

APPENDIX 10 LAND ASSEMBLY

1.1 The Acquisition of Third Party Land and Compulsory Purchase Orders

The indicative masterplan for regeneration is predicated on the retention of the existing good quality housing stock, and acquisition and demolition of poor housing stock for replacement with quality new homes.

The delivery section of this Business Plan goes further than the currently envisaged development area and includes initial thoughts on enhancement opportunities, based on the acquisition of land outside of the site boundary. However, for clarity, this Business Plan can be wholly delivered via the acquisition of land that is included within the boundary of the Category 1 sites.

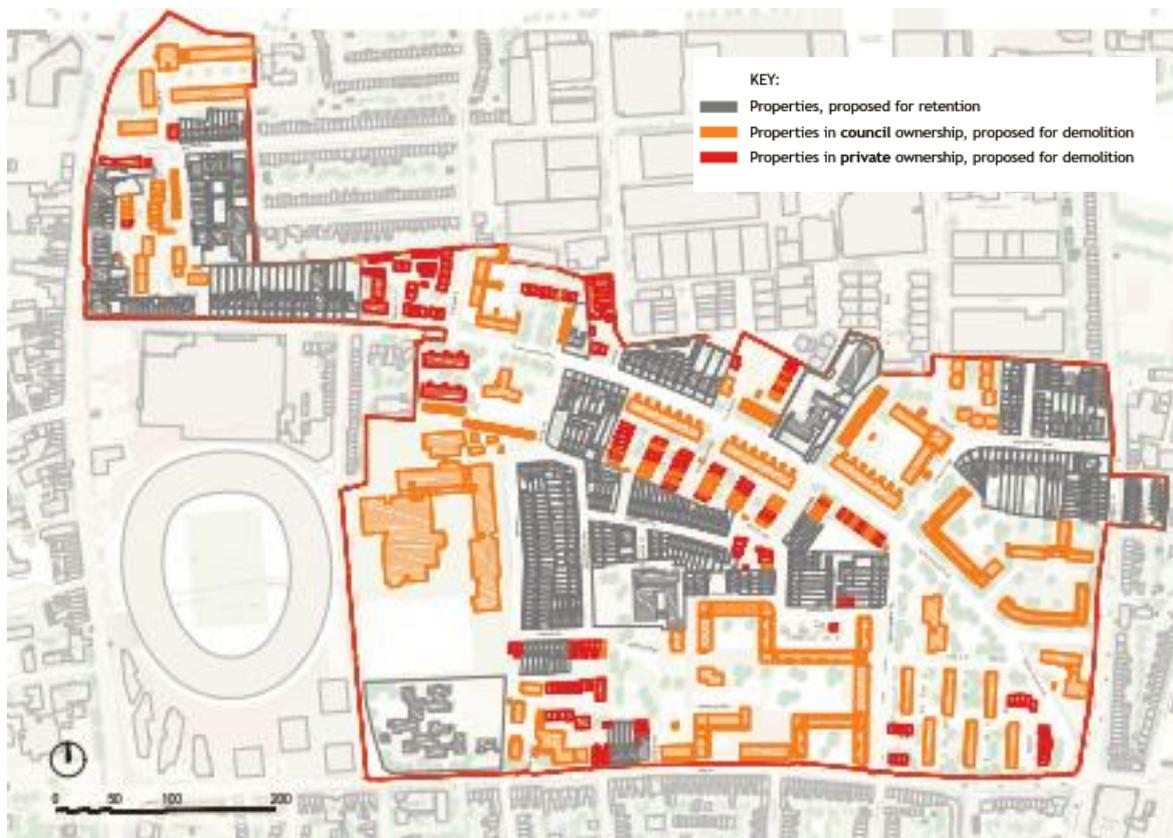


Figure 1-1 The regeneration is designed around the staged demolition and rehousing process

HDV understand that there are approximately 2,000 existing homes, and 60 businesses within the site boundary. These numbers have been established through a desktop analysis of information provided by the Council, land title documents, and property websites. A full detailed assessment will be undertaken during the 100 day launch phase.

Table 1-1 Proposed demolition and retention of existing homes within the Northumberland Park site

	Total homes		Homes to be demolished		Homes to be retained	
	Count	Percentage	Count	Percentage	Count	Percentage
Private Freehold Units	649	33%	252	18%	397	70%
Private Leasehold Units	325	16%	276	19%	49	9%
Council Rental Units	1,011	51%	889	63%	122	21%
Total Units	1,985		1,417	71%	568	29%

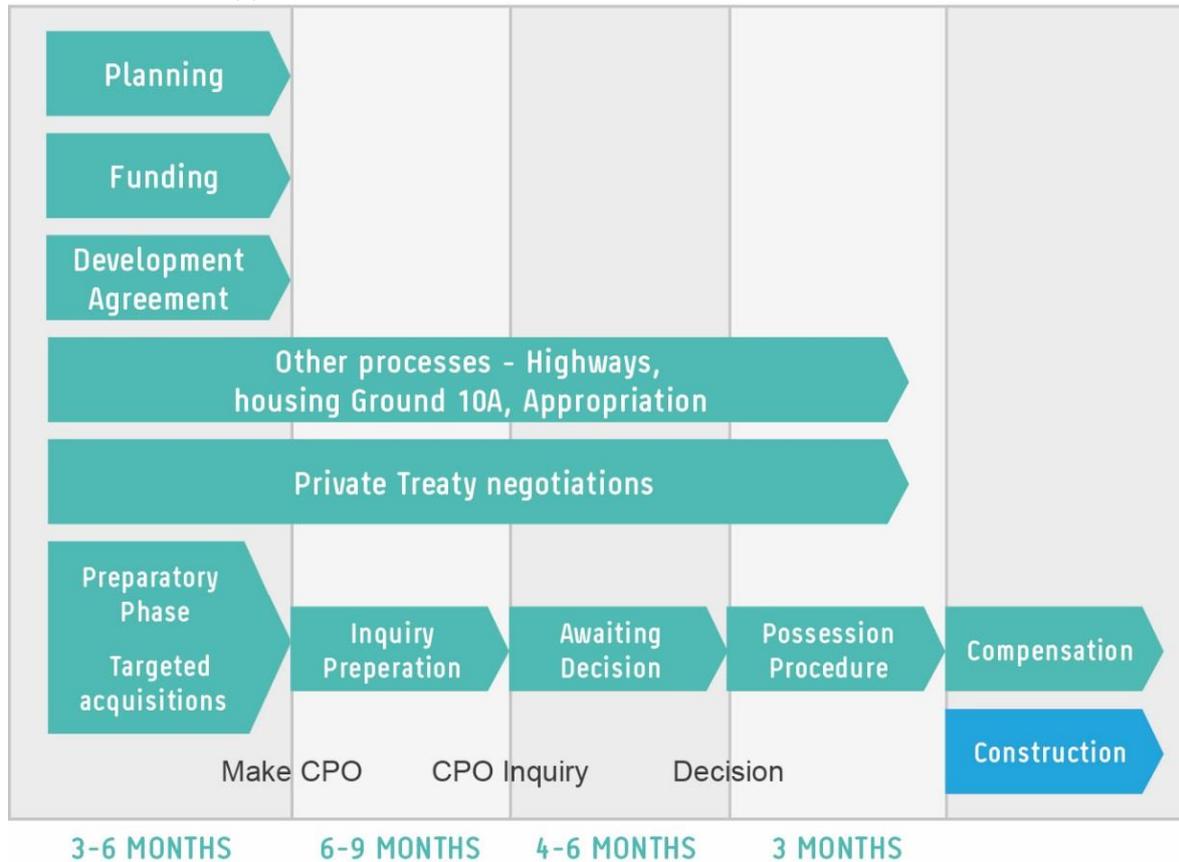
This Business Plan assumes the demolition of 1,417 (71%) of the existing homes, and 18 business premises. Council tenants and leaseholders comprise 67% of the existing households, but 82% of the properties proposed for demolition. The majority of the buildings proposed for demolition are those which clearly demonstrate the biggest need for change, typically being poor-quality mid to high rise council blocks built in the 1950s to 1980s. The first three phases are comprised almost entirely of this stock, and will therefore help to build the trust and support for the regeneration within the community. Demolition in later phases includes some lower rise council blocks as well as housing association and private ownership buildings which are necessary to ensure a successful and legible urban realm.

The plan presumes the retention of 568 existing homes (including a significant number of period homes in private ownership and some of the better-quality council stock), and the two existing primary schools. This appropriate level of demolition and retention of existing buildings will be tested through community engagement, and further analysis undertaken; it may prove more appropriate for HDV to undertake further demolition in order to increase density and provide better quality new homes and social infrastructure.

A full schedule of the acquisition requirements necessitated by the indicative masterplan is included in appendix 16 of the Business Plan. This includes details of the use, numbers, and tenures of the properties that will be replaced, as well as a cost estimate of acquiring them based on the information currently available. These cost estimates have been included in the HDV financial model.

HDV will produce asset specific strategies for each individual home and business premises that respond to the needs of the existing owners, and will seek to acquire assets by negotiation or private treaty without reliance on CPO powers. From day one, HDV will pursue opportunities to commence negotiations at opportune times, such as lease expiries, etc. HDV believe that some properties will become available well in advance of programmed demolition dates. In such instances these will be offered to the Council for use as temporary housing in accordance with the strategy included in the Place making section of the HDV Strategic Business Plan.

