

Report for: Strategic Planning Committee 13 July 2026

Title: Planning and Building Control 2025/26 Q4 Update

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

Lead Officers: Catherine Smyth, Head of Development Management & Planning Enforcement

Bryce Tudball, Head of Spatial Planning

Denis Ioannou, Head of Building Control

Ward(s) affected: N/A

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

- 1. Describe the issue under consideration**
An update report on the work of the Planning and Building Control services from January to March 2026, providing information for the full financial year 2025-26.
- 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. Planning and Building Control 2025/26 Update**

Development Management & Enforcement

Performance overview

5.1 An overview of performance is as follows. **Appendix 1** explains the categories of applications.

- Applications received during April to March 2025/26: **3,018**
- Applications received during same period 2024/25: **2,970**
- Number of valid cases on-hand end of March 2026: **663**
- Number of valid cases on-hand end of March 2025: **800**
- Appeals decided during April to March 2025/26: **61**
- Appeals decided during same period 2024/25: **64**
- Appeals dismissed (won) during April to March 25/26: **40 (66%)**
- Appeals dismissed (won) during same period 2024/25: **46 (72%)**
- Cumulative performance (applications in time) 2025/26
 - **Majors: 100%**
 - **Minors: 85%**
 - **Others: 94%**
 - **PS1 Only: 97%**
 - **Decisions excluded from statutory figures: 82%**

5.2 As set out above performance is at 100% for 'Majors' applications. Our performance for 'Minor', 'Other' and 'PS1 only' applications have maintained the improvements made last year, and 'PS Excluded' applications show a significant improvement on this time last year.

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Majors	100%	100%	100%	100%	100%	100%
Minors	95%	90%	80%	88%	91%	85%
Others	97%	91%	87%	88%	94%	94%
PS0+ PS1	91%	91%	87%	98% (PS1 only)	95% (PS1 only)	97%
PS Excluded			73%	60%	71%	82%

Cumulative Performance. As of Sept 2022/23 'PS1' and 'PS Excluded' figures are reported separately within the new Arcus system. Prior to that both PS1 and PS Excluded were reported as a single return under 'PS0'

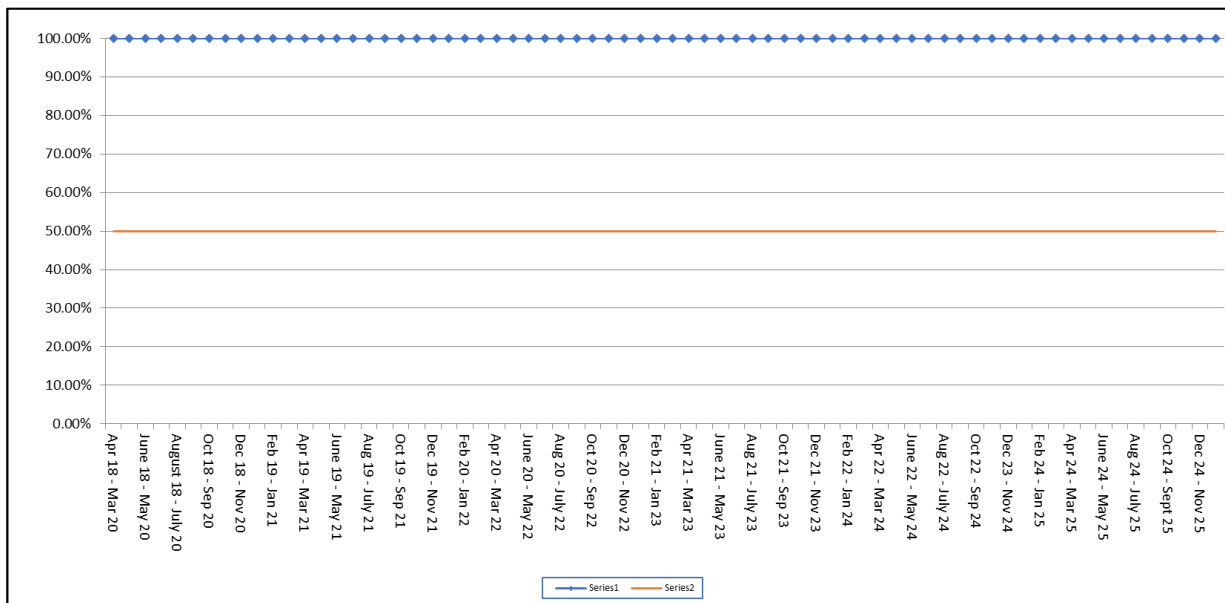
5.3 This table gives a further breakdown on the numbers of appeals:

	2020/1	2021/2	2022/3	2023/4	2024/5	2025/6
Appeals received	84	117	103	77	77	75
Appeals decided	56	106	106	56	64	61
Appeals allowed	13	23	20	24	18	21
Appeals dismissed	41	78	86	32	46	40
Appeals split Decision	2	5	0	0	0	0
% Appeals won	77%	78%	81%	57%	72%	66%

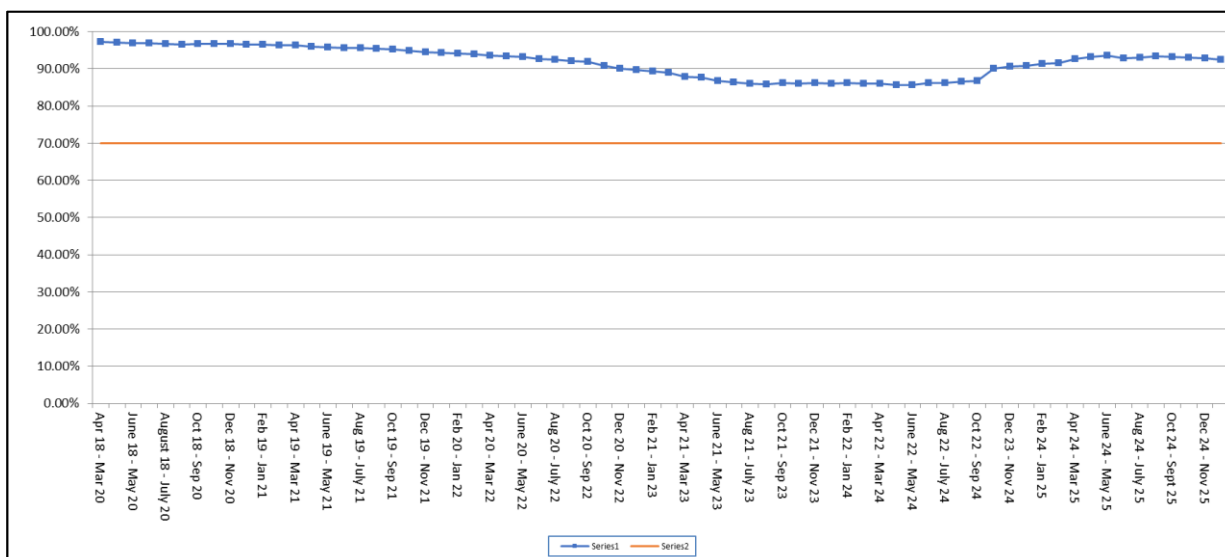
5.4 The Government has three measures of application performance within which the Council must remain thresholds. If we breach these thresholds we may be designated as a poorly performing planning authority and developers will then have the option of applying directly to the Planning Inspectorate for planning permission. This would mean that we don't benefit from the fee income for that application, but we are still required to undertake the consultation. In addition, we lose the democratic right to determine the application. These are (assessed over a two-year rolling period):

- Major applications performance needs to be at least 50%
- Minor and Other applications performance needs to be at least 70%
- Appeals lost needs to be below 10% in both categories

