

London Borough of Haringey

**Local Development Framework:
Annual Monitoring Report 2008/09**

December 2009

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Chapter One - Introduction

- 1.1 The Annual Monitoring Report assesses the performance and effectiveness of Haringey's policies and objectives.
- 1.2 The report summarises the planning policy context for Haringey as identified by the policy objectives contained in the Unitary Development Plan and the London Plan for the period **1 April 2008 - 31 March 2009**.
- 1.3 It provides some background information on the borough's population and socio-economic characteristics and refers to development control performance. It also monitors progress on the preparation of the Council's Unitary Development Plan and Local Development Framework as indicated in the timetable and milestones set out in the Local Development Scheme.
- 1.4 The AMR is divided into the following key policy areas:-
 - Housing
 - Environmental Quality
 - Waste
 - Business Development & Town Centres
 - Planning obligations
- 1.5 The AMR identifies the policy objectives and key policy issues facing Haringey. The report does not attempt to measure and monitor each UDP policy individually, but focuses on monitoring key policy objectives for which data is currently available. Where possible, data has been included **for the monitoring period 2008/09**. This AMR uses the most relevant and timely information available to the Council at the time of drafting for the identified monitoring period.
- 1.6 The report provides contextual, local and core indicators for each key policy area. The Government has published a practice guide to Local Development Framework Monitoring. The AMR attempts to provide information on core output indicators as defined by the Government. These form the basis for monitoring the performance and effectiveness of policies.
- 1.7 Although the Council's UDP addressed sustainability issues, a formal sustainability appraisal of the plan was not required. The Council has carried out a sustainability appraisal of the Council's Local Development Framework. This includes a scoping report which will establish the environmental baseline, the sustainability appraisal objectives and the scope of the future appraisal. In advance of this, the AMR makes reference to some significant effects indicators which assess the significant social, environmental and economic effects of policies. These indicators will be linked to objectives for the sustainability appraisal of Local Development Documents.

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- 1.8 The AMR summarises the current monitoring arrangements and identifies future monitoring requirements. The preparation of the Local Development Framework will require a more systematic approach to monitor, in terms of range and frequency of the data collected and analysed. The development of local output indicators will reflect the changing policy monitoring needs and the availability of resources.
- 1.9 Currently data is not available for some of these targets and it is envisaged that this framework will develop over time as monitoring systems become more sophisticated.

1.10 Monitoring Performance

The AMR assesses the performance against a set of indicators:

- **Core output indicators (COIs):** indicators set out by the Central Government
- **Local output indicators (LOIs):** indicators set out in the UDP to monitor implementation
- **Significant effects indicators (SEIs):** indicators which assess the social, environmental and economic effects of policies. These are set out in the Sustainability Appraisals Reports which form part of the LDF documents
- **Contextual indicators:** information about social, economic and environmental factors that affect, and may be affected by, planning policies

- 1.11 The following report outlines Haringey's key characteristics, assesses the performance of planning polices across the indicators and discusses future monitoring options.

Chapter Two - General Contextual Indicators

- 2.1 Haringey is located in the north of the capital and is more than 11 square miles or 30 square kilometres in size. 27% of the borough is green spaces and areas of water. Domestic buildings and gardens account for 41% of the total land area of the Borough. Non-domestic buildings and land, road and rail account for about a third (32%) of the land area.
- 2.2 Haringey is often described as an outer London borough with inner city problems. The borough is economically and socially polarised. The west of the borough is characterised by affluent tree lined avenues developed during the Edwardian period. In contrast, 30% of Haringey's population live in central and eastern areas in the borough which are amongst the 10% most deprived in England.

Socio-economic characteristics

- 2.3 Haringey is the 18th most deprived district in England as measured by the 2007 Index of Multiple Deprivation. There is an extensive area of deprivation in the east and centre of the borough. Nearly 65,000 people (almost 30% of Haringey's residents), live in areas (43 Super Output Areas) in the borough that are amongst the 10% most deprived in England.
- 2.4 In 2008/09, 9.7% of Haringey's residents were unemployed, which was above the London rate (7.4%) and notably higher than the national unemployment rate of 6.2%. The increase in unemployment rate since 2007/08 (7.7%) can be attributed to the economic downturn.
- 2.5 In 2009, Northumberland Park had the highest unemployment rate in Haringey at 9.1%. The lowest unemployment rate was in Muswell Hill at 2.4%, although this was the highest rate of increase in unemployment over the year, a rise of 94.3% in claimants. The 2001 Census suggests that long-term unemployment is a serious issue for Haringey. Over 50% of unemployed Haringey residents have not worked for over 2 years or have never worked.
- 2.6 The Haringey Neighbourhood Renewal Strategy identifies five priority areas of the borough where regeneration initiatives are targeted. The priority areas are:
 - Wood Green town centre, Noel Park estate and parts of Woodside ward
 - Central Tottenham and Seven Sisters wards
 - Northumberland Park
 - White Hart Lane ward
 - Bruce Grove / High Cross, including Broadwater Farm Estate