Table 1-2 Land assembly process



Please refer to the HDV Strategic Business Plan for a full breakdown of the CPO costs included within the financial model, and to the Delivery section of the same Plan for more details of the HDV approach to CPO and achieving Vacant Possession

The timelines for managing a potential CPO process that have been used to underpin the Northumberland Park programme are set out above.

There are sites within Northumberland Park that sit within the Commercial Portfolio. These sites will be considered in the next stage for future development potential to benefit the wider regeneration of Northumberland Park.

1.2 Rehousing Process

The HDV approach is to put people at the heart of change, and a key objective is to minimise disruption to existing residents and retain the community spirit of Northumberland Park. The rights and needs of existing residents are fundamental to the success of the regeneration, and in setting a positive tone for the development to come.

Of the 1,417 homes to be demolished, this Business Plan assumes that existing council tenants and resident leaseholders will be rehoused (1,027 households, which is equivalent to 80% of the demolished homes), and that freeholders and absentee leaseholds will be compensated (see later in this Business Plan for more detail on the Existing Resident Offer). In accordance with council guidance during ISDS dialogue sessions, these proposals assume 50% of the leaseholders are resident and 50% are non-resident (e.g. absentee landlords).

Table 1-3 Indicative masterplan assumed rehousing existing households (subject to change)

	Total homes		Homes to be demolished		Households to be decanted	
Private Freehold Units	649	33%	252	18%	0	0%
Private Leasehold Units	325	16%	276	19%	138	13%
Council Rental Units	1,011	51%	889	63%	889	87%
Total Units	1,985		1,417	71%	1,027	

The majority of these 1,027 households will be rehoused into new homes within the Northumberland Park indicative masterplan. For this reason the rehousing process governs the length of the delivery programme for the regeneration.

In the long-term all of the Council's secure tenants and resident leaseholders will be given the opportunity to be rehoused in the new homes provided by the regeneration, to ensure continuity of community. This is a key objective of Haringey's Housing Strategy. However, in order to improve momentum, 204 households (20% of total rehousing), will initially be offered the option of being rehoused on other Category 1 sites in Cranwood (Muswell Hill) and Wood Green, with the right to return to Northumberland Park once more homes have been completed.

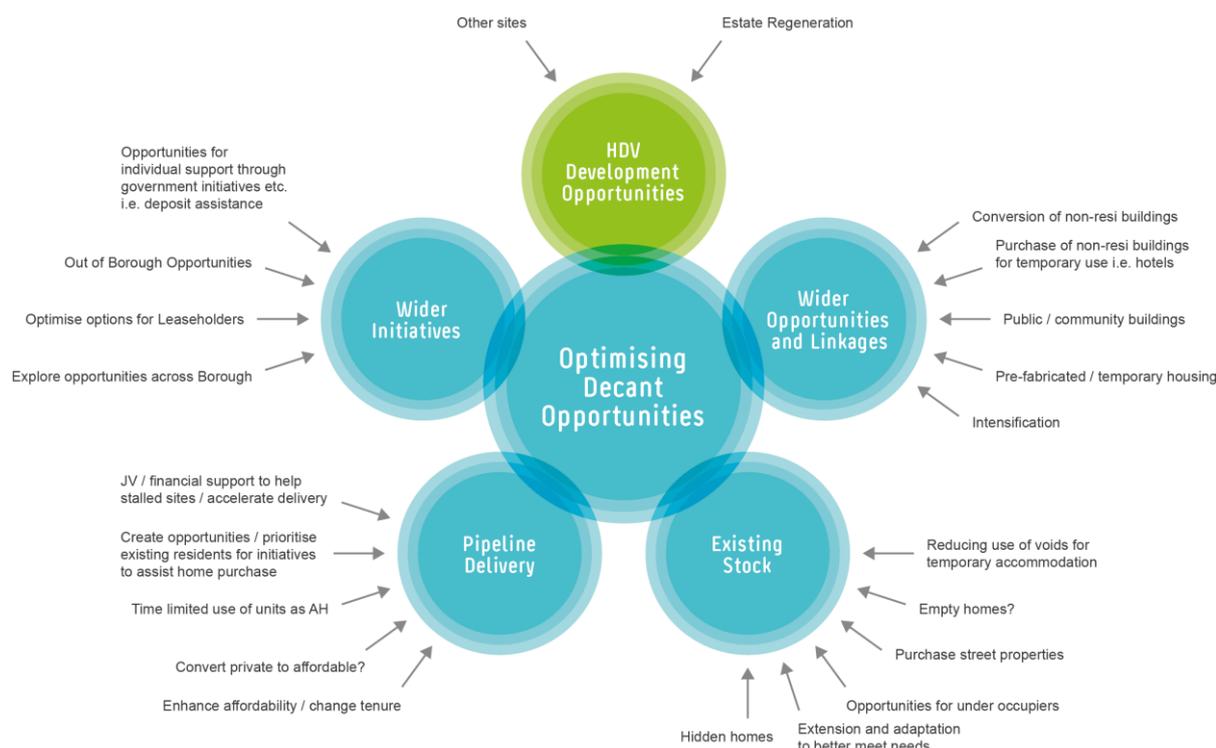


Figure 1-2: Alternative rehousing options to be considered should Category One sites be delayed

The Strategic HDV Delivery Programme has been prepared on this basis, and is within the control of the HDV. However, should any of these sites be delayed then there are a range of alternative rehousing options for relocation as set out in the diagram below (including the acquisition of third party land, S106 housing within the borough, development of commercial portfolio sites). In this instance HDV will explore such options and endeavour to source viable alternatives.

If no alternative rehousing opportunities can be sourced, the baseline rehousing strategy still incorporates sufficient flexibility to remain deliverable should core assumptions change, albeit across a longer timescale. Therefore if the Category 1 sites are in delay it would slow programme but not prevent deliverability.

1.2.1 Rehousing phasing

[Redacted material]

The rehousing plan will remain flexible as the indicative masterplan and phasing develops and as further resident engagement occurs. The HDV will continue to consider the range of alternative rehousing options for relocation (including the acquisition of third party land, alternative S106 housing within the borough and development of Commercial Portfolio sites) to optimise the delivery programme.

1.3 S105 Consultation

Section 105 of the Housing Act 1985 places a legal obligation on the Council to make and maintain such arrangements as it considers appropriate to consult with its secure (and demoted) tenants who are likely to be substantially affected by a matter of housing management. While this obligation to consult is a matter entirely for the Council, HDV will take steps to assist the Council where appropriate.

1.4 Existing resident offer

1.4.1 Basis of offer

There are 1,011 existing council tenants on the site. Of these 889 will be rehoused as part of the regeneration, the others will be retained in their existing homes but will be directly impacted by the associated changes.

The HDV offer to secure tenants and owners whose properties are demolished by the regeneration is based on statutory requirements and recent case law and set out below:

- Secure council tenants will be offered rehousing, and a statutory Home Loss and Disturbance payments;
- Resident Leaseholders will be offered a financial package that will comprise the market value for their homes, a Home Loss payment (10% of the value of their home), and a statutory disturbance payment. Those wishing to remain at the site will instead be offered the option of a fully owned new home as detailed in the next section of this Plan.
- Non-resident Leaseholders and Freeholders will be offered the market value for their homes, a Home Loss payment (10% of the value of their home) and a statutory Disturbance payment. They will also be offered a prioritised opportunity to buy in an early phase of the regeneration.

Furthermore, the HDV will act in accordance with all relevant council strategy and policy except where a departure from that policy is agreed in the business plan following consultation with residents.

A transparent allocation process for all rehousing will take account of needs and preferences. The HDV will issue a schedule of allocated properties to eligible households who will be given an opportunity to select their unit.

1.4.2 Resident Leaseholder offer

There are 276 existing leasehold homes on the site, of which 138 are assumed to be Resident Leaseholders who will be rehoused as part of the regeneration.

The offer to Resident Leaseholders presents a specific risk following recent determinations on the Aylesbury CPO, and general negativity coming from other regeneration schemes where Resident Leaseholders have been forced to move further afield due to compensation packages being inadequate to afford a similar home in their local area.

This Business Plan includes an offer to Resident Leaseholders that will provide them with an opportunity to own an equity share in an Intermediate Affordable home within a Category 1 property that forms part of the HDV's target 40% Affordable Housing provision.

The HDV will deliver in accordance with the Estate Renewal Rehousing and Payments policy to the extent that is defined in the Land Assembly Agreement.

The following assumptions are included in the financial model, and will be tested in more detail during the 100-day launch phase:

- In lieu of any financial package Residential Leaseholders will be offered an equity share in one of the new Intermediate homes in a Category 1 Property, that form part of the overall Affordable Housing provision; and
- They will be given the option to downsize to release equity.

There are a significant number of additional options associated with the Resident Leaseholder that will be assessed and considered by the HDV during the launch phases, including those set out below.