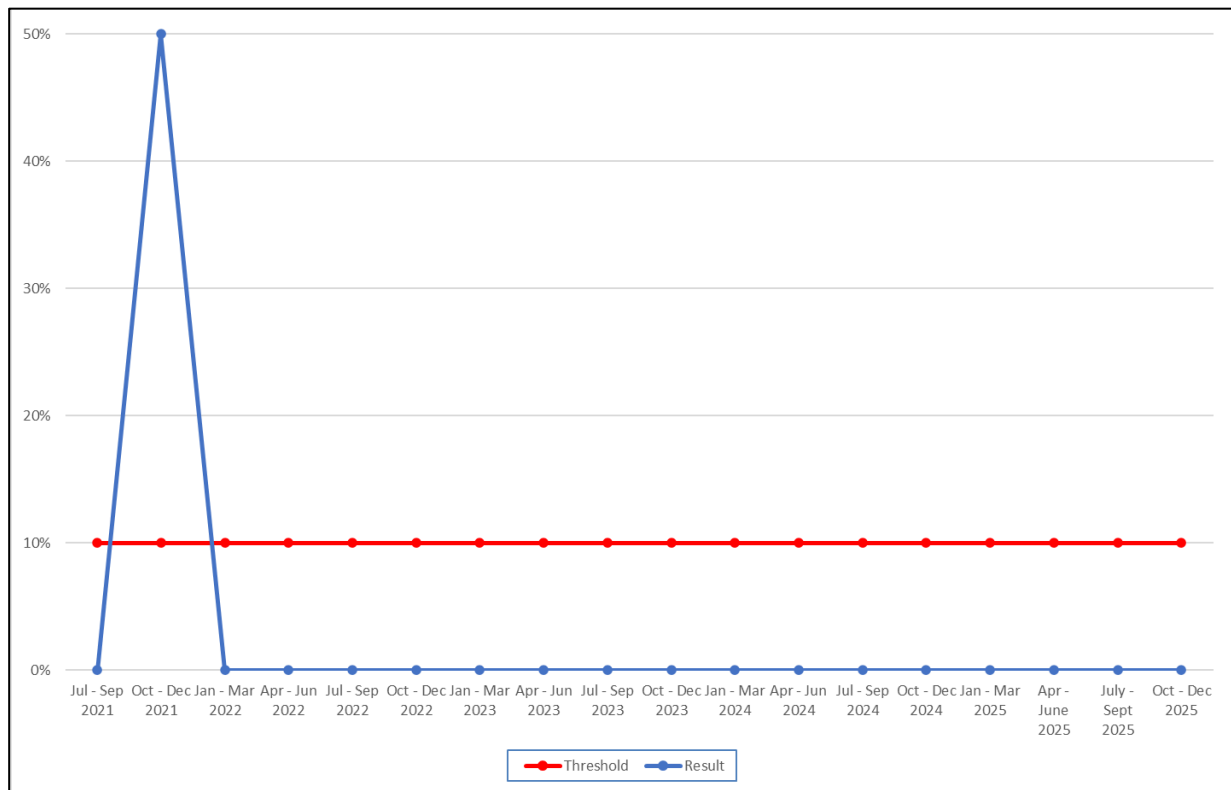
5.5 Major planning applications were assessed within a rolling 2-year period, which changed as at the end of September 2024 to a rolling 1- year period. A major application is deemed as 'within time' if the application is determined within the statutory 13-week deadline, or within the agreed Extension of Time (EOT) / Planning Performance (PPA) agreement. We are consistently at 100% performance within this area, which is well above the Government threshold of 50%. Our current rolling figure reflects the period of January 2025 – December 2025 and is at 100% performance based on 14 out of 14 Major applications determined within time.



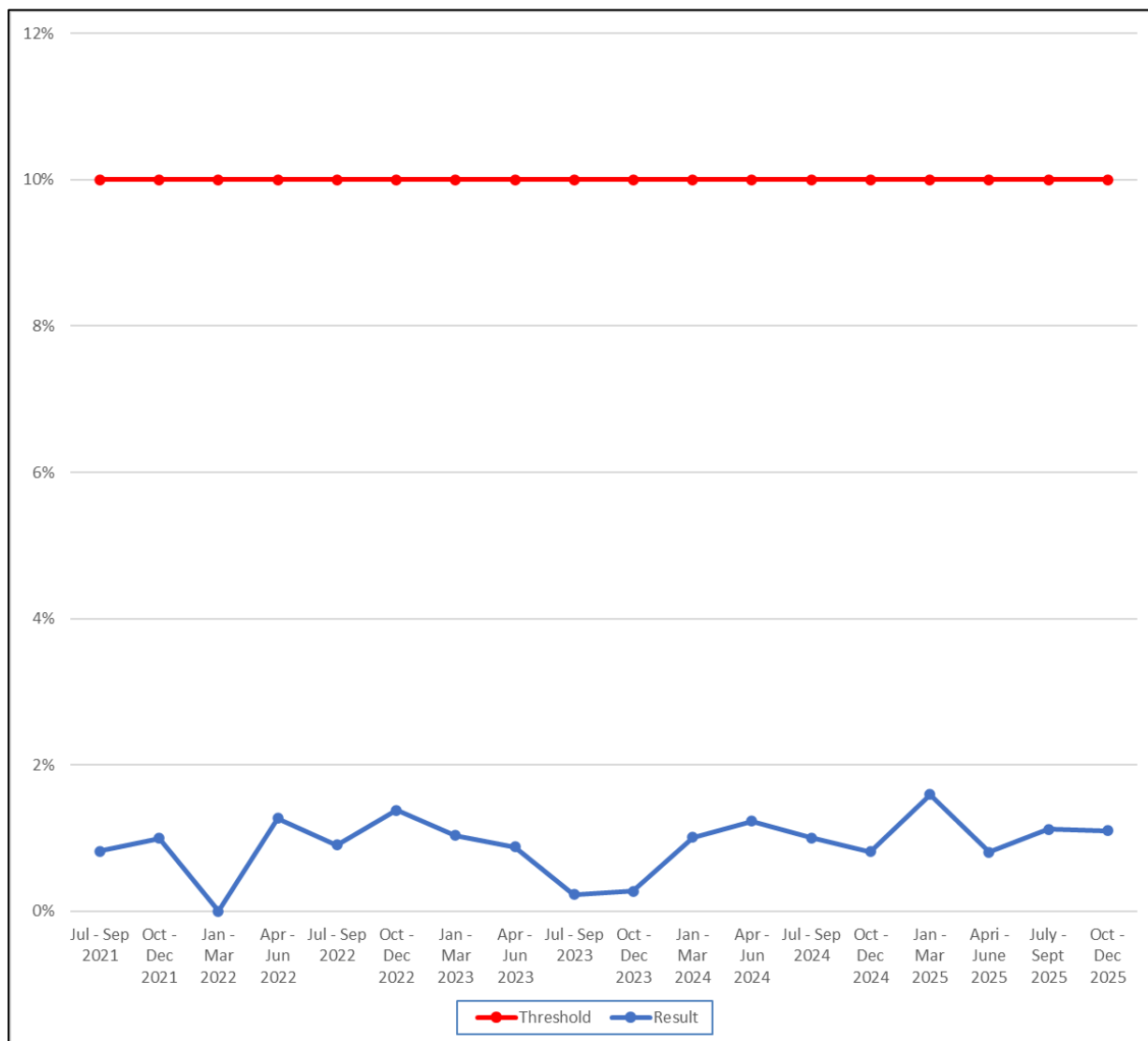
5.6 Minor and other planning applications are assessed as a combined decision count, which are now also monitored within a rolling 1-year period. A planning minor / other application is deemed as ‘within time’ if the application is determined within the statutory 8-week deadline, or within the agreed extension of time. We are consistently performing well above the 70% Government threshold. Our current rolling figure reflects the period of January 2025 – December 2025 and is at 92% performance based on 1,302 out of 1,408 minor / other applications determined within time.