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- 2.7 The Mayor's London Plan designates Tottenham Hale as an Opportunity Area and Haringey Heartlands as an Area for Intensification in recognition of their potential to provide significant numbers of new homes, new jobs and wider regeneration benefits.
- 2.8 The borough retains concentrations of employment in industry and warehousing. There are 22 Defined Employment Areas (DEAs). The UDP identifies a hierarchy of DEAs where certain types of employment uses should be concentrated: Strategic Employment Locations; Industrial Locations; Employment Locations; and Regeneration Areas.
- 2.9 Haringey contains six main town centres. Wood Green is classified as a Metropolitan Centre – one of only ten in London. Tottenham High Road, Crouch End, Green Lanes, Muswell Hill and West Green Road are classified as District Centres.

Environment and Transport

- 2.10 A network of parks, open space, wildlife sites and Green Belt is one of Haringey's strengths, making an important contribution to the quality of life. Despite this, parts of Haringey are deficient in different types of open space provision.
- 2.11 The borough has numerous natural and historical assets. It includes part of the Lee Valley Regional Park, which is Green Belt, areas of Metropolitan Open Land, including Alexandra Park and Ecological Valuable Sites of Metropolitan Importance. Alexandra Park and Finsbury Park are Parks and Gardens of Special Historic Interest. The borough contains 29 conservation areas and over 350 listed buildings.
- 2.12 Haringey is generally well served by roads and public transport and parts of the borough have good tube and rail links to central London and to Heathrow and Stansted airports. However, it is recognised that stronger orbital public transport links are required to serve key development areas, town centres and residential areas.

Population, housing and education

- 2.13 Haringey has a population of 226,200, which represents 3% of London's total population. Haringey's population has grown by 8.4% since 1991 and is projected to grow by a further 21.3% by 2021.
- 2.14 Haringey has a relatively transient population. At the time of the 2001 Census, there were 36,000 migrants in the borough, the 9th highest proportion in London.
- 2.15 The borough's age structure is similar to that of London as a whole, although the east of the borough tends to have more young people and

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the west more older people. In 2009, Haringey's school population was approximately 32,398 children.

- 2.16 The impact of population and housing growth on Haringey will have a significant impact on social infrastructure, such as health and education facilities and water and energy infrastructure. For example, Haringey will experience particularly high growth in school numbers up to 2021. In many parts of the borough the percentage of surplus school reception places is already less than 5%.
- 2.17 The borough contains large and diverse black and ethnic minority communities. 48.9% of the population are from black and minority ethnic groups, the 6th highest proportion in London, and almost half of all pupils in Haringey schools speak English as an additional language.

Chapter Three - Summary of Performance

- 3.1 In general, Haringey's UDP policies and objectives continue to perform well when assessed against the Core, Local and Significant Effects Indicators
- 3.2 This section provides a summary of the performance outputs of the Council's policies for the year 2008/09. The performance tables below summarise planning policy performance for the reporting year, and compares performances over the past five years.

