Report for: Cabinet - 10 March 2026

Item number: 15

Title: Acquisition of homes in Tottenham

Report authorised by: Taryn Eves, Corporate Director of Finance and Resources

Lead Officer: Robbie Erbmann, Delivery Director, Capital Projects and Property

Ward(s) affected: Bruce Castle

Report for Key/ Non-Key Decision: Key Decision

1 Describe the issue under consideration.

1.1 This report seeks approval for the acquisition of 565 council homes which are to be delivered as part of the redevelopment of 867 – 879 High Road and 36 & 44-52 White Hart Lane N17.

2 Cabinet Member Introduction.

2.1 The driving mission of this council is to build a fairer and greener borough. London has a major housing crisis and we are witnessing more and more residents unable to afford to rent, let alone afford to buy.

2.2 To help tackle the crisis, Haringey – with funding from the Mayor of London and the Government – is on track to build 3,000 new council homes for council rent by 2031. More than 1,100 homes are already complete. Where we acquire homes, we are letting at council rent and the quality of the homes accord with our design standards for new homes.

2.3 This acquisition will provide 565 new homes with 351 homes let at council rent and 214 homes let at affordable key worker living rent. We know that our key workers need homes that they can afford to rent in Haringey. These are our teachers, nurses, police officers, firefighters and other public servants. The rents for these homes will be capped at 40% of average local key worker household incomes – significantly lower than rents in the private sector.

2.4 We are building and acquiring homes that are built to last and will achieve high sustainability and energy standards leading to lower utility costs for our residents. Our new homes are built in accordance with the design standards set out in the Mayor's London Plan.

2.5 395 (70%) of the homes to be acquired will be family homes with two or more bedrooms with their own private balconies. We are steadily expanding the supply of genuinely good quality housing in our borough – month on month and year by year – to help more and more residents get a decent and safe home at a fair rent.

3 Recommendations

3.1 Cabinet is recommended to:

3.1.1 Approve the acquisition for housing purposes, of 565 homes at 867 – 879 High Road and 36 & 44-52 White Hart Lane N17 for the purchase price as contained in para 3.1 in the Part B (Exempt) report and based on the draft Heads of Terms contained in Appendix 2 in the Part B (Exempt) report.

3.1.2 Approve the total scheme cost for the acquisition as contained in para 3.2 of the Part B (Exempt) report.

3.1.3 As contained in para 3.3 in the Part B (Exempt) Report.

3.1.4 To note grant funding from the Greater London Authority (GLA) will be used to part fund the acquisition. The amount of GLA grant funding is contained in para 3.4 of the Exempt Part B (Exempt) report.

3.1.5 Grant delegated authority to the Corporate Director of Finance and Resources following consultation with the Director of Legal and Governance (Monitoring Officer) to finalise all legal documentation and complete the transaction.

4 Reasons for decision.

4.1 The acquisition will deliver 565 additional Council homes, supporting the Council's commitment to deliver 3,000 Council homes by 2031. The Council's *A New Housing Strategy for Haringey 2024-29* states at paragraph 1.1 under Strategic Objective 1:

> "*Haringey's ten-year housing target is 15,920 new homes as set out in the London Plan. We will deliver at least 3,000 of those homes ourselves as Council homes*"

4.2 13,000 households are currently on the Council's housing register and these homes will provide tenure secure, well-constructed affordable housing to Haringey households in housing need.

4.3 The acquisition aligns with the Council's established acquisitions programme, increases the supply of modern sustainable homes, reduces reliance on temporary accommodation, delivers General Fund cost savings and supports the provision of GLA-funder Key Worker housing.

4.4 The homes are expected to be of a good standard and in accordance with the Council's specification requirements for new council housing.

4.5 The homes are well located to enjoy local amenity and transportation infrastructure.

5 Alternative options considered.

5.1 **Not to acquire the homes**. This option was rejected because it would be a missed opportunity for the Council to:

5.1.1 Support the Council's commitment to deliver 3,000 Council homes by 2031.

5.1.2 If the Council doesn't acquire new homes, it is likely to face a significant shortfall in meeting the Borough's growing housing needs and will be unable to deliver a key element of its medium-term financial strategy (MTFS).

6 Background information

6.1 Once acquired the Council intends to let the homes at Social Rent and Key Worker Living Rent (KWLR). The Council's proposed tenure allocation is as follows:

- Social rent: 351
- KWLR: 214

6.2 Further details are contained in paras 6.1 and 6.6 in the Part B (Exempt) report.

6.3 KWLR was introduced by the GLA in Jan '26 to provide 6,000 rent-controlled homes by 2030. These homes are aimed at middle-income workers such as nurses, teachers and police officers. Rents are to be capped at or below 40% of average local key worker household incomes thereby offering significantly lower rents than private rentals. Household income caps are set at £75,000.

6.4 Financial details are contained in paras 6.7 to 6.9 in the Part B (Exempt) report.

Draft heads of terms

6.5 As contained in para 6.10 to 6.19 in the Part B (Exempt) report.

6.6 Payment amounts will be ascertained by the Council's Monitoring Surveyor and in accordance with standard JCT valuation methodology. All payments made by the Council will be subject to retention and liquidated and ascertained damages (where applicable) for failure to achieve practical completion by the agreed date.

6.7 The Council's Monitoring Surveyor - in conjunction with the Developer – will determine practical completion and the making good at the end of the defects period.

Design matters

6.8 As contained in para 6.20 in the Part B (Exempt) report.

6.9 The homes acquired by the Council will be constructed in accordance with the Council's specification for affordable housing.