5.7 Major planning applications, overturned at appeal, within a 2-year rolling period is currently at 0%, which is below the 10% threshold. The figure is monitored on a quarterly basis. We must also note that the Planning Inspectorate have a lag of 6 – 12 months to when a decision is made on an appeal, and therefore our last 6 – 12 months' data is subject to change. We have no Major pending appeals awaiting determination by the Planning Inspectorate at this time.



5.8 Decisions on Minor / Other planning applications overturned at appeal within a 2-year period is currently at 1%, which is below the threshold of 10%. This figure is monitored on a quarterly basis. We must also note that the Planning Inspectorate has a lag of 6 – 12 months to when a decision is made on an appeal, and therefore our last 6 – 12 months' data is subject to change. There are currently approximately 40 minor / other planning appeals pending with the Planning Inspectorate which could potentially increase our result line from January 2026 onwards, however we are well below the 10% threshold and are not expecting these decisions to significantly affect our performance.



5.9 From April 2025 to March 2026 we decided the following:

- **16 ‘Major’** applications (compared to the **19** in the same period during 2024/25)
- The average time of decision has decreased from 419 to 347 days (a 17% betterment) and all decisions have been subject to planning performance agreements or extensions of time due to the need for S106 agreements to be negotiated and concluded on applications of this scale.

	20/21	21/22	22/23	23/24	24/25	25/26
Major Apps decided	20	15	16	22	19	16

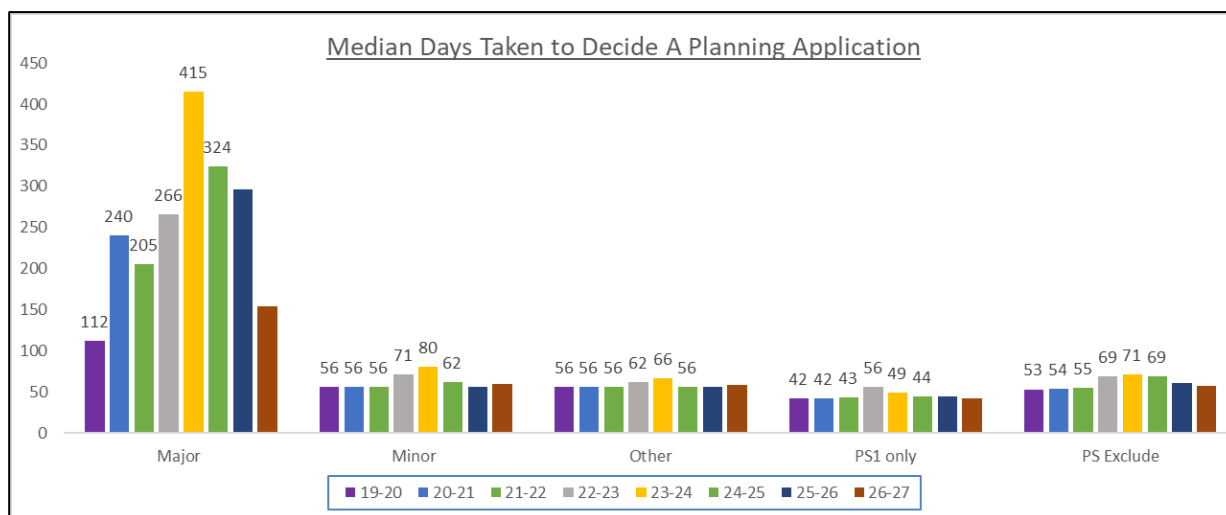
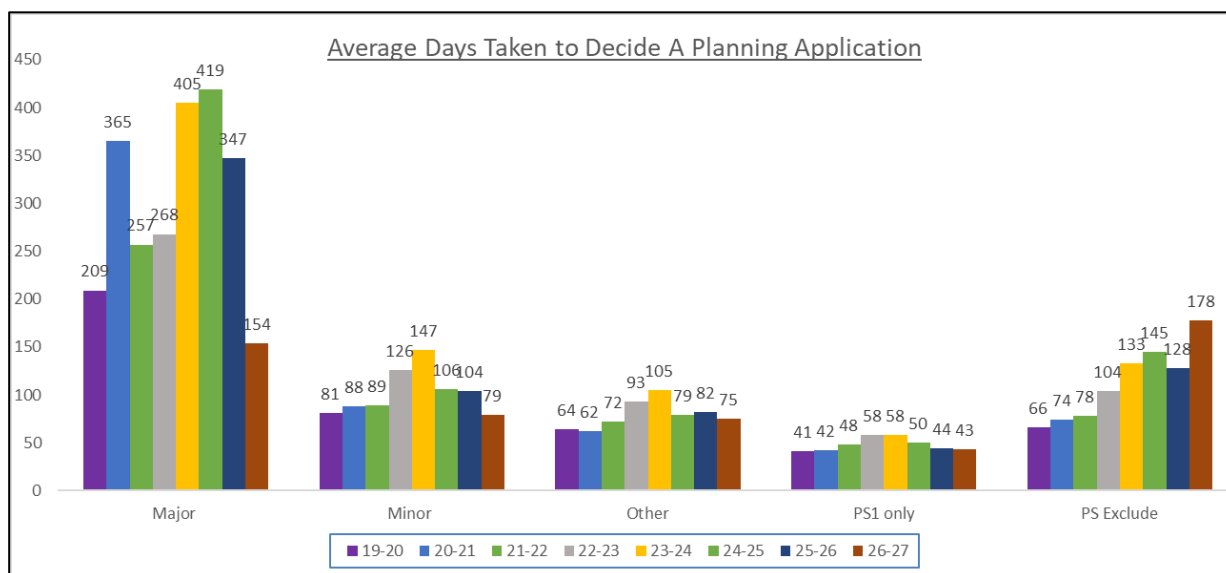
Major applications decided over past five years

- **612 ‘Minor’** applications determined (compared to the 578 ‘Minor’ applications in the same period during 2024/25; a 5% increase)
- The average decision time has decreased from 106 days to 104 days
- **846 ‘Other’** applications (compared to the 830 ‘Other’ applications in the same period during 2024/25)
- The average decision time has remained the same at 79 days

5.10 The end-to-end times for different types of applications are set out below. The average times have largely decreased in the current year but 'Excluded' applications average times have increased due to work clearing backlogs on other types of applications.

