

Report for: Cabinet Member Signing 5th May 2026.

Item number:

Title: Acquisition of Council homes at 76 Mayes Road, Wood Green, N22 6SY.

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

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

Ward(s) affected: Noel Park.

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

1 Describe the issue under consideration.

- 1.1 This report seeks the approval for the acquisition of 21 newly constructed Council homes which form part of the redevelopment of the Former Petrol Filling Station, 76 Mayes Road, Wood Green N22 6SY. The redevelopment of the site was completed by Weston Homes (the Developer) creating 83 homes and 6 commercial units.

2 Cabinet Member Introduction.

Not Applicable

3 Recommendations.

3.1 Recommendations to the Cabinet Member, Housing and Planning:

- 3.1.1 Approve the acquisition of the long leasehold interest in 21 Council homes at the Former Petrol Filling Station, 76 Mayes Road, Wood Green N22 6SY for housing purposes, for the purchase price as set out in para 3.1.1 in the Part B (Exempt) report and based on the draft Heads of Terms contained at appendix 2 in the Part B (Exempt) report.
- 3.1.2 Approve the total scheme cost for the acquisition as stated at para 3.1.2 in the Exempt Part B (Exempt) report.
- 3.1.3 Approve the use of grant funding from the GLA's Council Housing Acquisition Programme 2021 to 2026 allocation (CHAP) to part-fund this acquisition. The total amount of GLA CHAP grant funding is stated at para 3.1.3 in the Part B (Exempt) report.
- 3.1.4 Approve the use of Right to Buy (RtB) receipts or funding from the Council's General Fund (which is available from an approved allocation to part-fund housing acquisitions delivered through the GLA's CHAP programme) to

part-fund this acquisition. The total amount of RtB receipts/General Fund funding is stated at para 3.1.4 in the 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 of these properties will result in 21 additional new Council homes thereby helping the Council make good on its pledge to build 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 and delivers General Fund cost savings.
- 4.4 The proposed Council homes are well located to enjoy the amenities of the High Street in Wood Green.
- 4.5 The homes are completed to a private market specification which will be to a higher standard than the Council's specification for affordable homes.

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 In July 2025 the Council acquired the 29 designated affordable homes at the development.
- 6.2 Re-engagement with the Developer only recently occurred (February 2026) relating to the Council acquiring an additional 21 homes which are designated as market homes for private sale.

- 6.3 The Council's intention is to let the 21 homes at Social Rents to Haringey households. Prior to legal completion the Local Planning Authority will be consulted on the requirement for a deed of variation of the S106 to allow these homes to be let a Social Rents.
- 6.4 The development is now complete and the homes (subject to survey by the Council's technical teams and external advisor) are ready for occupation.
- 6.5 The homes will be purchased on individual long leaseholds (period to be agreed but to be no less than 250 years).
- 6.6 The Council is proposing to acquire the following homes:
- 14 x 1B/2P
 - 7 x 2B/4P

Description of the site and design matters.

- 6.7 The site is located on a prominent corner plot at the junction of Mayes Road and Caxton Road. To the north and east, the site is bound by a vehicle ramp serving the Wood Green Mall main car park. To the north, beyond the vehicle ramp, is a community centre and to the west the development is bound by Caxton Road with residential properties on the opposite side of the road as with Mayes Road to the south. A site location plan is contained at Appendix 1.
- 6.8 The site has a Public Transport Accessibility Level of 5 (very good) and is well connected to public transport modes including several bus routes, Wood Green underground Station and shops and services within the wider town centre. The development is approximately a 4-minute walk from Barrat Gardens and Wood Green Common to the northwest.
- 6.9 The development is within a Controlled Parking Zone (CPZ) with surrounding residential streets subject to a combination of resident permit holder only restrictions, pay and display bays, single/double yellow line restrictions and marked on-street disabled parking bays.
- 6.10 Given the high PTAL, the development will be car free and designated permit free. The development includes on-site cycle parking which will be available to all residents.
- 6.11 All the homes to be acquired by the Council have been designed to comply with the standards set out in the London Plan notably:
- All units achieve or exceed minimum space standards
 - All units have a minimum floor to ceiling heights of 2.5m to principal rooms.
- 6.12 All dwellings meet the private amenity space in the London Plan through the provision of private balconies to homes and communal roof top terraces.
- 6.13 A two-year making good defects period which will immediately follow handover has been agreed with the developer and a 10-year new build warranty (provided by the NHBC) will be granted to the Council.

Draft Heads of Terms.

- 6.14 As contained in Appendix 2 of the Part B (Exempt) report.

Total scheme cost and purchase price

- 6.15 As contained at para 6.2 in the Part B (Exempt) report.
- 6.16 As contained at para 6.3 in the Part B (Exempt) report.
- 6.17 As contained at para 6.4 in the Part B (Exempt) report.
- 6.18 An external firm of Monitoring Surveyors will undertake an inspection of the homes, review and confirm handover documentation and manage the completion of the making good of defects at the end of the two-year defects liability period.

