale Streets
429	Site Acq (Tott & Wood Green)

<b>54,580</b>	<b>15,521</b>	<b>15,670</b>	<b>12,770</b>	<b>32,830</b>
<b>500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>5,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>1,750</b>	<b>1,400</b>	<b>2,650</b>	<b>0</b>	<b>0</b>
<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>120</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>72</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>821</b>	<b>9,323</b>	<b>4,700</b>	<b>266</b>	<b>0</b>
<b>470</b>	<b>470</b>	<b>470</b>	<b>470</b>	<b>470</b>
<b>1,000</b>	<b>500</b>	<b>4,000</b>	<b>6,000</b>	<b>8,500</b>
<b>500</b>	<b>500</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>0</b>	<b>156</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>3,000</b>	<b>3,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>150</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>1,638</b>	<b>5,402</b>	<b>3,980</b>	<b>1,027</b>	<b>1,027</b>
<b>2,997</b>	<b>4,632</b>	<b>5,901</b>	<b>12,141</b>	<b>13,610</b>
<b>4,990</b>	<b>5,946</b>	<b>900</b>	<b>2,680</b>	<b>600</b>
<b>9,017</b>	<b>7,683</b>	<b>5,097</b>	<b>1,363</b>	<b>450</b>
<b>10,000</b>	<b>8,867</b>	<b>0</b>	<b>0</b>	<b>0</b>

452	Low Carbon Zones
465	District Energy Network (DEN)
470	Wood Green HQ, Library & Customer Service Centre
482	Strategic Property
<b>Priority 4 - Growth &amp; Employment</b>	
514	Notting Hill Housing Group (4 Ashley Road)
509	CPO - Empty Homes
510	Temporary Accommodation Acquisition Programme
512	Wholly Owned Company
513	54 Muswell Hill Flats
<b>Priority 5 - Homes &amp; Communities</b>	
604	Continuous Improvement
606	Hornsey Library Refurbishment
621	Libraries IT and Buildings upgrade
698	Responsiveness Fund
699	P6 - Approved Capital Programme Contingency
607	Financial Management System Replacement
622	FOBO Programme

15	0	0	0	0
800	0	1,500	6,500	3,500
950	2,400	6,000	8,400	10,000
19,640	680	1,273	254	3
118,110	66,480	52,140	51,870	70,990
2,970	0	0	0	0
650	1,000	1,000	1,000	1,000
25,000	4,409	0	0	0
5,000	8,000	8,000	8,000	8,000
712		0		
34,332	13,409	9,000	9,000	9,000
950	950	950	950	950
1,882	0	0	0	0
1,056	25	85	0	0
2,000	0	0	0	0
1,500	0	0	0	0
0	350	2,000	650	
500	500	500	0	0

639	Ways of Working
<b>Priority 6 - Enabling</b>	
<b>TOTAL GF CAPITAL PROGRAMME</b>	

<b>252</b>	<b>255</b>	<b>255</b>	<b>0</b>	<b>0</b>
<b>8,140</b>	<b>2,080</b>	<b>3,790</b>	<b>1,600</b>	<b>950</b>
<b>200,905</b>	<b>129,562</b>	<b>106,236</b>	<b>89,286</b>	<b>107,481</b>

# 1. Links to other Council priorities

## Haringey's Development Plan

Haringey's development plan is currently made up of the Strategic Policies, Development Management Policies, Site Allocations and Tottenham Area Action Plan, alongside the London Plan. The council is currently preparing two additional plans, the Wood Green Area Action Plan, and the North London Waste Plan, and once adopted will form part of the development plan.

<https://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-development-framework>

Statement of Adoption of Local Plan;

*"In accordance with Regulation 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) this Adoption Statement hereby gives notice that on 24 July 2017 the London Borough of Haringey adopted the Haringey Local Plan as a development plan document (DPD)."*

The Haringey Local Plan, which is made up of four documents: Alterations to the Strategic Policies; the Development Management DPD; the Site Allocations DPD; and the Tottenham Area Action Plan was the subject of an independent examination conducted by Christine Thorby MRTPI IHBC, an Inspector appointed by the Secretary of State. In her report published in April 2017, the Inspector confirmed, subject to a number of main modifications, the Plans were sound and recommended their adoption. The modifications for each document can be viewed at <http://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-plan/examination-public-local-plan-eip>. The recommended main modifications have been included in the adopted Haringey Local Plan documents which now carry full weight in the consideration of planning applications and replace the Saved Unitary Development Plan Policies (adopted 2006, saved 2013).