Average and Median days to decision 2025/26

	Average Days to Decision	Median Days to Decision
Major	347	296
Minor	104	56
Other	82	56
PS1 only	44	44
Excluded	128	61

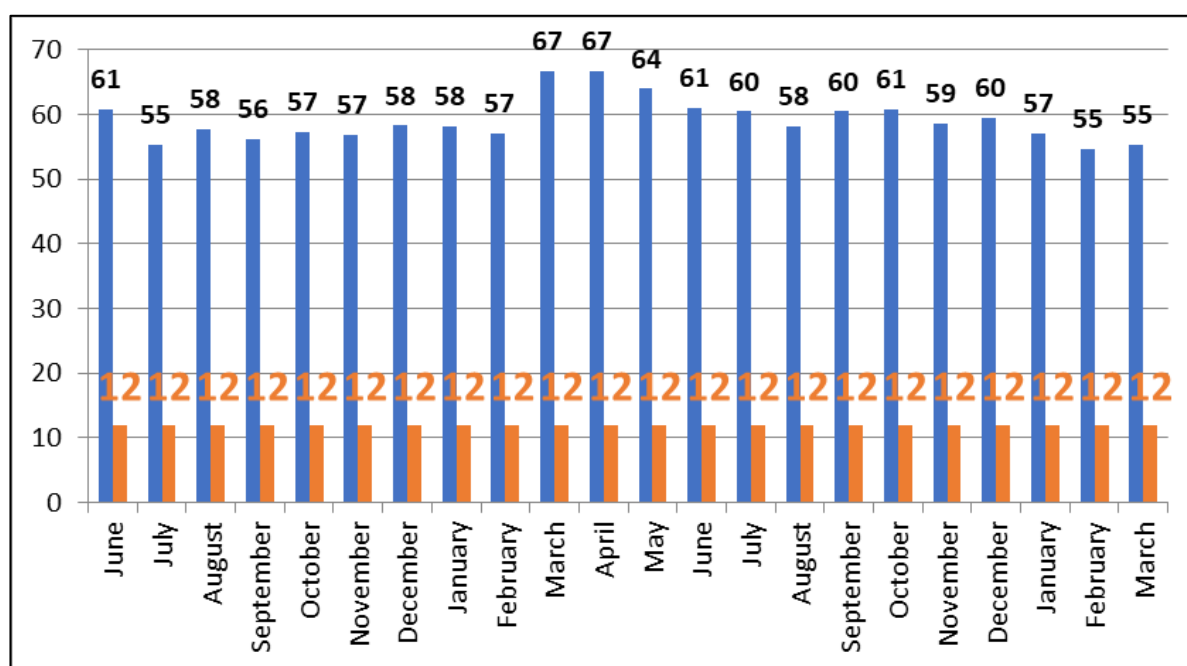


5.11 The overall numbers of applications received, approved, and refused over recent years is set out below:

	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
Received	3359	3522	3140	2750	2888	3018
Approved	2590 (85%)	2535 (84%)	2533 (88%)	2421 (88%)	2261 (87%)	2515 (87%)
Refused	475 (15%)	499 (16%)	333 (12%)	340 (12%)	334 (13%)	368 (13%)
Decided	3,065	3,034	2866	2761	2595	2883 (11% increase)

5.12 The length of time taken to validate an application is at an average of 18 days, which is slightly more than the 17 days figure during the previous financial year. Officers are currently considering proactive measures for how to reduce the average days take to validate applications.

5.13 Officer caseloads are at around 55 per officer at the end of March 2026, which has decreased slightly from 67 last year.



Planning Advice Services

5.14 During April 2025 to March 2026 there were 333 pre-application meetings (same period last year: 330) generating a total of c.£370,869 in income (same period last year: c.£474,230).

5.15 The use of Planning Performance Agreements (PPAs) has generated c.£842k in income over the financial year to date, compared to £695k last year (representing a 21% increase).

5.16 For express householder written advice, fast-track certificate of lawfulness and fast-track application services across April to March 2026 we received the following:

- 77 Express Pre-applications (same period last year: 71) generating a total of £30,726 (same period last year: £43,222)
- 14 Fast Track Certificate of Lawfulness applications (same period last year: 16) generating a total of £4,343 (same period last year: £4,864).
- 19 instances of Fast Track Householder applications (same period last year: 24) generating a total of £10,160 (same period last year: £8,934).

Planning Decisions

5.17 The final Government threshold relates to overturns of refusals (officer and committee) of applications on appeal. We are at 0% on minor / other applications.

5.18 For major applications the measure for quality of planning decisions is the percentage of the total number of decisions made that are then subsequently overturned at appeal, once nine months have elapsed following the end of the assessment period.

5.19 The nine months specified in the measure enables appeals to pass through the system and be decided for the majority of decisions on planning applications made during the assessment period. The assessment period for this measure is the two years up to and including the most recent quarter for which data on planning application decisions are available at the time of designation, once the nine months to be allowed for beyond the end of the assessment period is taken into account. The average percentage figure for the assessment period as a whole is used.

5.20 The threshold for designation on applications for both major and non-major development, is 10% of the total number of decisions on applications made during the assessment period being overturned at appeal. This is calculated as an average over the assessment period.

5.21 For the 2025 designation period (2023-25) we will not be designated.

5.22 Haringey's performance is as follows:

Type of application	Number of appeals	Number of overturns by PINS	% (Threshold 10%)
Majors 2024/25	3	0	0%

Planning Enforcement

- 5.23 There were 1,395 enforcement complaints received during April 2025 to March 2026, compared to 1,028 complaints received in April 2024 to March 2025; representing a 35% increase on the previous year.
- 5.24 There were 57 enforcement notices served April 2025 to March 2026, compared to 66 enforcement notices served during April 2024 to March 2025.

	2023/24	2024/25	2025/26
Cases received	447	1028	1395
Cases decided within 8 weeks	121/258 (47%)	286/546 (52%)	714/1395 (51.2%)
Cases decided not within 8 weeks	14/258 (5%)	61/546 (11%)	223/1395 (16.0%)
Cases with no decision past 8 week target date	123/258 (48%)	199/546 (37%)	458/1395 (32.8%) (Primarily comprised of HMOs referred by PSH)

- 5.25 There continues to be an ongoing issue with high caseloads, significantly exacerbated by the sharp increase in HMO referrals. Changes to the Private Sector Housing (PSH) referral procedure mean that almost all of their applications are now being passed to Planning to consider. By way of context, the team received approximately 54 HMO referrals in 2022/23 for the entire year, compared with more than 200 referrals in 2024/25. In the 2025/26 reporting year, the team has received 745 HMO referrals. To manage this pressure, officers have created a dedicated queue for HMO cases to enable initial triage, prevent these cases from overwhelming the wider caseload, and improve overall service efficiency. Ongoing discussions are taking place with the PSH team on funding arrangements to help support the referral workload.
- 5.26 The Planning Enforcement Team also continues to pursue prosecutions against owners who have failed to comply with existing enforcement notices, which can lead to confiscation orders for unlawfully obtained gains under the Proceeds of Crime Act (POCA) 2002.

Member Training & Site Visits

- 5.27 Officers are expecting to offer more training to Members in the coming months including on affordable housing, financial viability, design and conservation, climate and transport.
- 5.28 A site visit took place on 30 May 2025 to the newly completed Council housing scheme on the former Ashley Road Depot site, now known as Wingspan Walk.
- 5.29 Members also undertook learning visits on 5 September 2025 to an emergency accommodation facility on Prince Regent Lane, Newham, E13; and on 5

December 2025 to The Arc Club, a neighbourhood workspace company with a social purpose, which recently opened in The Gessner, Tottenham Hale.