Future housing management and estate service charges

- 6.19 The 21 homes are located within a single development block of 83 residential units and 6 commercial units. Given this arrangement, the Developer will arrange for all services which are recoverable via a service charge.
- 6.20 As contained at para 6.5 in the Part B (Exempt) report.

Acquisitions and Disposal Policy

- 6.21 The Acquisitions 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.
- 6.22 The policy also states that acquisitions will be considered to acquire completed new housing units being developed on private land, former Council land 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.
- 6.23 A Red Book Valuation (RBV) has been commissioned for the purpose of supporting the eventual delegated approval and the terms of reference for the RBV are governed by the RICS.
- 6.24 This proposed acquisition will continue to follow the Council's internal governance process by seeking noting and recommendation from the New Homes Board and Housing Board.
- 6.25 The basis for this acquisition will be assessed against key criteria as set out in the Council's Disposal and Acquisitions Policy and as outlined in the table overleaf:

Assessment Criteria:	Test
Business Case	Approved by Finance Department.
Deliverability	Delivery by third party developer as part of Development Agreement.
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 outcomes 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 Council as Planning Authority considered the approved scheme acceptable in energy, carbon reduction, overheating and sustainability terms.
- 8.2 The development is expected to deliver improvements beyond Building Regulations (relevant at the time of planning approval) through improved energy efficiency standards in the residential element.
- 8.3 The S73 application predicted a reduction of CO2 emissions from the Baseline development (Part L 2013 compliant) showing an improvement of approximately 87% in residential carbon emissions.
- 8.4 The potential to connect to a District Energy Network (DEN) has been secured via a S106 obligation and PVs have been installed.

9 Statutory Officers comments.

Finance

- 9.1 Approval is sought to proceed with the acquisition of 21 homes for Council rent.
- 9.2 The proposal supports the Council's strategic commitment to deliver 3,000 new homes by 2032, helping to increase the supply of affordable housing for residents.
- 9.3 The total cost of this acquisition can be contained within the Council's Housing Revenue Account (HRA).
- 9.4 More detailed financial information is provided in the Exempt part of this report.

Procurement

- 9.5 Strategic Procurement notes the contents of this report.
- 9.6 Under the Procurement Act 2023 the acquisition of land, building or any other complete work is exempt from competitive procurement procedure.
- 9.7 The acquisition of these homes will therefore be exempt from a competitive tender process and as such there are no procurement related matters preventing the approval of this report.

Legals

- 9.8 The Director of Legal & Governance has been consulted in preparation of this report. The acquisition of property valued at £500,000 or above is a key decision. The Council has the power under section 120 of the Local Government Act 1972 for the purposes of any of its functions under that Act or any other enactment, or the benefit, improvement or development of their area, to acquire by agreement any land, whether situated inside or outside its area.
- 9.9 The Council has the power to purchase land to held in the Housing Revenue Account under section 9 and section 17 of the Housing Act 1985. Section 9 of the Housing Act 1985 grants the Council as a local housing authority the power to provide housing accommodation (a) by erecting houses or converting buildings into houses on land acquitted by them or (b) by acquiring houses. Under s17 of the Housing Act 1985 the Council as a local housing authority may for housing purposes acquire land as a site for the erection of houses, or acquire houses, or buildings which may be made suitable as houses, together with any land occupied with the houses or buildings
- 9.10 The proposed acquisition comprises 21 leasehold flats, each with a term of 999 years at a peppercorn rent. The flats will be acquired for housing purposes and will be held within the Housing Revenue Account. Accordingly, the Council will acquire the leasehold interests pursuant to its powers under sections 9 and 17 of the Housing Act 1985.
- 9.11 The acquisition of 21 newly constructed homes, which was independently undertaken by a third-party developer, means that the Council is not procuring works nor imposing enforceable development obligations and the transaction has therefore been assessed as a completed acquisition of constructed homes. Accordingly, the land and buildings exemption apply and no competitive procurement process is required under the Procurement Act 2023, in compliance with the Council's Contract Standing Orders.
- 9.12 Recommendations 3.1.3 and 3.1.4 seeks authority to approve the use of Greater London Authority ("GLA") funding and Right to Buy ("RTB") receipts to part fund this acquisition. Recent changes to national RTB policy permits, subject to compliance with applicable conditions, the use of RTB capital receipts alongside GLA affordable housing grant within the same scheme. This represents a relaxation of previous funding restrictions and applies on a prospective basis, principally from the 2026–27 funding year onwards.
- 9.13 The application of RTB receipts and GLA grant is scheme-specific and not automatic. Officers will ensure that each proposal complies with the relevant RTB

retention requirements, the terms of any applicable GLA funding agreement, and governance requirements before funding is committed.

Equality.

- 9.14 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.
- 9.15 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.
- 9.16 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.
- 9.17 The decision in question is regarding the acquisition of homes to provide decent, safe and well-built accommodation.
- 9.18 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.
- 9.19 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.

Appendices:

Appendix 1 - Site location plan.

Appendix 2 - Draft heads of terms – Exempt.

Appendix 1 – Site location plan