Table 1-5 Alternative options for the Resident Leaseholder offer for consideration by the HDV during the Preferred Bidder stage

Option	Details
Offers reflecting exceptional circumstances	In recognition that the personal and financial circumstances of individuals may vary and/or have changed since acquiring their leasehold interest, consideration may be given to a hybrid offer (i.e. a reduced equity share, reflecting the amount of mortgage able to be secured or rolling over the mortgage free equity only to purchase a smaller home). Consideration may also need to be given to non-Resident Leaseholders not 'eligible' for rehousing, if there is an exceptional reason why the home has been let but their intention was to return for long-term occupation (e.g. armed forces).
Succession	The Leaseholder could choose to nominate a successor who lives with them at the property to receive their benefit of the shared equity arrangement should the leaseholder die before selling the new home. This person could be a spouse, partner, child or another direct relative.
Alternative home ownership	Residents who would prefer to move early could be assisted to find a new home off site, potentially with a lower value than those proposed within the scheme.
Discounted new home	New homes could be offered at a discount to non-Resident Leaseholders and freeholders who are not eligible for the offer described above.
Fixed/reduced ownership cost	A discounted or fixed service charge can be offered for a given period.
Wider benefits	A package of measures could be offered to assist residents in the long term, such as training/work support, education/university sponsorships, gym access/wider health programmes, etc. The focus would be on delivering long-term benefits to make residency in the area more sustainable.

For certain residents' home ownership may not be the best offer. Those on low incomes or older persons with low equity may be better served by moving to social rent homes. Maximum asset/earnings tests will exist and, subject to these, there will be an opportunity to assist residents in locating a new home into other stock owned by the Authority of Registered Providers. Our priority however is for residents to remain in the local area where possible.

1.4.3 Addressing commonly raised concerns

Existing residents are likely to feel vulnerable to the changes proposed by the regeneration, in particular where their home is proposed for acquisition. HDV will prioritise engagement with all residents, to understand their specific concerns at an early stage in the process, and to work towards innovative bespoke solutions to suit their individual needs.

Table 1-6 Concerns that are commonly raised during other regeneration projects

Commonly raised concern	HDV response
That new homes will have a higher value than existing properties and therefore be unaffordable.	HDV is committed to rehousing secure tenants and resident leaseholders in the regeneration.
Household costs will be higher for the new home	Service charges will be benchmarked against affordability criteria. Utility and energy costs will be kept low due to highly performing energy-efficient designs, and low use water saving technology.
That the housing offer will be unsatisfactory	HDV in partnership with the Council and Homes for Haringey will engage with tenants and secure residents to understand their specific needs and allocate appropriate new homes in the completed regeneration.
Portability of any existing mortgage, particularly if their circumstances have changed since their current mortgage was obtained	Many mortgage companies will not provide loans against the existing homes due to their state of repair or design. New homes will be designed to current-day regulations and standards and therefore will be attractive to mortgage providers. Variable equity share arrangements will be created for Residential Leaseholders to suit their specific financial situation.
Whether there will be a minimum equity share imposed for resident Leaseholders.	Residents' minimum investment will be the HDV's financial offer for their existing home, but the level of investment can be increased at the discretion of the HDV

1.5 Category 1 Titles

Please refer to the below table outlining the HDV Category 1 Development Portfolio Northumberland Park Third Party Titles for a summary of the sites included in the bid red line boundary. Further due diligence will be completed at the next stage.

HDV Category 1 Development Portfolio - Northumberland Park Third Party Titles [Redacted material]

Property Description	Title Number	Freehold Leasehold	Quality Of Title	Restriction	Registered Charges	Detail Of Restriction
Northumberland Park 1						
6 Commonwealth Road London N17 OPR	P93913	Freehold	Absolute	No	No	
Land on the east side of Farningham Road Tottenham	P98916	Freehold	Absolute	No	No	
55 Scotswood Walk, Northumberland Park, London N17 OTF	NGL419422	Freehold	Absolute	No	No	
64 Somerford Grove London N17 OPT	P116001	Freehold	Absolute	No	Yes	
20 Farningham Road Tottenham N17 OPP	P116003	Freehold	Absolute	No	Yes	
257 Waverley Road Tottenham London N17 OPX	P119824	Freehold	Absolute	No	No	
12 Commonwealth Road Tottenham N17 OPR	P140043	Freehold	Absolute	Yes	Yes	S9 Housing Act 1996
10 Commonwealth Road Tottenham	P142061	Freehold	Absolute	Yes	No	S9 Housing Act 1996
8 Commonwealth Road London N17 OPR	P143610	Freehold	Absolute	Yes	No	S9 Housing Act 1996
23 Farningham Road London N17 OPP	NGL94096	Freehold	Absolute	No	Yes	
87 Willoughby Lane London N17 ORT	NGL99694	Freehold	Absolute	No	Yes	
12 Farningham Road Tottenham London N17 OPP	P102096	Freehold	Absolute	No	No	
6 Farningham Road London N17 OPP	P111058	Freehold	Absolute	No	Yes	
24 Farningham Road Tottenham London N17 OPP	P115321	Freehold	Absolute	No	Yes	
62 Somerford Grove Tottenham N17 OPT	P116000	Freehold	Absolute	No	No	
23 Commonwealth Road Tottenham London N17 OPL	NGL29755	Freehold	Absolute	No	No	
24 Commonwealth Road London N17 OPN	NGL300785	Freehold	Absolute	No	Yes	
52 Waverley Road Tottenham	NGL79996	Freehold	Absolute	No	Yes	
55 Willoughby Lane Tottenham	NGL8059	Freehold	Absolute	No	No	
143 Park Lane London N17 OHN	NGL86134	Freehold	Absolute	No	No	
26 Commonwealth Road London N17 OPN	NGL880	Freehold	Absolute	No	Yes	
54 Blaydon Close, Tottenham	EGL197480	Freehold	Absolute	No	No	
103 Northumberland Park London N17 OTH	EGL222010	Freehold	Absolute	No	Yes	
2 Willoughby Grove London N17 ORS	NGL284648	Freehold	Absolute	No	Yes	
10 Cartmel Close, London N17 OQS	EGL223736	Freehold	Absolute	Yes	Yes	S172 H&R Act 2008
4 Willoughby Grove London N17 ORS	NGL290903	Freehold	Absolute	No	No	
5 Farningham Road Tottenham N17 OPP	NGL295110	Freehold	Absolute	Yes	Yes	S9 Housing Act 1996
41 Farningham Road, Tottenham, London N17 OPP	NGL6993	Freehold	Absolute	No	Yes	

9 Thornley Close, Tottenham, London N17 OTQ	EGL181422	Freehold	Absolute	No	No	
216 Northumberland Park, Tottenham	EGL216100	Freehold	Absolute	No	No	
land lying to the north of Commonwealth Road, Tottenham	NGL7735	Freehold	Absolute	No	No	
105 Northumberland Park London N17 OTH	EGL216532	Freehold	Absolute	No	Yes	
30 Commonwealth Road London N17 OPN	NGL280740	Freehold	Absolute	Yes	Yes	S9 Housing Act 1996
Coventry Memorial Hall Somerford Grove Tottenham	NGL269723	Freehold	Absolute	Yes	No	Consent of the Charity Commissioners or an order of the registrar
7 Cartmel Close, London N17 OQS	NGL500968	Freehold	Absolute	Yes	Yes	S9 Housing Act 1996
110 Northumberland Park London N17 OTS	EGL215159	Freehold	Absolute	No	Yes	
18 Commonwealth Road Tottenham London N17 OPR	NGL279527	Freehold	Absolute	No	Yes	
8 Gillham Terrace, Northumberland Park, London N17 OTJ	EGL179306	Freehold	Absolute	No	No	
47 Blaydon Close, Northumberland Park, Tottenham, London N17 OTW	NGL503155	Freehold	Absolute	No	Yes	
228 Northumberland Park, London N17 OSY	NGL500314	Freehold	Absolute	No	No	
8 Cartmel Close, Tottenham, N17 OQS	EGL210204	Freehold	Absolute	Yes	No	S9 Housing Act 1996
22 Commonwealth Road	NGL266542	Freehold	Absolute	No	No	
Unit 1a, Triumph Trading Estate, Tariff Road, London N17 OEB	EGL213400	Freehold	Absolute	No	No	
24 Scotswood Walk, Northumberland Park, London N17 OTF	NGL500634	Freehold	Absolute	No	Yes	
46 Blaydon Close, Tottenham N17 OTW	EGL168260	Freehold	Absolute	No	Yes	
10 Farningham Road Tottenham N17 OPP	NGL258928	Freehold	Absolute	No	Yes	
113 to 125B Northumberland Park, London N17 OTL	NGL483047	Freehold	Absolute	No	No	
62 Waverley Road, Tottenham N17 OPX	EGL168080	Freehold	Absolute	Yes	Yes	S9 Housing Act 1996
9 Farningham Road London N17 OPP	NGL259959	Freehold	Absolute	No	Yes	
49 Blaydon Close, Northumberland Park, London N17 OTW	NGL490149	Freehold	Absolute	No	No	
32 Commonwealth Road London N17 OPN	NGL263333	Freehold	Absolute	No	No	
7 Farningham Road London N17 OPP	NGL251324	Freehold	Absolute	No	Yes	
3 Gillham Terrace, Northumberland Park, London N17 OTJ	EGL198960	Freehold	Absolute	No	Yes	
10, 14-32 (even numbers) Willoughby Park Road London	NGL255329	Freehold	Absolute	Yes	Yes	S9 HAA 1985 No disposition or dealing unless authorised by the trusts of the charity or by some Act or other Authority
67 Willoughby Lane, London N17 OQZ	EGL166280	Freehold	Absolute	No	No	
2 Cartmel Close N17 OQS	NGL482122	Freehold	Absolute	Yes	Yes	S9 Housing Act 1996
1 Thornley Close, Northumberland Park, London N17 OTQ	EGL199389	Freehold	Absolute	No	Yes	