5.30 Any suggestions for visits and training are very welcome.

National Reforms

Reform of Planning Committees

5.31 Over the last 2 years MHCLG has been consulting on and introducing provisions for:

- Requiring **members to hold a valid certificate of completion of training** for their exercise of planning functions, to be published on the authority's website
- A **national scheme of delegation** to determine/inform what planning decisions should be made by a relevant planning committee, sub-committee or officer of the authority
- Allowing regulations to **prescribe the size and composition of a planning committee** or sub-committee of the authority

5.32 This has evolved through the following publications:

- December 2024 – MHCLG Planning Reform Working Paper: Planning Committees¹
- December 2025 – Planning & Infrastructure Act 2025²
- May 2025 – MHCLG Reform of Planning Committees: Technical Consultation³
- March 2026 – MHCLG:
 - Government response to consultation⁴
 - Planning Committee Reform: Draft Regulations & Guidance: Consultation⁵ (including National Scheme of Delegation)

5.33 Regarding the updated MHCLG position from March 2026, key summary extracts include:

- “We are looking to set a date to bring the regulations into force from 30 September 2026. This will allow time for local authorities over the summer to make arrangements, such as amending their constitutions, so that planning committees comply with the regulations”
- “Under the national scheme of delegation, current practices set out in local authority constitutions, such as the power for ward councillors to require cases to be called in for committee consideration or having trigger points for

¹ www.gov.uk/government/publications/planning-reform-working-paper-planning-committees/planning-reform-working-paper-planning-committees

² www.legislation.gov.uk/ukpga/2025/34

³ www.gov.uk/government/consultations/reform-of-planning-committees-technical-consultation/reform-of-planning-committees-technical-consultation

⁴ www.gov.uk/government/consultations/reform-of-planning-committees-technical-consultation/outcome/reform-of-planning-committees-technical-consultation-government-response

⁵ www.gov.uk/government/consultations/planning-committee-reform-draft-regulations-and-guidance

referral to committee if a certain number of objections is reached, will not be possible. Local authorities will need to amend their constitutions to align with the national scheme of delegation”

- “Nominated officers and nominated members should make every effort to reach agreement on which cases should be referred to committee. However, where agreement is not possible, the case must be delegated to officers”
- “In determining whether a referral is made, the presumption should be that decisions are delegated to officers and only exceptionally be referred to committee. At a minimum, at least one of the following statutory criteria must be met for a referral to committee to be considered to meet that threshold:
 - A. where the application raises a significant planning matter having regard to the development plan and any other material considerations
 - B. where the application raises an economic, social or environmental issue of significance to the local area”
- “As a minimum, the local planning authority should keep a record of the cases the nominated officer and nominated member have considered for referral to committee, the outcome of their consideration and the reasons for their decision. They should report this to the planning committee on a regular basis and make it available on their website”
- “The number of members on a planning committee or sub-committee to be no more than 13”

5.34 Key points raised by Haringey’s response to the prior consultation include:

- Recognising and supporting the Government’s determination to ensure planning committees have an integral role in providing local democratic oversight of planning decisions
- Recognising that many of the proposed reforms to ‘modernise planning committees’ are already implemented by Haringey Council
- Noting that an independent Peer Challenge of the Planning Service undertaken in late 2023 by the Local Government Association (LGA) Planning Advisory Service (PAS) stated that our committee “is a very good example of how public facing planning committees are run”
- Noting that the Council was updating its Constitution and Planning Protocol in 2025 to ensure it is at the forefront of best practice
- Welcoming the introduction of a national scheme of delegation, so that there is greater consistency and certainty for residents, applicants, and developers
- Requesting there should be a mechanism for elected member requests for cases to be considered by Committee

5.35 On 1 June 2026 MHCLG published its response to the consultation⁶ and published new Statutory Guidance for Local Planning Authorities⁷. Key summary extracts include:

- Delaying the implementation from September by 1 month as follows: “where local planning authorities do not comply with the Regulations from the date

⁶ www.gov.uk/government/consultations/planning-committee-reform-draft-regulations-and-guidance

⁷ www.gov.uk/government/publications/planning-committees-and-the-national-scheme-of-delegation-of-planning-functions-guidance-for-local-planning-authorities-in-england

they come into force (31 October 2026) and their planning committees make decisions on applications which must be delegated officers, those decisions may be subject to judicial review by anyone aggrieved by the decision. This may lead to the quashing of the decision”.

- “The power for ward councillors to require cases to be called in for committee consideration or having trigger points for referral to committee if a certain number of objections is reached, will not be possible. Local authorities will need to amend their constitutions to align with the national scheme of delegation. Failure to do so may make decisions on whether to delegate applications to officers or refer them to committees for determination liable to judicial review”.
- “Nominated officers and nominated members should make every effort to reach agreement on which cases should be referred to committee. However, where agreement is not possible, the case must be determined by officers”.
- “The presumption should be that decisions are delegated to officers and only exceptionally be referred to committee. At a minimum, at least one of the following statutory criteria must be met for a referral to committee to be considered to meet that threshold:
 - A. where the application raises an economic, social or environmental issue of significance to the local area
 - B. where the application raises a significant planning matter having regard to the development plan and any other material considerations”
- “As a minimum, the local planning authority should keep a record of the cases the nominated officer and nominated member have considered for referral to committee, the outcome of their consideration and the reasons for their decision. They should report this to the planning committee on a regular basis and make it available on their website”.

5.36 The Government’s Draft Regulations propose two schedules within the National Scheme of Delegation:

- Schedule 1, where applications are always delegated to Officers, and
- Schedule 2, where the presumption is that the applications would be decided by Officers as a default position.

5.37 An application from Schedule 2 can only be referred to Planning Sub Committee (PSC) where at least one of two criteria apply.

- Firstly, the Chief Planner (or their nominated officer) and the Chair of PSC (or their nominated Member) agree it should be referred to PSC for consideration and decision.
- Secondly, in using a ‘gateway test’ consideration is had to whether the application raises a significant planning matter and/or whether it raises an economic, social or environmental issue of significance to the local area.

5.38 In the event that the Chair of PSC and the nominated officer cannot agree, the application is to be decided under delegated powers. The Council's own applications and those made by Members or Officers are generally expected to be determined by Officers; however the 'gateway test' may be engaged.

Category	Delegated or not?	Application type
Schedule 1	Always	<ul style="list-style-type: none"> • Householders • Minor commercial • Reserved Matters – other than those made in respect of a 'large outline permission' • Non-material amendments (S96A) • Material amendments (S73) where the original application was in Schedule 1 (unless it relates to a listed building consent or to an application for variation to a planning condition) • Prior approval • Lawful development certificates • Biodiversity Gain Plans • Certificates of alternative development • Permission in Principle • Modify/discharge a S106 obligation
Schedule 2	By default, unless the Chair of Planning Sub Committee (PSC) and the nominated officer decide the application should be reported to PSC on meeting the statutory 'gateway test'	<ul style="list-style-type: none"> • Reserved Matters in respect of a large outline permission (at least 500 homes and/or 50,000m2 floorspace created) • Material amendments (S73) where the original application fell into Schedule 2 • Retrospective material amendments (S73A) to modify/discharge a s106 obligation where it is connected to a Schedule 2 approval • Listed building consent, to vary/discharge a listed building consent condition and any planning application that the LPA considers is connected • Advertisement consent • Tree preservation order • Review of mineral planning conditions
Own-interest applications	Can be determined by officers. Alternatively, the Chair of Planning Sub	<ul style="list-style-type: none"> • Made by or on behalf of the council • Made by a Member or Officer of the council • Where the Chair of Planning Sub Committee (PSC) and the Chief Planner's

	Committee (PSC) and the nominated officer may refer it to PSC	view is that a Member or Officer has an interest
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5.39 The Head of Development Management & Planning Enforcement is working with the Democratic Services & Scrutiny Manager and potentially a Constitution Working Group of Councillors to ensure the Council is prepared for the legally-required changes in the Constitution in time for the national implementation date.

Local fee setting for cost recovery for planning applications

5.40 Currently fees for planning applications are set nationally by parliament. However, it is widely recognised that planning application fees do not cover the costs of providing the service.

5.41 MHCLG estimates the annual shortfall in fees was around £330m across the country in 2024/25. This means that planning services need to be supplemented by revenue budget from councils’ general revenue budgets, including from Council Tax payers.

5.42 Over the last two years MHCLG has been consulting on and introducing provisions to allow councils to set their own fees based on cost recovery for the ‘development management’ planning functions (i.e. dealing with planning applications) although not to cover wider functions such as planning enforcement, planning policy / Local Plan, etc.