6.10 Most of the homes will be at least dual aspect and the small number of south-facing homes have been designed to avoid overheating. The layout and design of the development results in no unacceptable overlooking.

Future housing management and estate service charges

6.11 The service charge to be paid by the Council's tenants will comprise two parts. The first part will be the service charge from the Developer for the management and maintenance of the external areas of the site. This is likely to include: landscaping, maintaining footpaths, external lighting, CCTV and drainage.

6.12 The second part will be the service charge from the Council for the management and day-to-day maintenance of internal communal areas within the apartment blocks. This is likely to include: caretaking and cleaning, lighting and access controls.

6.13 It is anticipated the level of the service charges paid by residents will be similar to other schemes acquired by the Council.

Acquisition and Disposal Policy

6.14 The Acquisition and Disposal policy is contained in the Asset Management Plan February 2020 which was updated and adopted by Cabinet in February 2021. The policy sets out key 'Principles' and 'Tests' that determine alignment with the Borough Plan.

6.15 The policy also states that acquisitions will be considered to acquire completed new housing units being developed on private land, former Council and other private housing acquired individually or in groups, which will increase the council's stock of homes. The Council will aim to acquire via negotiation in the first instance having carried out a RICS valuation, and having assessed the business case for acquisition, including affordability.

6.16 A Red Book Valuation (RBV) has been commissioned for the purpose of supporting the acquisition price. The terms of reference for the RBV are governed by the RICS.

6.17 The proposed acquisition has followed the Council's internal governance process by seeking noting and recommendation from New Homes Board and Strategic Capital Board.

6.18 The basis for this acquisition will be assessed and shall meet key criteria as set out in the council's Disposal and Acquisitions Policy. This is summarised in the table below:

Assessment Criteria:	**Test**
Business Case	Approved by Finance Department.
Deliverability	Delivery by third party developer
Valuations/ Development appraisal supports	Red Book Valuation for Open Market Value
Affordability	Demonstrated within the Business Case.
Legal assessment	Approval of Heads of Terms leading to documentation of transaction.
Alternative options considered	Only alternative is not acquiring the homes.
Risk assessment	Council to ensure quality of workmanship and specification standards by appointing Project Monitoring Surveyor to ensure compliance with agreed specification.

Political	Transaction has been presented to The Leader and the Lead Cabinet Member.

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

7.1 This acquisition, as part of the Council's broader Housing Delivery Programme will play a role in achieving the outcomes under the CDP theme: 'Homes for the Future'. In particular, the targeted outcome to achieve 'an increase in the number and variety of high-quality and sustainable homes in the borough'.

7.2 The provision of these homes helps to support the Council's Corporate Delivery Plan which sets out that a reduction in temporary accommodation is a key outcome within its vision to create a borough where everyone has a safe, sustainable, stable and affordable home (CDP p34, Homes for the Future).

8. Carbon and Climate Change.

8.1 The design of the homes adopts a "fabric first approach" with the use of high-performance insulation and glazing combined with high-efficiency mechanical ventilation and heat recovery. The development has also been designed for future connection to District Energy Network and PV arrays are proposed for most of the blocks.

9. Statutory Officers comments.

Finance

9.1 The report seeks Cabinet approval for the Council's acquisition of 565 homes to be delivered as part of the development of High Road and White Hart Lane, forming a major addition to the Council's affordable homes supply.

9.2 The proposed acquisition will be funded through the Housing Revenue Account (HRA) and supported by Greater London Authority (GLA) grant income.

9.3 The tenure mix comprises Key Worker Living and Social Rent homes across the development, with associated developer service charges which will be reviewed in line with Council policy.

9.4 Further finance comments are provided in Part B – Exempt report.

Procurement

9.5 Strategic Procurement notes the content of this report and confirms the acquisition of properties are exempt under the Procurement Act 2023 and therefore there are no procurement related matters preventing Cabinet approving the Recommendations stated in paragraph 3 above.

9.6 Further Procurement comments are provided in Part B – Exempt report.

Director of Legal & Governance

9.7 The Council has a general power of competence under section 1 of the Localism Act 2011. Section 1 of the Localism Act ("LA 2011" allows the Council "to do anything that individuals generally may do".

9.8 The Council has powers pursuant to section 120 Local Government Act 1972 ("LGA 1972") to acquire any land inside or outside its area by agreement for the purposes of exercising any of its statutory functions or for the benefit, improvement or development of its area. The relevant statutory functions set out in the report is the provision of housing. This power applies whether the land is not immediately required for that purpose.

9.9 Therefore, the Council may rely on its powers under section 1 of the LA 2011 and Section 120 LGA 1972. to acquire the interests identified in this report and on the terms to be agreed by the parties.

Equality

9.10 The Council has a Public Sector Equality Duty (PSED) 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 protected characteristics and people who do not.
- Foster good relations between people who share those characteristics and people who do not.

9.11 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.

9.12 Marriage and civil partnership status applies to the first part of the duty. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

9.13 The decision in question is regarding the acquisition of homes to provide decent, safe and well-built accommodation.

9.14 The acquisition will increase the supply of council rented homes having a positive impact on individuals in housing need as well as those who are vulnerable to homelessness. Data held by the Council suggests that women, young people, and people from ethnic minority backgrounds are over-represented among those living in temporary accommodation. Furthermore, individuals with these protected characteristics, as well as those who identify as LGBTQ+ and disabled people are known to be vulnerable to homelessness.

9.15 The scheme is therefore likely to have a positive impact on equality by providing good quality rented accommodation for Haringey residents with a range of protected characteristics, including the locally adopted socio-economic characteristic.