27 Commonwealth Road London N17 OPL	NGL23633	Freehold	Absolute	No	Yes	
4 Gillham Terrace, Northumberland Park, London (N17 OTJ).	EGL198728	Freehold	Absolute	No	Yes	
5 Gilham Terrace, Tottenham	EGL157763	Freehold	Absolute	Yes	Yes	Except under an order of the registrar no transfer of, or other dealing with, the Charge dated 25 April 1997 in favour of The Mayor and Burgesses of the London Borough of Islington referred to is to be registered without the consent of the registered proprietor of the land under section 7 of the Local Government Act 1986.
Land and buildings on the north-east side of Commonwealth Road London	NGL246015	Freehold	Absolute	No	No	
3 Farningham Road London N17 OPP	NGL248628	Freehold	Absolute	Yes	Yes	S9 Housing Act 1996
104 Northumberland Park, Tottenham, London N17 OTS	NGL454702	Freehold	Absolute	No	Yes	
27 Willoughby Park Road Tottenham	NGL231024	Freehold	Absolute	No	Yes	
14 Commonwealth Road London N17 OPR	NGL232167	Freehold	Absolute	No	Yes	
8 Almond Road London N17 OPJ	NGL233129	Freehold	Absolute	No	Yes	
16 Almond Road Tottenham London N17 OPJ	NGL233180	Freehold	Absolute	No	Yes	
220 Northumberland Park, London N17 OSY	EGL198106	Freehold	Absolute	No	No	
108 Northumberland Park Tottenham London N17 OTS	NGL23327	Freehold	Absolute	No	Yes	
14 Farningham Road Tottenham London N17 OPP	NGL215440	Freehold	Absolute	No	Yes	
93 Willoughby Lane London N17 ORT	NGL215787	Freehold	Absolute	No	No	
Land on the east side of 70 Northumberland Park London N17 OTT	NGL220444	Freehold	Absolute	No		
95 Willoughby Lane Tottenham N17 ORT	NGL222004	Freehold	Absolute	No	No	
91 Willoughby Lane Tottenham N17 ORT	NGL22312	Freehold	Absolute	No	Yes	
89 Willoughby Lane Tottenham	NGL225867	Freehold	Absolute	Yes	Yes	S9 HAA 1985 No disposition unless authorised by the trusts of the charity or by some Act or other authority.
27 Scotswood Walk, Northumberland Park, N17 OTF	NGL454528	Freehold	Absolute	Yes	Yes	S9 Housing Act 1996.
Harvest Court, 97A Willoughby Lane, London N17 ORL	EGL156902	Freehold	Absolute	No	No	
49 Willoughby Lane Tottenham N17 OQY	NGL168001	Freehold	Absolute	No	No	
5 Almond Road London N17 OPJ	NGL185890	Freehold	Absolute	No	No	
149 Park Lane London N17 OHN	NGL210346	Freehold	Absolute	No	Yes	
3 Almond Road Tottenham N17 OPJ	NGL211829	Freehold	Absolute	No	No	
49 Northumberland Grove, Tottenham N17 OPY	NGL434708	Freehold	Absolute	No	Yes	
15 Thornley Close, Northumberland Park, London N17 OTO	NGL437137	Freehold	Absolute	No	No	
56 Scotswood Walk, Tottenham	NGL441730	Freehold	Absolute	No	No	
54 Scotswood Walk, Tottenham, London N17 OTF	NGL446101	Freehold	Absolute	No	No	

12 Cartmel Close, Tottenham N17 0QS	NGL448922	Freehold	Absolute	No	Yes	
48 Blaydon Close, Tottenham	EGL155008	Freehold	Absolute	No	No	
33 Scotswood Walk, Tottenham N17 0TF	NGL419123	Freehold	Absolute	Yes	Yes	S9 of the Housing Act 1996
38 Scotswood Walk, Northumberland Park, London N17 0TF	NGL419480	Freehold	Absolute	No	Yes	
2 Farningham Road, London N17 0PP	EGL151545	Freehold	Absolute	No	Yes	
45 Scotswood Walk, Northumberland Park, London N17 0TF	NGL427510	Freehold	Absolute	No	No	
17 Thornley Close, Northumberland Park, London N17 0TO	EGL153342	Freehold	Absolute	No	Yes	
18 Scotswood Walk, Tottenham N17 0TF	NGL431738	Freehold	Absolute	Yes	No	S9 Housing Act 1996.
2 Gillham Terrace, Northumberland Park, London N17 0TJ	NGL408574	Freehold	Absolute	Yes	Yes	S9 Housing Act 1996
34 Willoughby Park Road, London N17 0RA	NGL409621	Freehold	Absolute	No	No	
17 Scotswood Walk, Tottenham N17 0TF	NGL414407	Freehold	Absolute	Yes	Yes	S9 Housing Act 1996
29 Farningham Road, Tottenham N17 0PP	NGL417062	Freehold	Absolute	No	Yes	
32 Scotswood Walk, Northumberland Park, London N17 0TF	EGL150137	Freehold	Absolute	No	Yes	
23 Scotswood Walk, Northumberland Park, London N17 0TF	NGL419122	Freehold	Absolute	No	Yes	
Milford Tavern Public House 159 Park Lane London N17 0HN	NGL13969	Freehold	Absolute	No	Yes	
66 Somerford Grove, London N17 0PT	NGL374856	Freehold	Absolute	No	Yes	
112 and 114 Northumberland Park, Tottenham	NGL389019	Freehold	Absolute	Yes	No	S9 HAA 1985
31 Commonwealth Road London N17 0PL	NGL157278	Freehold	Absolute	No	Yes	
63 Willoughby Lane, London N17 0QY	NGL396049	Freehold	Absolute	No	Yes	
12 Thornley Close, Northumberland Park, London N17 0TO	NGL407527	Freehold	Absolute	No	Yes	
Land lying to the west of Northumberland Grove Tottenham	MX456256	Freehold	Absolute	No	No	
46 Waverley Road, Tottenham, London N17 0PX	NGL341743	Freehold	Absolute	No	Yes	
35 Farningham Road Tottenham London N17 0PP	NGL120994	Freehold	Absolute	No	Yes	
101 Northumberland Park, Tottenham N17 0TH	NGL35082	Freehold	Absolute	Yes	No	S9 Housing Act 1996
39 Farningham Road London N17 0PP	NGL12537	Freehold	Absolute	No	Yes	
St Paul's and All Hallow's School, Park Lane, Tottenham	NGL361934	Freehold	Absolute	Yes	No	No disposition or other dealing by the proprietor of the land is to be registered without the consent of the Charity Commissioners or an order of the registrar
143,145,147,149 Northumberland Park Tottenham	MX450975	Freehold	Absolute	No	Yes	
13 Farningham Road, Tottenham N17 0PP	NGL326820	Freehold	Absolute	Yes	No	S2 Housing Act 1974
Land and buildings to the west of Northumberland Grove Tottenham	MX451201	Freehold	Absolute	No	No	
21 Farningham Road, London N17 0PP	NGL334643	Freehold	Absolute	No	Yes	
47 Northumberland Grove Tottenham	MX455142	Freehold	Absolute	No	Yes	
16 Farningham Road, London N17 0PP	NGL339102	Freehold	Absolute	No	No	