Any person aggrieved by any of the Haringey Local Plan documents may make an application to the High Court under Section 113(3) of the Planning and Compulsory Purchase Act 2004 on the grounds that:

- (a) the Haringey Local Plan is not within the powers conferred by Part 2 of the Planning and Compulsory Purchase Act 2004; or
- (b) a procedural requirement has not been complied with.

Any such application must be made not later than the end of the period of six weeks starting with the date on which the Haringey Local Plan was adopted (24 July 2017).



In accordance with Regulations 26 and 35 of the 2012 Regulations the following documents have been made available:

- 1 the Haringey Local Plan documents;
  - Alterations to the Strategic Policies DPD
  - Development Management DPD
  - Site Allocations DPD
  - Tottenham Area Action Plan
- 2 this Adoption Statement; and
- 3 the Sustainability Appraisal Report document.

The documents listed at (i) (ii) and (iii) above can be viewed on the Council's website at [www.haringey.gov.uk/localplan](http://www.haringey.gov.uk/localplan)

Adopted Plans include:

- London Plan
- Development Management - Development Plan Document (DPD)
- Online Planning Policy Maps
- Strategic Policies (DPD) – 2013 - 2026 consolidated with alterations since 2017
- Site Allocations DPD
- Policies Map
- Tottenham Area Action plan
- Highgate neighbourhood Plan

Emerging Plans include:

- North London Waste Plan
- Wood Green Area Action Plan
- Examination in Public (EIP)

### **Statutory Listed Buildings**

There are 471 statutory listed buildings in Haringey;

<https://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/design-and-conservation/listed-buildings/haringeys-listed-buildings>

[https://www.haringey.gov.uk/sites/haringeygovuk/files/haringey\\_statutory\\_listed\\_buildings\\_-\\_by\\_grade.pdf](https://www.haringey.gov.uk/sites/haringeygovuk/files/haringey_statutory_listed_buildings_-_by_grade.pdf)

Historic England manages an 'At Risk Register' of Heritage Buildings of which 21 are listed in Haringey. The assets are either in conservation areas or subject to specific listing. Several are owned by the Council including one asset at Bruce Castle

boundary wall at category 'A' risk of deterioration. As at September 2019 it appears that the register is not updated to the current situation.

At Risk properties in Haringey with properties owned by the Council underlined:

37, North Road N6

Bruce Grove N17

Clyde Circus N15

Hornsey Water Works and Filter Beds, Hornsey N8

North Tottenham High Road N17

Scotland Green N17

Parish Church of All Hallows, Church Lane, Tottenham N17

The Palace Cathedral (former Tottenham Palace Theatre), High Road, Tottenham N17

Church of St Augustine, Archway Road, Hornsey N6

Public toilets, Bruce Grove, Tottenham N17 – **proposed social value lease**

Alexandra Palace, Alexandra Palace Way, Wood Green N10

Warmington House, 744, High Road, Tottenham N17

810, High Road, Tottenham N17

Hornsey Town Hall, Broadway N8 – **sold on long lease by the Council**

7, Bruce Grove, Tottenham N17

Porters and Walters Almshouses, St Leonard's Almshouses, Nightingale Road, Wood Green N22

West wall, Bruce Castle Park, Church Lane, Tottenham N17

Retaining wall along Highgate Hill (The Bank), Highgate Hill, Highgate N6

South boundary wall to Bruce Castle Park, Lordship Lane, Tottenham N17 - **owned by Council**

62, Monument Way, Tottenham N17

662, High Road, Tottenham N17

Two sites are listed as sites of 'Immediate risk of further rapid deterioration or loss of fabric - no solution agreed';

The Palace Cathedral (former Tottenham Palace Theatre), High Road, Tottenham N17

South boundary wall to Bruce Castle Park, Lordship Lane, Tottenham N17