Housing Policies

- 3.3 Haringey delivered 828 homes in 2008/09. This exceeded the London Plan target of 680 despite the international economic downturn and its effects on housing delivery. The significant impacts of the downturn may come into effect for next year's reporting year 2009/10. In conjunction with the Housing Strategy performance of housing delivery will be kept under review to monitor the performance by housing developers.
- 3.4 All new homes were constructed at density levels that comply with Government objectives.
- 3.5 100% of new homes were developed on previously developed land which is significantly higher than the Government's target of 60%.
- 3.6 New affordable homes provided in 2008/09 accounted for 41% of all completions. This did not meet the Council's 50% target; however, this is an improvement in performance from the previous year, 2007/08, which delivered 32% affordable housing. The impacts of the downturn on future housing delivery will be monitored closely.
- 3.7 The Housing Trajectory is a requirement set out in PPS 3 to demonstrate Haringey's five year and 15 year land supply. The five year supply shows the projections from 2010/11 – 2014/15, while the 15 year supply shows past completions and future projected completions up to 2026. (See Housing Trajectory in Chapter Four).
- 3.8 A large proportion of completed homes in 2008/09 were one and two bed units, with a low delivery of 3 + bedrooms. This policy will be kept under review and will be informed by the on-going North London sub-region Strategic Market Housing Assessment.
- 3.9 At April 2009, Haringey had an estimated 3,113 empty private sector properties. Of these, 2039 were vacant for longer than six months. This is a significant increase from 2007/08 which recorded 1856 empty properties, of which 1,008 were vacant for over six months. Empty properties are an important contribution to Haringey's housing supply.

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The refurbishment of empty properties needs to be kept under review to ensure that housing supply targets are met.

- 3.10 Haringey strives for high quality housing for all residents and this will be monitored more closely in the future with the application of CABE's BfL standards, along with the HCA Design and Quality Standards 2007, which include Housing Quality indicator targets, and the Code for Sustainable Homes. Any revisions and new standards produced by the HCA will be adopted and applied in Haringey.

Environmental Policies

- 3.11 Overall, environmental policies have been effective in the previous five years.
- 3.12 No permissions were granted contrary to the Environment Agency's flooding or water advice
- 3.13 There was no loss of areas of nature conservation or biodiversity importance, or open space.
- 3.14 Three additional parks in the borough gained a Green Flag Award standard bringing the total to 11 parks in Haringey for 2008/09.
- 3.15 Recycling services and rates have been improving in the past five years, with increased access to services for Haringey residents. 90% of residents have access to kerb side recycling, a slight increase from 85% in 2007/08. The North London recycling target for 2008/09 was 28%, and achieved 22.13%, compared with a 25% target in 2007/08, and a performance figure of 25.65%.
- 3.16 There was no land set aside for mineral extraction or productions of secondary/recycled aggregates in Haringey during 2008/09.
- 3.17 The reporting year saw a significant increase from previous years in the number of planning applications accompanied by a travel plan. In 2008/09 a total of 12 applications were accompanied by a travel plan. This is a significant increase from previous years, 2007/08, three, and 2006/07, four.
- 3.18 The monitoring of crime statistics are set out as a significant effects indicator to monitor the social, environmental and economic effects of the LDF policies. The figure of crime for Haringey in 2008/09 was 27,381. This will be more closely monitored in future years against the effectiveness of design policies, as the assessment of these policies become more sophisticated.

Employment and Economic Policies

- 3.19 There was no loss of employment land to non-employment uses.
- 3.20 The unemployment rate increased in 2008/09 from 7.7% to 9.7%, which can be attributed to the economic downturn.
- 3.21 A town centre survey carried out early 2009 showed that there were low vacancy rates in town centres in Haringey in 2008/09 despite the economic downturn. (Chapter Seven sets out town centre vacancy rates).
- 3.22 The impacts of the economic downturn on employment and town centres policies will be monitored in future AMRs.

Development Control outcomes

- 3.23 In 2008/09, a total of 2,101 planning applications were decided by the Council.
- 3.24 In line with NI 157, a total of 1879 planning applications were determined by the Council in 2008/09.
- 3.25 Of the 1,879 planning applications (NI 157) Haringey performed well in determining applications within the statutory timescale against the Government and business plan targets.
- 78% of major applications were determined within 13 weeks compared to a Government target of 60% (NI 157a) and business plan target of 82%
 - 81% of minor applications were determined within 8 weeks compared to a Government target of 65% (NI 157b) and business plan target of 85%
 - 89% of other applications were determined within 8 weeks compared to a Government target of 80% (NI 157c). and business plan target of 90%
- 3.26 In 2008/09, the Council issued 177 enforcement notices against breaches of planning control. This is an increase from the previous three reporting years; 2007/08 (122); 2006/07 (130); 2005/06 (98). It is recognised that development management policies should be reviewed to reduce the occurrence of enforcement notices. Development management policies will be reviewed in the emerging Development Management Development Plan Document.
- 3.27 There were 116 appeals against the Council's decision to refuse planning applications, of which 36% were allowed, compared to a Council target of 32%.