5.43 On 23 March 2026 MHCLG published its latest proposals for Fees for Planning Applications⁸, including:

- establishing a new national default fee schedule, based on 90% of estimated costs, to bring planning fees to a level closer to cost recovery and act as a baseline from which a new local fee setting model will operate
- introducing new fees and restructure existing fee categories in order to reduce complexity for users
- implementing a surcharge on planning fees for statutory consultees, set in the region of 10% of the national default fee
- establishing the key principles behind local fee setting, as well as seek views on the potential to implement a cap on locally set fees
- reviewing the future role of discretionary services such as Planning Performance Agreements and pre-application advice in light of proposed increases to default fees and the introduction of the local variation model

⁸ www.gov.uk/government/consultations/fees-for-planning-applications

5.44 The Council is making the necessary preparations for local fee setting for cost recovery for planning applications, which is expected to come into effect some time in the 2027/28 financial year.

Consultation: Permitted development rights: schools, assets of community value, defence & conservation

5.45 On 10 June 2026 MHCLG published a consultation on permitted development rights⁹ (development which does not need planning permission). It covers the following areas:

- extending the existing temporary permitted development right for schools affected by reinforced autoclaved aerated concrete (RAAC)
- removing assets of community value from the demolition permitted development right
- changes to the permitted development right that allows development by the Crown on closed defence sites
- new permitted development flexibilities to enable the development of conservation measures within environmental delivery plans

⁹ www.gov.uk/government/consultations/permitted-development-rights-schools-assets-of-community-value-defence-and-conservation

Spatial Planning

New Local Plan

- 5.46 Consultation on the Council's Regulation 18 Draft Local Plan ran from Friday 10 October 2025 until Friday 19 December 2025 (10 weeks).
- 5.47 The Planning Policy Team has compiled and analysed the circa 10,000 responses and is currently preparing a Consultation Summary. Key themes which have emerged include:
- Support for aspirations in the Draft Local Plan's vision and placemaking framework but with desire for greater detail and greater focus on infrastructure and services
 - Mixed support for spatial strategy
 - Broad public support for genuinely affordable housing approach but 40% affordable housing target considered unjustified by GLA and developers
 - Strong public support for Zero Carbon and Climate Resilience chapters, including from the Haringey Climate Forum.
 - Strong support for walking, cycling and public transport policies.
 - Strong message that investment in infrastructure must keep pace with housing growth
 - Call for more capacity in GPs, schools (especially early years), leisure/pools and other community infrastructure
 - High levels of opposition to various draft site allocations including Rowan's bowling alley, Summerland Gardens car park in Muswell Hill, Hornsey Filter Beds and Pinkham Way
- 5.48 The Council is preparing a "legacy-style" Local Plan which must be submitted for examination by 31 December 2026. To meet this deadline, officers are targeting publication of the next iteration of the New Local Plan – a Regulation 19 Proposed Submission Local Plan - in Autumn 2026. In accordance with the Council's Constitution, the plan must be approved by both Cabinet and Full Council before its consultation as it will represent the version of the plan which the Council wants to adopt.
- 5.49 In terms of preparation of the Proposed Submission Local Plan, this will be informed by:
- Feedback from the Draft Local Plan consultation
 - Continued stakeholder engagement including with the New Local Plan Member Working Group (comprised of Members of Strategic Planning Committee)
 - An updated evidence base including on housing and economic needs, housing and economic land supply, infrastructure need and supply, development viability and flood risk

Neighbourhood Community Infrastructure Levy Round 2 consultation

5.50 On 10 March 2026, Cabinet agreed to spend £1.73m of Neighbourhood Community Infrastructure Levy (NCIL) on the projects listed below:

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 Lympne 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 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		£339,886.33
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		£61,405.42
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		£525,163.99
Total cost	£1,734,865.45		

5.51 Following Cabinet the decision to award the above projects Round 2 funding was “called-in” by non-executive councillors with implementation of the decision paused pending its consideration by Overview and Scrutiny Committee. The Committee convened an extra-ordinary meeting on 26 March 2026. The outcome of this meeting was that the Committee agreed:

- The decision was within the Council’s Budget and Policy Framework
- Not to take any further action in relation to the decision and to allow it to be implemented immediately

5.52 Delivery of projects awarded Round 2 funding will begin later in 2026. There is currently over £2.2m of NCIL available for allocation as part of NCIL Round 3.

Infrastructure Funding Statement (IFS) 2024/25

5.53 Haringey's Infrastructure Funding Statement 2024/25 was published in June 2026. An Infrastructure Funding Statement (IFS) is an annual report that local authorities are required to publish. It provides a summary of all financial and non-financial developer contributions, primarily from Section 106 agreements and the Community Infrastructure Levy (CIL), secured, received, and spent for infrastructure projects. The IFS clarifies how developer contributions are being used to support new development and helps ensure transparency and accountability.

Authority Monitoring Report (AMR)

5.54 The Planning Policy Team is currently preparing the Haringey Authority Monitoring Report 2025 covering the period 1st April 2024 to 31st March 2025.

National Reforms

Support for Housebuilding in London: Emergency measures

Consultations

5.55 On 23 October 2025 the Government / Ministry of Housing, Communities & Local Government (MHCLG) published a Ministerial Statement¹⁰ and Policy Note¹¹ regarding Support for Housebuilding in London. The details of the reforms announced were included in two consultations published a month later on 27 November 2025 as follows:

- MHCLG Consultation: Support for Housebuilding in London¹²
- GLA Consultation: Support for Housebuilding in London Planning Guidance (LPG)¹³

Council response

5.56 The consultations closed on 22 January 2026 and the Council submitted responses to both. Alongside responses to a range of technical questions the Council also sent a cover letter to the MHCLG and the GLA. The cover letter made clear the Council's significant ambition for delivering affordable and private homes and its strong track record of granting planning permission for new homes and summarised the Council's overall views towards the proposals including the following:

- support for making housebuilding such a priority
- the need for the government and Mayor to be careful in considering who new homes are for, who will be living there, and how Haringey's existing communities will benefit from new homes.
- concern the proposals do not address the root causes of the London's current housebuilding crisis. The focus of the proposals should be on addressing the primary barriers to getting London building again which include soaring construction costs, building safety delays, lack of skilled labour, investor confidence, economic instability and affordability concerns.
- concern the proposals will have a potential detrimental effect on the delivery of affordable housing delivery – both in the short-term but potentially also in the medium to long term - and in doing so mean new development will fail to meet the evidenced housing needs of the borough's communities
- objection to the proposal for emergency CIL relief in London. Any reduction in CIL income will have significant consequences for infrastructure funding and delivery including of essential and critical infrastructure required to facilitate sustainable and good growth
- unfairness of proposal that that the emergency CIL relief would apply to borough CIL only and not to Mayoral CIL
- development which does not meet local housing needs and which is not supported by appropriate infrastructure investment risks undermining community support for new development.
- concern about the proposal to extend the Mayor of London's call-in powers. The proposal is not a time-limited one and will reduce the power of councils to take planning decisions. Haringey has a strong track-record of granting planning permissions and takes a pragmatic approach to applying design guidance and working collaboratively and proactively with developers to improve schemes and find quality solutions on behalf of our residents and communities. Notwithstanding this, there will be occasions where schemes are not of a satisfactory quality and councils are minded to refuse planning permission for good reason and it is right that they should have this opportunity and authority to make such decisions. It is essential that residents, communities and their elected representatives are engaged by developers and they are given the opportunity to shape the places in which they live and increasing call-in powers for the Mayor of London runs contrary to this.
- some concern that the proposals could unintentionally risk lowering quality of new homes delivered. Haringey's approach is to push for high quality housing and holistic design solutions, through a rigorous approach to design and quality, in the context of economic challenges.
- the proposals as a whole are over-complicated and will create additional administrative costs, resource, and capacity burdens.

