

Report for: Strategic Planning Committee 7 July 2025

Title: Haringey Authority Monitoring Report 2020-2024

Report authorised by: Rob Krzyszowski, Director of Planning & Building Standards

Lead Officers: Bryce Tudball, Head of Spatial Planning
Philip Crowther, Principal Planning Officer

Ward(s) affected: N/A

**Report for Key/
Non Key Decision:** For information

1. Describe the issue under consideration

This report provides an overview and brief summary of the Haringey Authority Monitoring Report 2020-2024 which was published in April 2025.

2. Recommendations

That this report be noted.

3. Reasons for decision

Not applicable.

4. Alternative options considered

This report is for noting and as such no alternative options were considered.

5. Haringey Authority Monitoring Report 2020-2024

- 5.1 The Council is required by section 35 of the Planning and Compulsory Purchase Act 2004, as amended by section 113 Localism Act 2011, to prepare an annual report providing information on the implementation of the Local Development Scheme (the Council's timetable for preparing or new or reviewed Local Plan documents) and the extent to which the policies set out in the adopted Local Plan documents are being achieved. This document is known as the "Authority Monitoring Report" (AMR).
- 5.2 In April 2025, the Council published its AMR 2020-2024 covering the monitoring period 1st April 2020 to 31st March 2024. This responds to recommendations of the Planning Service 2024/25 Internal Audit to publish an Authority Monitoring Report for the period 2021 – 2024 as soon as possible.
- 5.3 The AMR 2020-2024 addresses key plan and policy performance outcomes across a range of policy topic areas, including housing, employment, environmental sustainability and infrastructure funding. A summary is provided below.
- 5.4 **Overall housing delivery:** Over the period 2020-2024, housing delivery in the borough was generally strong with conventional completions (net) of 1,244 in 20/21, 1,103 in 21/22, 656 in 22/23, and 1,168 in 23/24. This is despite evidenced impacts of the covid-19 pandemic on housing delivery. Since

2021/22, the Council's housing target has been 1,592 homes per annum per the London Plan 2021. Due to delivery in the past 3 years falling short of this new target and also a shortfall against the previous target of 1,502 homes in 20/21, there is now an increased shortfall against the cumulative housing target 2011-2024. The shortfall over the period 2011-2024 stands at 4,574 which equates to 26.8% of the total required amount

- 5.5 **Housing Delivery Test:** notwithstanding the above shortfall of new homes, the Council's Housing Delivery Test performance has improved significantly over the period 2018 to 2023. As of 2023, delivery in Haringey was 99% of the required target and as such the Council is not currently subject to any consequences due to its housing delivery performance.
- 5.6 **Affordable homes:** Over the four year period, 993 (gross) affordable homes were delivered in the borough. 151 were delivered in 2020/21, 205 in 2021/22, 211 in 2022/23 and 426 in 2023/24. Due to losses this equated to 982 affordable homes net representing 23.5% of total net homes delivered in the borough over the same period.
- 5.7 **Housing land supply:** The National Planning Policy Framework requires local authorities to 'identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement... The supply of specific deliverable sites should in addition include a buffer'. As at 31 March 2024 the Council had an evidenced housing land supply of 5.18 years.
- 5.8 **Employment floorspace:** Over the four year period, there was a small loss of employment floorspace in the borough. Since 2011, there has been a loss of over 100,000 sqm of employment floorspace as a result of planning decisions.
- 5.9 **Town centres:** Haringey's town centre vacancy rates have decreased in recent years. When surveys were carried out in 2013, the overall local vacancy rate was 7%, in 2020 it was 6.7%, and is now down to 4.3% which is much lower than national (14%) and London (9%) averages
- 5.10 **Carbon emissions:** Carbon management information is regularly published in Haringey's Annual Carbon Report. The Annual Carbon Report 2022 concluded that the borough had already delivered a 43% reduction in carbon emissions since 2005 exceeding the Local Plan target of 40%
- 5.11 **Sustainable travel:** Transport for London's Travel in London Annual Overview 2024 estimates that 76% of trips originating in Haringey were carried out by methods other than the car over the two year period 2022/23-2023-24. This is above the London average of 67.2% and the Great Britain average of 41%.
- 5.12 **Infrastructure funding and delivery:** Over the period 2020-2024, the Council received over £16m in Community Infrastructure Levy and £12m in Section 106 funds.
- 5.13 Going forward, the Council will revert to publishing an AMR each year. The Planning Policy Team is currently recruiting to a newly created data and

monitoring role to help enable a deeper and more responsive planning monitoring function to meet our statutory requirements.

6. Contribution to strategic outcomes

- 6.1 The Council's Planning Service contributes to the Corporate Delivery Plan's focus on tackling inequality, climate justice and health across all of the various themes.

7. Local Government (Access to Information) Act 1985

The AMR is available on the Council's website.

Appendices

Appendix 1 – Haringey Authority Monitoring Report 2020-2024