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3.28 Approximately 1.4% of applications determined in 2008/09 were major applications (over 10 units) (27 applications) and 26.8% were minor (under 10 units) (504 applications). Over 70% of applications were categorised as other applications (1348 applications).

Planning Obligations outcomes

3.29 During 2008/09, the Council negotiated and secured a total of £2,561,504 in planning obligations, and signed legal agreements on 17 planning permissions.

3.30 In addition the Council negotiated and secured 51 affordable housing units all providing on-site provision.

Unitary Development Plan Objectives

3.31 The adopted UDP has 23 strategic objectives. It also contains three key objectives for regeneration areas, known as Areas of Change. The objectives and policies of the UDP 2006 are assessed in the AMR.

3.32 In July 2009, seven UDP policies were deleted following a direction from the Secretary of State. For the policies which have not been saved other relevant policies and guidance will be used to ensure the issues addressed in these policies will still be covered. This will include UDP policies, the London Plan, National Planning Policy Statements and guidance notes and relevant legislation. The monitoring of these policies will take into account this replacement guidance and policy.

Local Development Scheme

3.33 The AMR is also the means by which the Council reports the progress on implementing the Local Development Scheme. During the Reporting year, the Council adopted three LDF documents and consulted on the Core Strategy Preferred Options.

Performance Summaries

3.34 The tables below summarise the performance for the reporting year 2008/09 compared with the previous four years (2004/05 – 2007/08) against core, local and significant effects output indicator.

3.35 **Core output indicators (COIs):** indicators set out by the Central Government
Local output indicators (LOIs): indicators set out in the UDP to monitor implementation
Significant Effects indicators (SEIs): indicators which assess the social, environmental and economic effects of policies. These are set

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out in the Sustainability Appraisals Reports which form part of the LDF documents.

- 3.37 Some indicators have targets against which performance is measured. Some of these targets have changed over the past number of years. The AMR process will become more sophisticated as the indicators and targets are developed.

Key



Effective Policy



Policy to be kept under review/ monitoring to be improved



Immediate review of policy recommended

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Core Indicators (COI)

Housing Core Indicators		Performance					Action
		2008/09	2007/08	2006/07	2005/06	2004/05	
H1	Plan period& housing targets						
	(a) five year trajectory (2010/11-2014/15)	6,051					
	(b) 15 year trajectory (2010/11-2025/26)	10,616	6911	7938 (10yrs)	8824 (10yrs)	No figure	
H2	Additional dwellings						
H2a	In previous five years	3703	n/a	n/a	n/a	n/a	
H2b	For the reporting year	828	662	1067	624	834	
H3	No. of dwellings on previously developed land	828	657	1067	624	834	
	Percentage on previously developed land	100%	99%	100%	100%	100%	
H4	Gypsy & Traveller pitches total	10	10	10	10	10	
H5	Affordable housing completions	341	211	312	201	285	
H6	Housing Quality: BfL Assessments	0	0	n/a	n/a	n/a	

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Environmental Quality Core Indicator		Performance					Action
		2008/09	2007/08	2006/07	2005/06	2004/05	
E1	Planning permissions contrary to EA advice Quality	0	0	0	0	0	
E2	Changes in areas of biodiversity						
	Loss	0	0	0	0	0	
	Addition	0	0	0	0	0	
E3	Renewable energy generation (no. of applications)	9	No figure	7	3	n/a	
Waste Core Indicators							
W1	Capacity of new waste management facilities	n/a	n/a	n/a	12,700 tonnes	No figure	
W2	Municipal waste arising and managed						
	Recycled and composted (%)	24%	24%	21%	21%	n/a	
	Landfill and incineration (%)	76%	76%	79%	79%	n/a	
Mineral Core Indicators							

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M1	Production of primary won aggregates	n/a	n/a	n/a	n/a	n/a	
M2	Production of secondary/recycled aggregates	n/a	n/a	n/a	n/a	n/a	

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Business development and town centres Core Indicators		Performance					Action
		2008/09	2007/08	2006/07	2005/06	2004/05	
BD1	Floorspace by employment type (m ²)	3456	4400	1052	14570	28285	
BD2	Floorspace on previously developed land	100%	100%	No figure	100%	n/a	
BD3	Employment land available by type (hectares)	150.6	No figure	No figure	155	n/a	
BD4	Floorspace for town centre uses (m ²)	7066	4400	0	n/a	n/a	