Final package of support

- 5.57 On 25 March 2026, following the consultations, MHCLG published its final “package of support”¹⁴. Key summary extracts include:

These proposed measures recognised the particularly acute need in London to provide more families with safe and secure homes, and the significant challenges housebuilding in the capital has faced over recent years.

Challenges including the impact of the Covid-19 pandemic, high interest rates, high construction costs, planning and regulatory complexity, dampened demand and poor site viability have stalled pipelines across the capital and mean that housebuilding in London has declined significantly.

A lack of housing supply has serious impacts, with record numbers of children in temporary accommodation and too many Londoners struggling to afford a home where they live and work.

The measures include:

- a) ***A new time-limited planning route, enabling developers to secure permission without a viability assessment on private land where they commit to at least 20% social and affordable housing [reduced from 35%], with providers able to apply for GLA grant to support social and affordable homes above the first 10% of the total homes on the site.***

...The route will now be open to applications submitted and validated by 31 March 2028, by which time the new London Plan is expected to have been adopted. The Late Stage gain-share mechanism has also been replaced by an Early Stage Review – aligning directly with the GLA’s current Fast Track Route – with no further reviews required beyond this. The Early Stage Review will be triggered where an agreed build out milestone is not met within a stipulated time period... If triggered, the ESR will ensure greater levels of social and affordable housing are delivered if economic conditions improve...

- b) ***Temporary and targeted partial relief from the Community Infrastructure Levy (CIL) for eligible schemes, with higher levels of relief for schemes providing more than 20% social and affordable housing. This emergency relief will now apply to eligible schemes commencing before 31 March 2030...***

[...limit relief to developments attracting a whole-scheme borough-level CIL liability of over £500,000...]

- c) ***The removal of elements of London Plan Guidance that, as currently applied, can constrain density – including standards relating to dual***

¹⁴ www.gov.uk/government/publications/support-for-housebuilding-in-london-package-of-support

aspect and units around the core, and amendments to cycle storage requirements...

- d) **Expanding the Mayor's planning call-in powers** – with the government bringing forward secondary legislation immediately so new powers come into effect in May...

[...new powers for the Mayor of London to review and call-in applications of schemes of 50 homes or more where a borough is minded to refuse, which would be subject to a streamlined procedure]

- e) **An allocation of £324 million to establish a City Hall Developer Investment Fund**, which will prioritise interventions on stalled sites that can deliver housing completions as soon as possible.

5.58 Further detail is available in the following published documents:

- MHCLG Press Release – Emergency action to kickstart London housebuilding¹⁵
- MHCLG/GLA Letter from Secretary of State and the Mayor of London to London Boroughs¹⁶
- MHCLG Government response to the consultation¹⁷
- GLA Support for Housebuilding London Plan Guidance (LPG), Background Information and Consultation Report¹⁸

5.59 In May 2026 the London Borough of Tower Hamlets submitted a pre-action protocol letter to the GLA threatening to legally challenge the Support for Housebuilding London Plan Guidance (LPG). This relates to concerns the reduction in the affordable housing threshold would undermine its ability to maximise affordable housing delivery. On 26 June 2026 the Council published a statement supporting the legal challenge and publicly opposing the GLA guidance¹⁹.

Reforming Local Plan-Making

5.60 On 27 November 2025 the Government published a Ministerial Statement on Reforming Local Plan-Making²⁰. The statement reiterated key points made elsewhere by the government previously:

- The commitment to building 1.5 million new homes in this Parliament
- the expectation that “all local planning authorities to make every effort to get up-to-date local plans in place as soon as possible”.

¹⁵ www.gov.uk/government/news/emergency-action-to-kickstart-london-housebuilding

¹⁶ www.gov.uk/government/publications/letter-from-the-secretary-of-state-and-the-mayor-of-london-final-proposed-package-of-support-for-housebuilding-in-london

¹⁷ www.gov.uk/government/consultations/support-for-housebuilding-in-london

¹⁸ www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance/support-housebuilding-lpg

¹⁹ <https://haringey.gov.uk/news/20260626/co-deputy-leaders-statement-affordable-housing-targets>

- The view that the current plan-making system is not optimised and that fundamental reform to the plan-making system is needed
- 5.61 The statement also provided new information on the proposed new plan-making system for new style plans.
- 5.62 Of relevance to Haringey which is currently progressing a new Local Plan under the current system (referred to by the government now as the “legacy system”), it was confirmed that the final date for submission to the national Planning Inspectorate for examination will be 31 December 2026 and this was subsequently set in national regulations made on 2 March 2026²¹.
- 5.63 On 2 March 2026 the Government also published a New Local Plan-Making System Roadmap²² with new requirements and guidance for Local Plans submitted to the national Planning Inspectorate for examination after 31 December 2026.

Funding to Support Local Plan Implementation

- 5.64 On 14 January 2026, MHCLG announced that new funding that will be available to support authorities producing local plans under the current plan-making system. An Expression of Interest was completed on 15 January to access this funding.
- 5.65 On 18 May 2026, MHCLG published the list of authorities successful in securing this funding. Haringey successfully secured £36,585.36 funding as part of the ‘legacy system plan funding’ which will be used to support the draft Local Plan being submitted to the Planning Inspectorate by the government deadline of 31 December 2026.

²¹ www.legislation.gov.uk/uksi/2026/169/made

²² www.gov.uk/government/publications/roadmap-of-resources-and-support-new-local-plan-making-system/new-local-plan-making-system-roadmap

Building Control

Performance Overview

- 5.66 The applications for the financial year 2025/2026 decreased from previous years due to the reduction in capacity and economic factors. The market share has also decreased for the same reasons
- 5.67 In the latter months of 2025 a major private Registered Building Control Approver (RBCA) 'Assent' had gone into liquidation resulting in over 100 applications being reverted to Haringey Building Control, including residential schemes and other schemes such as school buildings, for Haringey Building Control team to check for compliance with the Building Regulations. This has and continues to increase the pressure on the team, where many of these schemes had been completed with Building Control completion certificate leaving clients/residents with delays in selling, occupying or re-mortgaging their properties.
- 5.68 Building Control continues to work on the majority of housing schemes within the Borough although with fewer staff and inspections, these developments are proving difficult to service, and the Housing delivery service has chosen to outsource some of the building regulations inspections for housing schemes to private Building Control rather than using Haringey Building Control with risks of private Inspectors going out of business.
- 5.69 We are also currently working on a number of high rise schemes as the Building Control advisor for the Building Safety Regulator.
- 5.70 The team currently has a high number of vacancies, and recruitment has proved difficult as a result of low supply of Registered Building Inspectors (RBIs) and the inability to retain staff and compete with high salaries in a competitive market. The team has also suffered reputational damage where service delivery has proved difficult due to the high number of vacancies.
- 5.71 We are trying to 'grow our own' and have recently employed two RBIs who have come through our joint apprentice scheme with the LABC. A new apprentice has also begun his training in January 2026. However, to maintain their training we need to add experienced RBIs to the team.