6 Willoughby Grove, London N17 ORS	NGL306382	Freehold	Absolute	No	No	
17 Farningham Road Tottenham N17 OPP	MX448288	Freehold	Absolute	No	No	
85 Willoughby Lane, London N17 ORT	NGL32042	Freehold	Absolute	No	Yes	
Garages 1-21 Tariff Road Tottenham	MX448667	Freehold	Absolute	No	Yes	
7 Almond Road, Tottenham	NGL325528	Freehold	Absolute	No	Yes	
15 Commonwealth Road London N17 OPL	MX44880	Freehold	Absolute	No	Yes	
land lying west of Willoughby Lane, Tottenham	NGL303624	Freehold	Absolute	Yes	No	S2 Housing Act 1974
17,17A,19,19A Willoughby Park Road Tottenham London N17 ORS	MX474166	Freehold	Absolute	Yes	Yes	S2 Housing Act 1974 Certificate signed by the secretary/solicitor that the disposition does not contravene any of the provisions of the rules of the said proprietor
land and buildings at the back of back of 67 Willoughby Lane, London N17 0OZ	AGL99437	Freehold	Absolute	No	No	
35 Commonwealth Road London N17 OPL	MX469447	Freehold	Absolute	No	Yes	
10 Willoughby Grove, London N17 ORS	NGL304492	Freehold	Absolute	No	Yes	
Land at the back of 53 Willoughby Lane Tottenham	MX46032	Freehold	Absolute	No	No	
15 Almond Road N17 OPJ	MX50272	Freehold	Absolute	No	Yes	
Jeco Works, Tariff Road, London	AGL95036	Freehold	Absolute	No	No	
8 Farningham Road, Tottenham N17 OPP	AGL95421	Freehold	Absolute	No	Yes	
20 Commonwealth Road London N17 OPN	MX477697	Freehold	Absolute	No	Yes	
151 Park Lane Tottenham London N17 OHN	MX475930	Freehold	Absolute	No	No	
14 Thornley Close N17 OTQ	AGL97509	Freehold	Absolute	No	Yes	
3 Willoughby Grove Tottenham London N17 ORS	NGL101416	Freehold	Absolute	No	Yes	
15 Farningham Road London N17 OPP	MX99980	Freehold	Absolute	No	Yes	
34 Commonwealth Road Tottenham N17 OPN	MX63047	Freehold	Absolute	No	Yes	
land at the back of 57 Willoughby Lane Tottenham N17 0QY	MX61849	Freehold	Absolute	Yes	No	S2 Housing Act 1974 Certificate confirming no contravention of mem & arts
Bill Nicholson, 102 Northumberland Park, London N17 0TS	AGL91074	Freehold	Absolute	No	Yes	
11 Cartmel Close, London N17 0QS	AGL92968	Freehold	Absolute	No	Yes	
29 Commonwealth Road London N17 OPL	MX43345	Freehold	Absolute	No	No	
21 Almond Road Tottenham N17 OPJ	MX440158	Freehold	Absolute	No	No	
54 Waverley Road Tottenham London N17 OPX	MX440548	Freehold	Absolute	Yes	Yes	S9 Housing Act 1996 Certificate confirming no contravention of rules of proprietor
51 Farningham Road, London N17 OPP	AGL87341	Freehold	Absolute	No	No	
19 Farningham Road London N17 OPP	MX444068	Freehold	Absolute	No	Yes	
55 Farningham Road Tottenham N17 OPP	MX444080	Freehold	Absolute	No	Yes	
31 Farningham Road London N17 OPP	MX427640	Freehold	Absolute	No	No	

25 Scotswood Walk, Northumberland Park, London N17 OTF	AGL84405	Freehold	Absolute	No	No	
27 Trulock road Tottenham N17 OPH	MX430462	Freehold	Absolute	Yes	Yes	s9 Housing Act 1996 Certificate confirming no contravention of of rules of proprietor
Land on the west side of Somerford Grove, Tottenham	AGL85672	Freehold	Absolute	No	No	
land on the west side of 49 Northumberland Grove London N17 OPY	MX431359	Freehold	Absolute	No	Yes	
Land at the back of 47-57 (odd numbers) Northumberland Grove London	MX431360	Freehold	Absolute	No	No	
37 Farningham Road, London N17 OPP	MX418887	Freehold	Absolute	No	Yes	
53 Blaydon Close, Northumberland Park, London N17 OTW	AGL81261	Freehold	Absolute	No	Yes	
99 Northumberland Park Tottenham N17 OTH	MX420765	Freehold	Absolute	Yes	No	S9 Housing Act 1996
2C Willoughby Grove, N17 ORS	AGL82946	Freehold	Absolute	Yes	Yes	S9 Housing Act 1996
61, 63 Willoughby Lane London N17 0QY	MX422522	Freehold	Absolute	No	No	
13 Almond Road Tottenham London N17 0PJ	MX423323	Freehold	Absolute	No	Yes	
13 Trulock Road	MX166455	Freehold	Absolute	No	No	
25 Commonwealth Road N17 OPL	MX167842	Freehold	Absolute	No	No	
53 Willoughby Lane, Tottenham N17 0QY	MX401692	Freehold	Absolute	No	No	
27 Grange Road, Tottenham	MX411301	Freehold	Absolute	No	No	
18 Trulock Road, London N17 OPH	MX411964	Freehold	Absolute	No	Yes	
19 Almond Road, Tottenham N17 0PJ	MX418057	Freehold	Absolute	No	Yes	
Land to the north of Northumberland Park Tottenham London N17 0TL	MX154756	Freehold	Absolute	No	Yes	
25 Willoughby Park Road, London N17 0RR	MX384409	Freehold	Absolute	No	Yes	
31 Almond Road Tottenham London N17 0PJ	MX156046	Freehold	Absolute	No	No	
53 Farningham Road, London N17 OPP	MX396172	Freehold	Absolute	No	Yes	
10 Almond Road London N17 0PJ	MX162050	Freehold	Absolute	Yes	Yes	s9 Housing Act 1996
133 Northumberland Park, Tottenham	MX40119	Freehold	Absolute	Yes	Yes	S9 HAA 1985 certificate confirming no contravention of rules of proprietor
Flats 1 to 9 (inclusive) 141 Park Lane, London N17 0HB	AGL78499	Freehold	Absolute	Yes	Yes	S172 H&R Act 2008
57 Northumberland Grove, London N17 0PY	MX372121	Freehold	Absolute	No	Yes	
59 Willoughby Lane, London N17 0QY	MX378802	Freehold	Absolute	No	No	
8 Thornley Close, Northumberland Park, London N17 0TO	AGL80169	Freehold	Absolute	No	No	
25 Farningham Road, Tottenham N17 OPP	MX380863	Freehold	Absolute	No	Yes	
57 Willoughby Lane, London N17 0QY	MX381807	Freehold	Absolute	No	Yes	

65 Willoughby Lane	MX149221	Freehold	Absolute	No	Yes	
35 Almond Road, London N17 0PJ	AGL353548	Freehold	Absolute	No	Yes	
14 Trulock Road London N17 0PH	MX154580	Freehold	Absolute	No	No	
9 Commonwealth Road, Tottenham N17 0PL	MX328490	Freehold	Absolute	No	No	
Garages 6 and 7 at the back of 57 Northumberland Grove	MX343822	Freehold	Absolute	No	No	
51 Willoughby Lane, London N17 0QY	MX353121	Freehold	Absolute	No	No	
17 Almond Road, Tottenham N17	MX326913	Freehold	Absolute	Yes	Yes	S9 HAA 1985. No disposition unless authorised by the trusts of the charity or by some Act or other authority
32a Scotswood Walk, Northumberland Park, London N17 0TF	AGL330484	Freehold	Absolute	No	Yes	
3 Trulock Road	MX147455	Freehold	Absolute	No	No	
Land adjoining 57 Northumberland Grove, London	AGL337253	Freehold	Absolute	No	No	
153 Park Lane, Tottenham	MX327650	Freehold	Absolute	Yes	No	S9 HAA 1985. No disposition unless authorised by the trusts of the charity or by some Act or other authority
59 Northumberland Grove, London N17 0PY	AGL337254	Freehold	Absolute	No	No	
55 Northumberland Grove London N17 0PY	MX140969	Freehold	Absolute	No	Yes	
9 Almond Road, Tottenham, London N17 0PJ	MX306148	Freehold	Absolute	No	Yes	
7 Willoughby Grove London N17 0RS	MX145056	Freehold	Absolute	No	Yes	
15 Trulock Road, London N17 0PH	MX312813	Freehold	Absolute	No	Yes	
44 Waverley Road Tottenham London N17 0PX	MX145263	Freehold	Absolute	No	Yes	
Garages at Taylor Close, London N17 0UB	AGL312435	Freehold	Absolute	No	No	
38 Willoughby Park Road, London N17 0RA	MX291716	Freehold	Absolute	No	Yes	
24 Trulock Road London N17 0PH	MX132068	Freehold	Absolute	No	Yes	
Flats 1-36 Taylor Close, London N17 0UB	AGL310012	Freehold	Absolute	No	No	
2 Trulock Road Tottenham N17 0PH	MX133486	Freehold	Absolute	No	No	
31,33,35,37 Farningham Road	MX134981	Freehold	Absolute	No	No	
33 Commonwealth Road, London N17 0PL	MX303839	Freehold	Absolute	No	Yes	
land at the back of 57 Northumberland Grove and land at back of 56 Waverley Road, Tottenham	MX273060	Freehold	Absolute	No	No	
22 Trulock Road London N17 0PH	MX129729	Freehold	Absolute	Yes	Yes	S172 H&R Act 2008
14 Almond Road, London N17 0PJ	MX282133	Freehold	Absolute	No	No	