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Local Indicators (LOI)

Indicator		Target	Performance Outputs					Action
			08/09	07/08	06/07	05/06	04/05	
LO1	Dwelling mix of housing units							
	1 and 2 bed	45-67%	92%	88%	94%	91%	No figure	
	3 + bed	33-55%	8%	12%	6%	9%	No figure	
LO2	Bringing empty homes back into use	100 empty properties	113	No figure	No figure	414	875	
LO3	Vacancy rates in Town Centres	No greater than 10%	4 - 5%	4.7 - 8.8%	2.7 - 7%	2.7 - 10%	1.7 - 8%	
LO4	Proportion of non-A1 (retail) uses in Town Centres	65% A1 primary frontages 50% A1 secondary frontages	31 - 43% (Non-A1)	30.9 - 42.5%	31 - 46%	31 - 46%	54 - 69%	
LO5	No of planning applications accompanied by a travel plan	25%	12	3	4	4	9	

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Significant Effects Indicators (SEIs)

Indicator		Performance				Action
		2008/09	2007/08	2006/07	2005/2006	
1	Percentage of all dwellings completed that are affordable (TARGET 50%)	41%	32%	46%	32%	
2	No. of recorded crimes	27,381	-	-	-	
3	Percentage of unemployed	9.7%	7.7%	7.7%	7.7%	
4	No of new businesses in the area	8.3%	11.5%	11.5%	No figure	
5	Percentage of waste landfilled per yr	36%	36.26%	44%	45%	
6	Household waste recycled	24%	25%	19.2%	19.2%	
7	Percentage of households with kerbside collection of recyclables	90%	85%	95%	95%	
8	Amount of eligible open spaces managed to Green Flag Award standard	11	8	8	4	
9	Amount & percentage of non-residential development complying with car parking standards	100%	100%	100%	100%	
10	Reduction in carbon dioxide emissions tonnes/annum (no. of applications)	9	11	3	3	

Chapter Four – Housing

Contextual Indicators and Information

- 4.1 According to the 2001 Census there are 94,616 dwellings in Haringey. Of those 46% are owner occupied, 20% are council rented, 10.5% are rented from a registered social landlord and 20.1% are rented from a private landlord.
- 4.2 In Haringey, 44.6% are currently homeowners, compared to 68.2% in London as a whole.
- 4.3 At March 2009, 111 households were accepted as homeless by the Council. At March 2009 there were 4,548 households in temporary accommodation in Haringey. This is a reduction on the previous five years, though still one of the highest levels in the UK. Given the high levels of temporary housing and homelessness there is the need to ensure that affordable housing meets those households in priority need. A Housing Needs Assessment Update in 2007 estimated a need for 4,865 affordable housing units per annum. The North London sub-regional Strategic Market Housing Assessment will identify an updated figure for housing requirement in the borough. These results are due in January 2010.
- 4.4 The London Plan identifies a need for 30,000 additional homes in London per year to 2016. A London Housing Capacity Study completed in July 2005 identifies Haringey's housing capacity which has been translated into a new housing target for the borough of 6,800 additional dwellings between 2007/08 – 2016/17 or 680 dwellings per year. The new borough housing targets have been carried forward as alterations to the London Plan.
- 4.5 The Strategic Housing Land Availability Assessment (SHLAA) will provide new borough targets. The SHLAA was published in October 2009 as part of the London Plan Review, however, Haringey will continue to use the 680 additional homes a year target until the new targets have been agreed.
- 4.6 Haringey's housing policies are monitored against National Indicators (Core Indicators) and Local Indicators which are based on the objectives of the Unitary Development Plan (UDP) 2006.

UDP Objectives:

1. Seek to maximise new housing opportunities
2. Seek to maintain and protect the existing housing stock
3. Ensure an adequate standard and range of housing especially affordable and accessible housing in order to meet current and future needs in the Borough.

Performance Measures:

1. Meeting the need for affordable housing
2. Maintain the proportion of new homes built on previously developed land
3. Increase housing density in appropriate locations
4. Increase the supply of new homes
5. Bringing empty homes back into use

Core and Local Indicators

COI H1 Planned housing provision

- Performance a) 20010/11 - 2014/15: **6,051** housing units, UDP 2006
 b) 1/4/2006 to 31/3/2016: **6,800** housing units, London Plan 2008

- 4.7 **COI H1(a)** sets out the five year housing supply to be delivered in the period 01/04/2010 – 31/03/2015 total amount of housing to be delivered over the plan period.
- 4.8 **COI H1(b)** sets out the London Plan (2008) target is set at 6,800 net additional homes for Haringey for the period 2006/07 to 2015/16, this is an average of 680 additional homes per year.