Building Control	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Applications	199 6	2323	1717	2645	2069	1517	1900	1829
Fees	604k	600k	561k	766k	698k	584K	608K	805K
Site visits	681 7	6278	5603	6243	5674	3800	2821	2000
Market share	54%	62%	53%	57%	40%	40%	45%	35%
Dangerous Structures	190	162	159	225	204	188	153	192
Demolition Notices	13	29	20	18	22	15	18	18

2025/26 - from 1 April 2025 to 31 March 2026

Dangerous structures

5.72 There were 192 dangerous structure site visits last year. It should again be noted that where we request the help of our dangerous structure contractor, there is a cost attached to this that initially comes out of Building Control's budget until we can invoice the owner. Additionally, we are part of a consortium with a number of other London Boroughs which improves efficiency and is more cost effective. Due to limited resources in Building Control, there is pressure to continue to cover the out of hours dangerous structures rota.

Safety at Sports Grounds

5.73 In 2025, the Building Control service oversaw 11 large scale events at the Tottenham Hotspur Stadium in addition to the football matches, rugby and NFL games. This involves chairing a Safety Advisory Group (SAG) of all relevant safety stakeholders, including council services, transport operators and emergency services, as well as on-site inspections and issuing of Safety Certificates to ensure events are operated safely.

5.74 The number of team members able to undertake these duties has reduced from 4-5 members to 2 and the Council has been working with the Sports Grounds Safety Authority to develop and implement an action plan to ensure appropriate resources are available to fulfil the statutory duties of the Safety at Sports Grounds Act 1975. To date however, the team still has only 2 officers that can undertake these duties.

National Reforms

Building Control Independent Panel

- 5.75 In April 2025 the Government announced the formation of a Building Control Independent Panel. This delivers on a Grenfell Tower Inquiry recommendation, accepted by the government, to set up a panel to carry out a review of whether to change the way in which building control is delivered in England.
- 5.76 On 15 July 2025 the Government’s national Building Control Independent Panel published a Problem Statement²³ and subsequently published a Call for Evidence²⁴ which has been reported to previous Strategic Planning Committee meetings.
- 5.77 For context, since the 1980s, developers/householders have been able to choose whether they use a local authority building control service, or use a private sector service.
- 5.78 On 21 May 2026 the report²⁵ of the national Independent Panel was published. Key summary extracts include:
- Glossary: “BCBs: Building Control Bodies (used to describe the proposed new consolidated bodies in the future model developed by the Panel)”
 - “current arrangements cannot deliver the assurance, consistency and conflict free oversight that the public deserves to ensure their health and safety”
 - “Over the longer term, we envisage the move to fewer, more resilient building control bodies”
 - “Above all I want to recognise the commitment of building control inspectors as a profession across England, whose efforts to uphold standards in difficult circumstances deserve both recognition and a system that enables them to succeed”
 - “The system depends increasingly on individual professionalism to counter pressures created by the structure itself. This reliance is neither sustainable nor fair on the workforce.”
 - “if we were designing a system from first principles, we would not introduce a system where dutyholders can choose their regulator. Our recommendation for the long-term building control model is for choice to be removed”
 - “this report recommends dutyholders should continue, for now, to be able express a preference of building control provider... In this system the mixed public–private nature of building control in England can and should remain”
 - “In this model, statutory building control functions are delivered by fewer, larger, publicly accountable ‘Building Control Bodies’ (BCBs), operating at a

²³ www.gov.uk/government/publications/building-control-independent-panel-problem-statement

²⁴ www.gov.uk/government/calls-for-evidence/building-control-independent-panel-informing-recommendations-to-government/building-control-independent-panel-informing-recommendations-to-government

²⁵ www.gov.uk/government/publications/building-control-independent-panel-report

scale that sustains specialist expertise, offers attractive and stable career pathways”

- “We consider the long-term solution to these conflicts of interest is the removal of dutyholder choice from building control”
- “The panel considers that building control functions... should be delivered by fewer, larger, publicly accountable Building Control Bodies (BCBs) operating across wider geographies... These BCBs would: ... sustain career pathways, supervision and pay flexibility to attract and retain experienced inspectors... BCBs should be independent of LAs, while aligning geographies sensibly with patterns of development and enforcement. For example, regional footprints”
- “local government pay structures prevent LA BCAs from offering competitive salaries to RBIs [Registered Building Inspectors] relative to [private] RBCAs. This contributes to recruitment and retention challenges, particularly for experienced inspectors. This pay rigidity makes it difficult to reward specialist expertise or reflect the complexity of work. As a result, many LAs cannot easily sustain the teams they need”
- “The consolidated Building Control Bodies... must be established with modern HR and pay frameworks that allow competitive market aligned salaries”
- “Modern pay frameworks should allow Building Control Bodies to recruit and retain advanced practitioners”
- “Competitive pay will be essential to building a stable, competent and motivated workforce for the long-term model”
- “current building control workforce is under significant and growing pressure. Shortages of new entrants alongside an ageing demographic present a cliff edge scenario”
- “the system is already around 2,000 inspectors short of what is needed, with a further 1,500 expected to retire by 2035”
- “LA BCAs cannot compete on pay with the private sector, particularly for Class 2 and Class 3 inspectors, who are in extremely high demand”

5.79 On the same day, MHCLG published its response²⁶ which said:

- “Government also recognises the commitment and professionalism of Registered Building Inspectors (RBIs) whose work plays a vital role in upholding building safety standards, often in challenging circumstances”
- “This is a vitally important workforce which is highly valued by government as the enablers of nationally important drive to provide safe, good quality new housing and other buildings”
- “The government commits to undertaking further analysis of these recommendations and, where required, consulting on the most effective and proportionate way forward”

²⁶ www.gov.uk/government/publications/building-control-independent-panel-report-government-response

Funding to address building safety professional shortages

5.80 On 26 March 2026 MHCLG announced²⁷ £70 million funding to address shortages in building safety professions. The announcement states:

- “The funding will increase the number of Registered Building Inspectors by up to 700, including those (Class 3H) who can inspect High-Risk Buildings”
- “The funding is split between the Building Control (£55 million) and Fire Engineering (£15 million) sectors”
- For Building Control this includes:
 - “Funding for local authorities’ building control teams in England to recruit new RBIs and train them to the required standard (Class 2).
 - Funding for local authorities’ building control teams in England to upskill existing RBIs, with many to the standard to inspect High-Risk Buildings (Class 3H).
 - Funding for the training of new entrants in Registered Building Control Approvers and local authorities”

5.81 Officers will continue to liaise with MHCLG, Local Authority Building Control (LABC) umbrella body, London Councils and other partners to ensure Haringey benefits from its share of the funding.

²⁷ www.gov.uk/government/news/70m-funding-to-address-building-safety-professional-shortages

6. Contribution to strategic outcomes

- 6.1 The Planning and Building Control services contribute 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

Planning Applications are on the Planning Register on the Council's website and the Local Plan documents are also on the Council's website.

Appendices

Appendix 1 – Definitions of Categories of Development

APPENDIX 1

Definitions of Categories of Development

Major Development

- 10+ dwellings / over half a hectare / building(s) exceeds 1000m²
- Office / light industrial - 1000+ m² / 1+ hectare
- General industrial - 1000+ m² / 1+ hectare
- Retail - 1000+ m²/ 1+ hectare
- Gypsy/traveller site - 10+ pitches
- Site area exceeds 1 hectare

Minor Development

- 1-9 dwellings (unless floorspace exceeds 1000m² / under half a hectare)
- Office / light industrial - up to 999 m²/ under 1 hectare
- General industrial - up to 999 m²/ under 1 Hectare
- Retail - up to 999 m²/ under 1 hectare
- Gypsy/traveller site - 0-9 pitches

Other Development

- Householder applications
- Change of use (no operational development)
- Adverts
- Listed building extensions / alterations / demolition
- Application for relevant demolition of an unlisted building within a Conservation Area
- Certificates of Lawfulness (191 and 192)
- Prior Notifications
- Permissions in Principle (PiP) and Technical Detail Consent (TDC)