19 Scotswood Walk, Northumberland Park, London N17 OTF	AGL306810	Freehold	Absolute	Yes	Yes	No transfer or lease before 10 March 2024 unless accompanied by a certificate given by LBH (or relevant local housing authority) that the transfer/lease complies with S156A HA 1985 or is exempted/not relevant disposal
36 Willoughby Park Road	MX291337	Freehold	Absolute	No	No	
13 Commonwealth Road Tottenham N17 OPL	MX130220	Freehold	Absolute	No	Yes	
2 Waverley Road, Tottenham, London N17 OPY	MX272550	Freehold	Absolute	No	Yes	
26 Trulock Road Tottenham N17 OPH	MX129569	Freehold	Absolute	No	Yes	
Land at the back of 52 Waverley Road, London N17 OPX	MX272551	Freehold	Absolute	No	No	
23 Trulock Road London N17 OPH	MX129570	Freehold	Absolute	Yes	Yes	S172 H&R Act 2008
6 Thornley Close, Northumberland Park, London N17 OTQ	AGL303399	Freehold	Absolute	Yes	Yes	No transfer or lease before 20 January 2024 unless accompanied by a certificate given by LBH (or relevant local housing authority) that the transfer/lease complies with S156A HA 1985 or is exempted/not relevant disposal
7 Trulock Road Tottenham N17 OPH	MX129728	Freehold	Absolute	No	Yes	
5 Trulock Road Tottenham London N17 OPH	MX129356	Freehold	Absolute	No	Yes	
50 Waverley Road, Tottenham	MX272547	Freehold	Absolute	Yes	Yes	S9 Housing Act 1996
4 Trulock Road Tottenham N17 OPH	MX129357	Freehold	Absolute	No	Yes	
Land at the back of 48 Waverley Road, Tottenham, London N17 OPX	MX272548	Freehold	Absolute	No	Yes	
8 Trulock Road London N17 OPH	MX129566	Freehold	Absolute	No	Yes	
25 Almond Road London N17 OPJ	MX129567	Freehold	Absolute	No	Yes	
2-9,11,13-17,19,20,22-27 Trulock Road, 23,25,27,29,31,33 Almond Road	MX129064	Freehold	Absolute	Yes	Yes	S9 Housing Act 1996
25 Trulock Road Tottenham N17 OPH	MX129352	Freehold	Absolute	No	No	
17 Trulock Road London N17 OPH	MX129353	Freehold	Absolute	No	Yes	
20 Trulock Road London N17 OPH	MX129354	Freehold	Absolute	No	Yes	
11 Trulock Road Tottenham London N17 OPH	MX129355	Freehold	Absolute	No	Yes	
Land at the back of 54 Waverley Road, Tottenham N17 OPX	MX272546	Freehold	Absolute	Yes	No	S9 Housing Act 1996.
28 Trulock Road London N17 OPH	MX126405	Freehold	Absolute	No	Yes	
10 Trulock Road Tottenham N17 OPH	MX126989	Freehold	Absolute	No	Yes	
21 Trulock Road Tottenham London N17 OPH	MX127008	Freehold	Absolute	No	No	
12 Trulock Road London N17 OPH	MX127294	Freehold	Absolute	No	No	
Land adjoining 35 Almond Road London N17 OPJ	MX127502	Freehold	Absolute	No	No	
147 Park Lane London N17 OHN	MX127665	Freehold	Absolute	No	Yes	
45 Northumberland Grove London N17 OPY	MX103726	Freehold	Absolute	No	No	
21 Commonwealth Road N17 OPL	MX115645	Freehold	Absolute	No	No	
17 Commonwealth Road Tottenham London N17 OPL	MX116193	Freehold	Absolute	No	Yes	

53 Northumberland Grove London N17 OPY	MX118809	Freehold	Absolute	No	Yes	
106 Northumberland Park Tottenham London N17 OTS	MX122042	Freehold	Absolute	No	Yes	
29 Willoughby Park Road Tottenham N17 ORR	MX124037	Freehold	Absolute	No	Yes	
1 Cartmel Close N17 OQS	EGL380696	Freehold	Absolute	Yes	No	S9 Housing Act 1996
11 Commonwealth Road Tottenham N17 OPL	EGL385060	Freehold	Absolute	No	Yes	
26 Scotswood Walk Northumberland Park London N17 OTF	EGL385063	Freehold	Absolute	No	Yes	
1 Farningham Road London N17 OPP	EGL390091	Freehold	Absolute	No	Yes	
2 Scotswood Walk Northumberland Park London N17 OTF	EGL398352	Freehold	Absolute	No	Yes	
18 Thornley Close Northumberland Park London N17 OTQ	EGL402235	Freehold	Absolute	No	Yes	
19-33 Park Lane Close London N17 OHL	EGL373165	Freehold	Absolute	Yes	No	S9 Housing Act 1996
43 Blaydon Close Northumberland Park Tottenham N17 OTW	EGL373385	Freehold	Absolute	Yes	Yes	S9 Housing Act 1996
55 Northumberland Grove, Tottenham	MX272545	Freehold	Absolute	No	No	
62 Northumberland Park London N17 OTT	EGL374926	Freehold	Absolute	No	No	
40 Scotswood Walk Tottenham N17 OTF	EGL380095	Freehold	Absolute	Yes	Yes	S9 Housing Act 1996
43 Scotswood Walk Northumberland Park London N17 OTF	EGL380285	Freehold	Absolute	No	No	
44 Waverley Road, Tottenham, London N17 OPX	MX272542	Freehold	Absolute	No	Yes	
52 Scotswood Walk Tottenham N17 OTF	EGL351637	Freehold	Absolute	No	Yes	
53 Northumberland Grove, Tottenham N17 OPY	MX272543	Freehold	Absolute	No	No	
30 Willoughby Park Road London N17 ORA	EGL365916	Freehold	Absolute	No	No	
47 Northumberland Grove, Tottenham	MX272544	Freehold	Absolute	No	Yes	
22 Willoughby Park Road London N17 ORA	EGL371897	Freehold	Absolute	No	No	
23 Almond Road, London N17 OPJ	MX257980	Freehold	Absolute	Yes	No	Statutory Declaration or statement of truth, or conveyancer certificate, that the disposition is in accordance with a Deed of Trust dated 31 October 2015
35 Scotswood Walk Northumberland Park London N17 OTF	EGL336637	Freehold	Absolute	No	Yes	
157 Park Lane Tottenham London N17 OHN	EGL339820	Freehold	Absolute	No	Yes	
6 Trulock Road, Tottenham N17 OPH	MX269987	Freehold	Absolute	No	Yes	
1 Trulock Road London N17 OPH	EGL343948	Freehold	Absolute	No	Yes	
56 Waverley Road Tottenham	EGL348369	Freehold	Absolute	No	No	
4 Farningham road London N17 OPP	EGL324532	Freehold	Absolute	No	Yes	
13 Scotswood Walk Northumberland Park London N17 OTF	EGL325276	Freehold	Absolute	No	Yes	

36 Commonwealth Road, Tottenham, London N17 OPN	MX248611	Freehold	Absolute	No	No	
41 Scotswood Walk Tottenham N17 OTF	EGL333830	Freehold	Absolute	No	No	
11 Almond Road, Tottenham N17 OPJ	MX255431	Freehold	Absolute	No	No	
39 Scotswood Walk Tottenham	EGL333836	Freehold	Absolute	No	No	
226 Northumberland Park London N17 OSY	EGL320341	Freehold	Absolute	No	Yes	
5 Commonwealth Road, Tottenham, London (N17 OPL	MX240296	Freehold	Absolute	No	Yes	
44 Scotswood Walk Tottenham N17 OTF	EGL320845	Freehold	Absolute	Yes	Yes	S9 Housing Act 1996
12 Almond Road, London N17 OPJ	MX248214	Freehold	Absolute	No	Yes	
1-12 Anglia Close and 1-7 Eastwood Close Northumberland Park N17	EGL322719	Freehold	Absolute	Yes	Yes	S9 Housing Act 1996 No disposition unless authorised by the trusts of the charity or by some Act or other authority.
27 Almond Road, Tottenham	MX248446	Freehold	Absolute	No	No	
145 Park Lane, London N17 OHN	MX22762	Freehold	Absolute	No	No	
51 Blaydon Close Tottenham N17 OTW	EGL306447	Freehold	Absolute	Yes	Yes	s9 Housing Act restriction - consent of the housing corporation is required on a disposition
31 Willoughby Park Road, Tottenham N17 ORR	MX228305	Freehold	Absolute	No	Yes	
10 Thornley Close tottenham N17 OTQ	EGL307766	Freehold	Absolute	Yes	Yes	S9 Housing Act 1996
39 Commonwealth Road, Tottenham	MX229643	Freehold	Absolute	No	No	
12 Willoughby Park Road	MX236558	Freehold	Absolute	Yes	Yes	S9 HAA 1985 No disposition or dealing unless authorised by the trusts of the charity or by some Act or other authority.
1 Willoughby Grove London N17 ORS	EGL290190	Freehold	Absolute	Yes	Yes	S9 HAA 1985
33 Almond Road, Tottenham, London N17 OPJ	MX205515	Freehold	Absolute	No	Yes	
Garages 2,3,4,7,8,10,13 Tariff Road Tottenham	EGL290854	Freehold	Absolute	No	No	
65 Willoughby Lane, London N17 OQY	MX207222	Freehold	Absolute	No	Yes	
4a Trulock Road, London N17 OPH	MX209972	Freehold	Absolute	No	Yes	
50 Scotswood Walk Tottenham N17 OTF	EGL291567	Freehold	Absolute	No	Yes	
97 Willoughby Lane and land at the back and side	MX196078	Freehold	Absolute	No	No	
8 Willoughby Grove, London N17 ORS	MX196925	Freehold	Absolute	No	No	
7 Gillham Terrace Tottenham N17 OTJ	EGL279816	Freehold	Absolute	No	No	
29 Almond Road, Tottenham N17 OPJ	MX201254	Freehold	Absolute	No	Yes	
11 Thornley Close northumberland Park London N17 OTO	EGL287529	Freehold	Absolute	No	Yes	
11 Farningham Road, Tottenham N17 OPP	MX205357	Freehold	Absolute	No	Yes	