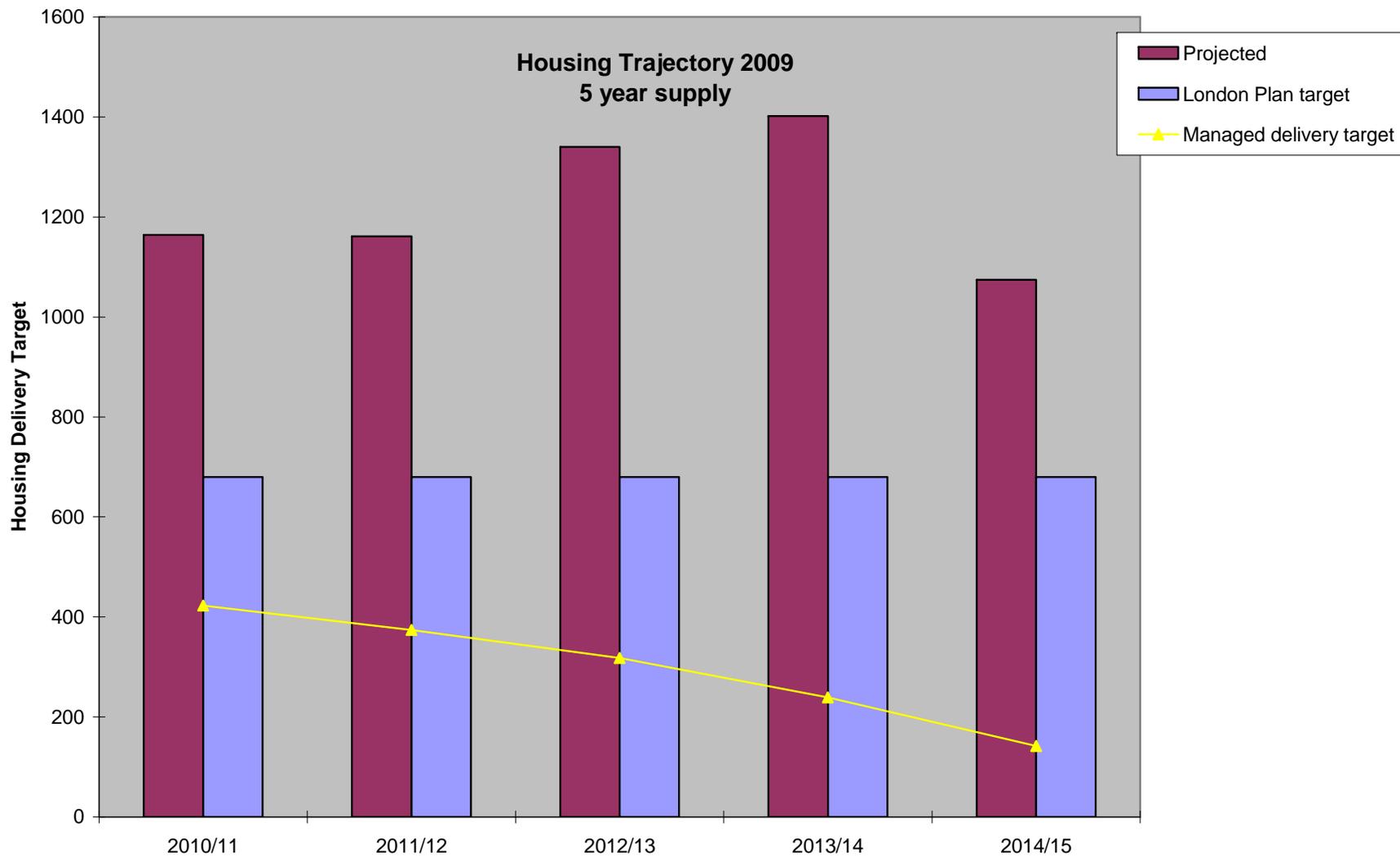
COI H2 Net Additional dwellings

Performance a) in previous five years	3703
b) for the reporting year	828
c) in future years (10/11–25/26)	13,105
d) managed annual delivery target (see housing trajectory)	