131 Northumberland Park, Tottenham	MX178553	Freehold	Absolute	Yes	Yes	S9 Housing Act 1996
41 Commonwealth Road, Tottenham, London N17 OPL	MX186051	Freehold	Absolute	No	No	
51 Northumberland Grove, London N17 OPY	MX187522	Freehold	Absolute	No	Yes	
83 Willoughby Lane, London N17 ORT	MX192966	Freehold	Absolute	No	Yes	
7 Commonwealth Road, Tottenham N17 OPL	MX194166	Freehold	Absolute	No	No	
37 Commonwealth Road, London N17 OPL	MX195807	Freehold	Absolute	Yes	Yes	Local Government Act 1972
electricity sub-station, Tariff Road, London	AGL158019	Freehold	Absolute	No	No	
13 Cartmel Close, London N17 OQS	AGL165648	Freehold	Absolute	No	Yes	
5 Willoughby Grove, London N17 ORS	AGL206501	Freehold	Absolute	No	Yes	
19 Trulock Road, Tottenham N17 OPH	MX168642	Freehold	Absolute	No	Yes	
33 Willoughby Park Road, London N17 ORR	MX176291	Freehold	Absolute	No	No	
49 Commonwealth Road, London N17 OPL	MX178456	Freehold	Absolute	No	No	
9 Scotswood Walk, Northumberland Park, Tottenham N17 OTF	AGL134374	Freehold	Absolute	No	Yes	
16 Commonwealth Road, Tottenham, London N17 OPR	AGL145175	Freehold	Absolute	No	Yes	
11 Scotswood Walk, Tottenham, London N17 OTF	AGL147820	Freehold	Absolute	No	Yes	
3 Cartmel Close, London N17 OQS	AGL156683	Freehold	Absolute	No	Yes	
16 Willoughby Park Road, London N17 ORA	AGL156735	Freehold	Absolute	No	Yes	
27 Farningham Road, London N17 OPP	AGL157586	Freehold	Absolute	No	Yes	
8 Scotswood Walk, Northumberland park, London N17 OTF	AGL112629	Freehold	Absolute	No	Yes	
land adjoining 6 Commonwealth Road, Tottenham N17 OPR	AGL114725	Freehold	Possessory	No	No	
37 Scotswood Walk, Northumberland Park, London N17 OTF	AGL118735	Freehold	Absolute	No	Yes	
Flats 1 to 20 (inclusive), Perryman House, Copper Close, London N17 OTY	AGL120047	Freehold	Absolute	Yes	Yes	S172 H&R Act 2008
land and buildings to the west of West Road, London	AGL120128	Freehold	Absolute	Yes	Yes	S9 Housing Act 1996
land at the back of 68 Northumberland Park, London	AGL124596	Freehold	Absolute	Yes	Yes	S9 Housing Act 1996
50 Blaydon Close tottenham London N17 OTW	EGL252340	Freehold	Absolute	No	No	
60 Somerford Grove, London N17 OPT	AGL103886	Freehold	Absolute	No	Yes	
236 Northumberland Park Tottenham	EGL271393	Freehold	Absolute	No	Yes	
6 Almond Road, London N17 OPJ	AGL108769	Freehold	Absolute	No	Yes	
48 Waverley Road Tottenham London N17 OPX	EGL273372	Freehold	Absolute	Yes	Yes	S172 H&R Act 2008

White Hart Lane Stadium, Bill Nicholson Way, 748 High Road, Tottenham	AGL111807	Freehold	Absolute	Yes	No	Certificate that provisions of clause 8.3 of a Deed dated 27 March 2013 made between (1) Tottenham Hotspur Limited and (2) TH Property Limited as rectified by a Deed dated 5 February 2014 made between (1) Tottenham Hotspur Limited and (2) TH Property Limited have been
44 Blaydon Close Northumberland Park London N17 0TW	EGL230480	Freehold	Absolute	No	Yes	
32 Commonwealth Road London N17 0PN	EGL237014	Freehold	Absolute	No	Yes	
53 Scottswood Walk Tottenham N17 0TF	EGL239797	Freehold	Absolute	No	Yes	
238 Northumberland Park Tottenham N17 0SY	EGL240903	Freehold	Absolute	No	Yes	
19 Thornley Close Northumberland Park London N17 0TO	EGL242816	Freehold	Absolute	No	No	
45 Blaydon Close Northumberland Park London N17 0TW	EGL252160	Freehold	Absolute	No	Yes	
1b Willoughby Grove, London N17 0RS	AGL252190	Freehold	Absolute	No	Yes	
1a Willoughby Grove, London N17 0RS	AGL253221	Freehold	Absolute	No	Yes	
land on the south west side of 110 Northumberland Park, London	AGL255163	Freehold	Absolute	No	No	
5 Thornley Close, Northumberland Park, Tottenham N17 0TQ	AGL275577	Freehold	Absolute	Yes	Yes	No transfer or lease before 21 January 2023 unless accompanied by a certificate given by LBH (or relevant local housing authority) that the transfer/lease complies with S156A HA 1985 or is exempted/not relevant disposal
52 Blaydon Close London N17 0TW	EGL224069	Freehold	Absolute	No	No	
60 Waverley Road Tottenham London N17 0PX	EGL226661	Freehold	Good Leasehold	Yes	No	S9 Housing Act 1996
259 Waverley Road, Tottenham, London N17 0PX	AGL100416	Freehold	Absolute	No	Yes	
55 Blaydon Close, Northumberland Park, London N17 0TW	AGL101343	Freehold	Absolute	Yes	No	S9 Housing Act 1996
22 Farningham Road, Tottenham N17 0PP	AGL102153	Freehold	Absolute	No	Yes	
18 Farningham Road, London N17 0PP	AGL102506	Freehold	Absolute	No	Yes	
Land to the east of 46 Waverley Road, Tottenham, London N17 0PX	AGL209652	Freehold	Absolute	No	Yes	
Land and buildings on the west side of Waverley Road, Tottenham, London	AGL210859	Freehold	Absolute	Yes	No	S9 Housing Act 1996 Certificate confirming compliance with special condition 12 "Overage" of Agreement dated 2.7.2009 between LBH (1) and London and Quadrant Housing Trust (2) have been complied with or do not apply
Land at Kenneth Robbins House, London	AGL158986	Caution		No	No	
Northumberland Park 2						
840 High Road, Tottenham, London N17 0EY	EGL384985	Freehold	Absolute	No	No	

848 High Road, Tottenham, London N17 0EY	EGL386718	Freehold	Absolute	No	Yes	
1 to 26 (inclusive) Sheba Court and car deck, Altair Close, London	EGL404569	Freehold	Possessory	Yes	No	S9 Housing Act 1996
Coach and Horses Public House, 862 High Road, Tottenham, London N17 0EY	EGL320388	Freehold	Absolute	No	Yes	
71 and 71A Northumberland Park, N17 0TG	EGL328254	Freehold	Absolute	No	No	
15 Cooperage Close, London N17 0HF	EGL329412	Freehold	Absolute	No	Yes	
26 to 40 (Even numbers) Grange Road, Tottenham, London N17 0ES	EGL335927	Freehold	Absolute	No	No	
38-40 Grange Road, London N17 0ES	EGL343268	Freehold	Absolute	No	No	
34 and 36 Grange Road, Tottenham, London N17 0ES	EGL348500	Freehold	Absolute	No	No	
19 Northumberland Park, Tottenham	EGL151394	Freehold	Absolute	No	No	
816-818 (even), High Road, Tottenham, London N17 0EY	EGL199818	Freehold	Absolute	No	Yes	
5 Northumberland Park, London N17 0TA	EGL208053	Freehold	Absolute	No	Yes	
land at the back of 45 Coniston Road, Tottenham, London N17 0EX	EGL220746	Freehold	Absolute	No	Yes	
17 Northumberland Park, Tottenham, N17 0TA	EGL315886	Freehold	Absolute	No	Yes	
15 Northumberland Park, London N17 0TA	EGL317117	Freehold	Absolute	No	Yes	
An Electricity Sub-Station Site, Brantwood Road, London	AGL166468	Freehold	Absolute	No	No	
1 to 18 Burleigh Court, Northumberland Park, Tottenham.	NGL130616	Freehold	Absolute	No	No	
Electricity sub-station lying to the North West of Offord Close, Tottenham.	NGL152892	Freehold	Absolute	No	No	
820-822 High Road, Tottenham, London N17 0EY	AGL256520	Freehold	Absolute	No	No	
820 High Road, Tottenham, London N17 0EY	AGL394021	Freehold	Absolute	No	Yes	
13 Brantwood Road, N17 0DT	AGL92657	Freehold	Absolute	No	Yes	
land on the east side of High Road, Tottenham, London	AGL166908	Caution				
29 Northumberland Park, London N17 0TB	AGL120070	Freehold	Absolute	No	Yes	
1 & 2 Offord Close, London N17 0TE and 63, 65, 67 & 67A Northumberland Park, London N17 0TG	AGL151793	Freehold	Absolute	No	No	
21 Brantwood Road, London N17 0DT	MX51590	Freehold	Absolute	No	Yes	
820-822 The Muse, High Road, Tottenham, London N17 0EY	AGL157300	Freehold	Absolute	No	No	
1 to 30 Nutfield Close and part of the Florence Hayes Recreation Ground, Fore Street, London	NGL12825	Freehold	Absolute	Yes	No	No disposition of the part of the registered estate edged blue without a written consent signed by the Big Lottery Fund of 1 Plough Place, Fetter Lane, London EC4A 1DF

864 High Road, Tottenham	MX334471	Freehold	Absolute	No	No	
69, 69A, Northumberland Park, Tottenham N17 0TG	MX399339	Freehold	Absolute	No	No	
13 Northumberland Park, Tottenham, N17 0TA	MX404055	Freehold	Absolute	No	No	
23 Brantwood Road, London N17 0DT	MX43294	Freehold	Absolute	No	No	
824,826,828, High Road, Tottenham, London N17 0EY	MX438800	Freehold	Absolute	No	No	
25 Brantwood Road, London N17 0DT	MX46780	Freehold	Absolute	Yes	Yes	S9 Housing Act 1985 No disposition or dealing unless authorised by the trustees of the charity or by some Act or other authority
23 Northumberland Park, Tottenham	MX245669	Freehold	Absolute	No	No	
7 Northumberland Park, Tottenham, N17 0TA	MX259874	Freehold	Absolute	No	Yes	
844 High Road, Tottenham, London N17 0EY	MX261419	Freehold	Absolute	No	No	
19 Brantwood Road, London N17 0DT	MX281715	Freehold	Absolute	No	Yes	
35 Northumberland Park, London N17 0TB	MX321326	Freehold	Absolute	Yes		S172 H&R Act 2008
31 Northumberland Park, London N17 0TB	MX327581	Freehold	Absolute	No	No	
21 Northumberland Park, London N17 0TA	MX174137	Freehold	Absolute	No	Yes	
55 Northumberland Park, London N17 0TB	MX176358	Freehold	Absolute	No	Yes	
842 High Road, Tottenham N17 0EY	MX188240	Freehold	Absolute	No	Yes	
47 Northumberland Park, London N17 0TB	MX188428	Freehold	Absolute	No	Yes	
45 Northumberland Park N17 0TB	MX192103	Freehold	Absolute	No	Yes	
33 Northumberland Park, Tottenham, N17 0TB	MX219433	Freehold	Absolute	Yes	Yes	S9 Housing Act 1996
9 Northumberland Park.	P52395	Freehold	Absolute	No	No	
37 and 39 Northumberland Park, Tottenham, N17 0TB	MX139911	Freehold	Absolute	No	Yes	
846 High Road, Tottenham, N17 0EY	MX140260	Freehold	Absolute	No	No	
1-10 (inclusive) Offord Close and the site of the roadway known as Offord Close	MX148969	Freehold	Absolute	No	Yes	
11 Northumberland Park, London N17 0TA	MX151389	Freehold	Absolute	No	No	
53 Northumberland Park, Tottenham	MX165368	Freehold	Absolute	No	Yes	
17 Brantwood Road, Tottenham, London, N17 0DT	NGL387643	Freehold	Absolute	No	No	
852 to 858 (even) High Road, Tottenham, N17 0EY	NGL412824	Freehold	Absolute	No	No	
1 to 10 (inclusive) Offord Close London N17 0TE, and 63, 65,67 and 67A Northumberland Park London	NGL483050	Freehold	Absolute	No	No	
41 Northumberland Park, Tottenham	NGL50829	Freehold	Absolute	Yes	No	S9 HAA 1985. No disposition or dealing is to be registered unless authorised by the trusts of the charity or by some Act or other authority
59 and 61 Northumberland Park, Tottenham	NGL75997	Freehold	Absolute	No	No	
15 Brantwood Road, Tottenham (N17 0DT)	P120251	Freehold	Absolute	No	Yes	

9 Brantwood Road, Tottenham, London N17 0DT	NGL259354	Freehold	Absolute	No	No	
Northumberland Park Methodist Church, Northumberland Park, Tottenham	NGL260469	Freehold	Absolute	No	No	
7 Brantwood Road, London, N17 0DT	NGL261917	Freehold	Absolute	No	No	
850 High Road, Tottenham, N17 0EY	NGL338327	Freehold	Absolute	No	No	
39 Northumberland Park, Tottenham	NGL339105	Freehold	Absolute	No	Yes	No transfer of, or other dealing with, the Charge dated 29 August 1997 in favour of London Borough of Hackney is to be registered without the consent of the registered proprietor of the land under section 7 of the Local Government Act 1986
Land and garages on the West side of Offord Close, Tottenham	NGL357924	Freehold	Absolute	No	No	
830 High Road, London	NGL153545	Freehold	Absolute	No	No	
West Side of Grange Road, Tottenham	NGL160597	Freehold	Absolute	No	No	
11 Brantwood Road, London, N17 0DT	NGL238418	Freehold	Absolute	No	Yes	

HDV Category 1 Development Portfolio High Level Ownership Report

Notes to Report

1. "LBH" refers to The Mayor and Burgesses of the London Borough of Haringey.
2. "LBH-T" refers to The Mayor and Burgesses of the Borough of Tottenham, which we understand from LBH to be a statutory predecessor of LBH.
3. As per your instructions for Northumberland Park we have reported only on freehold titles revealed by the index map searches, and not leasehold titles revealed.
4. For all of the properties, the index map searches reveal that **part of the land is unregistered**. We have not investigated the extent of these parts of the site or ownership, though we are discussing with you either producing an illustrative plan or obtaining one from the Land Registry.
5. We have not reported on the identity of the chargee where a title is charged – we discovered that none of the LBH titles are charged and for third party titles the identity of the chargee is not thought to be material.
6. Where the title contains a restriction relating to a charge, or a restriction relating to dispositions by sole parties in the case of properties held by multiple individuals, we have recorded "No" as to whether there are any restrictions on the basis such restrictions are not material.
7. For some restrictions which appear multiple times we have used a shorthand for which the key is below.
8. There are some pending applications to the Land Registry, for which we have provided brief details if available and if they seem relevant (but we have not recorded leasehold pending applications for Northumberland Park).

Key to Restrictions on schedule

1957 Housing Act

Except under an Order of the Registrar no disposition by the proprietor of the land is to be registered unless made in accordance with the Housing Act 1957 or some other Act or authority.

Local Government Act 1933

Except under an Order of the Registrar no disposition by the proprietor of the land is to be registered unless made in accordance with the Local Government Act, 1933 or some other Act or authority.

Town & Country Planning Act 1971

Except under an order of the registrar no disposition by the properietor of the land is to be registered unless made in accordance with the Town & Country Planning Act 1971 or some other Act or Authority.

Highways Act 1959

Except under an order of the Registrar no disposition by the proprietor of the land is to be registered unless made in accordance with the Highways Act 1959 or some other Act or authority.

Housing Act

Except under an Order of the Registrar no disposition by the proprietor of the land is to be registered unless made in accordance with the Housing Act or some other Act or authority.
[We believe this may be 1957 Housing Act but this would need to be checked]

Housing Act 1936-1957

Except under an Order of the Registrar no disposition by the proprietor of the land is to be registered unless made in accordance with the Housing Acts 1936-1957 or some other Act or authority.

Housing Act 1936

Except under an Order of the Registrar no disposition by the proprietor of the land is to be registered unless made in accordance with the Housing Act 1936 or some other Act or authority

Education Acts 1944-1959

Except under an Order of the Registrar no disposition by the proprietor of the land is to be registered unless made in accordance with the Education Acts 1944-1959 or some other Act or authority.

Local Government Act 1972

Except under an Order of the Registrar no disposition by the proprietor of the land is to be registered unless made in accordance with the Local Government Act 1972 or some other Act or authority

S9 Housing Act 1996

Except under an order of the registrar no disposition by the proprietor of the land is to be registered and none shall take effect unless made with the consent of the Housing Corporation when such consent is required under the provisions of section 9 of the Housing Act 1996.

and

No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed on behalf of the proprietor by its secretary (or by two trustees, if a charitable trust) or its solicitor or licensed conveyancer that the provisions of section 9 of the Housing Act 1996 have been complied with.

S172 H&R Act 2008

No disposition of the registered estate by the proprietor of the registered estate is to be completed by registration without a certificate by the registered proprietor signed by their secretary or by two trustees if a charitable trust or by their conveyancer that the provisions of section 172 of the Housing and Regeneration Act 2008 have been complied with or that they do not apply to the disposition.

S9 HAA 1985

Except under an order of the registrar no disposition by the proprietor of the land is to be registered and none shall take effect unless made with the consent of the Housing Corporation when such consent is required under the provisions of section 9 of the Housing Associations Act 1985.

S2 Housing Act 1974

Except under an order of the registrar no disposition by the proprietor of the land is to be registered and none shall take effect unless made with the consent of the Housing Corporation when such consent is required under the provisions of Section 2 of the Housing Act 1974.

MICHELMORES LLP

5 May 2017

Ref: MZH/126248/2