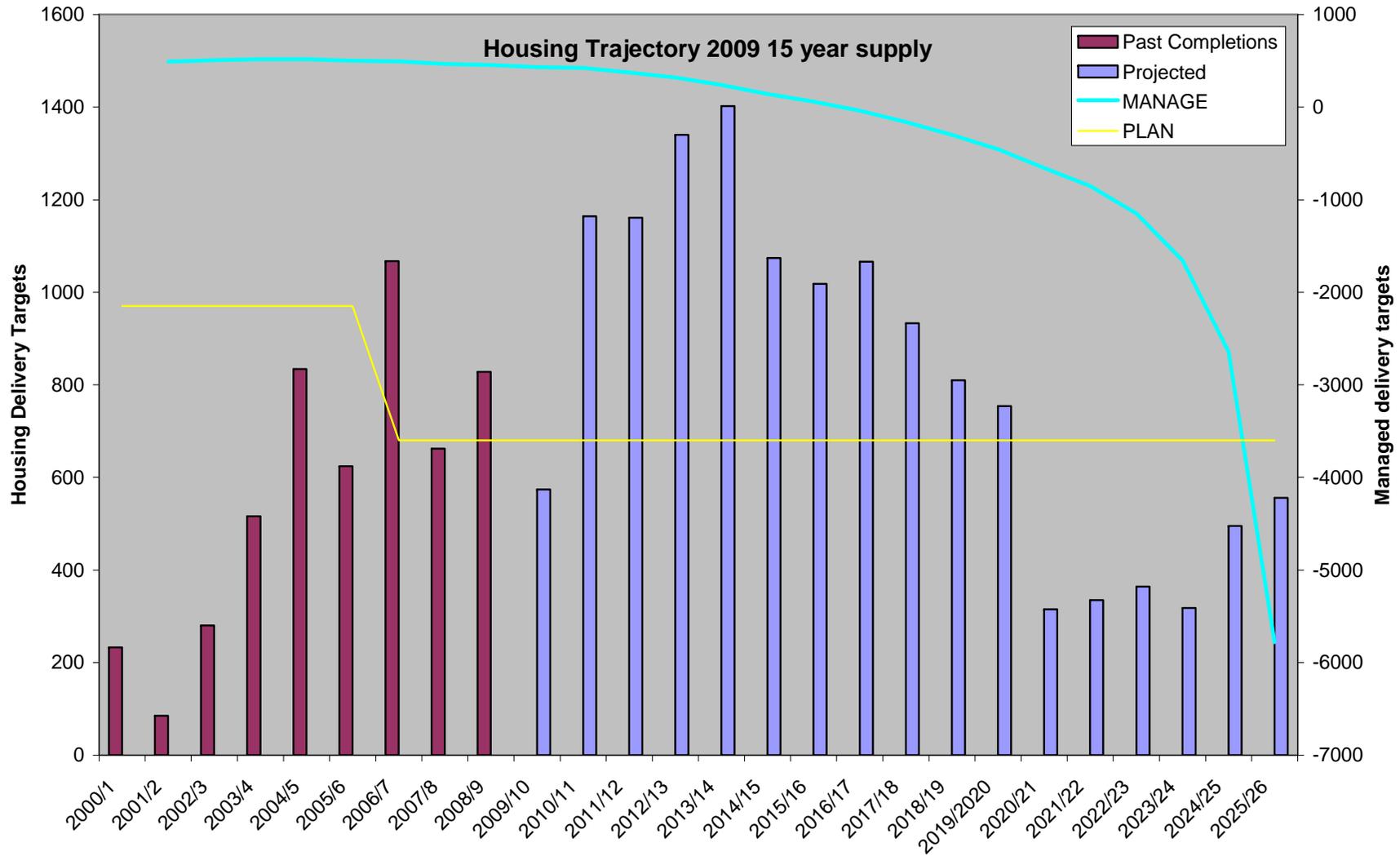
- 4.9 **COI H2(a)** measures the previous figures for housing completions. In the past five years (2003/04 – 2007/08), a total of 3,703 net additional housing units have been delivered in Haringey, an average of 740 homes per year.
- 4.10 **COI H2(b)** measures the number of dwellings completed in the reporting year. The completions in Haringey for 2008/09, 828, is greater than the London Plan target of 680, and an increase on the previous year's completions of 662.
- 4.11 **COI H2(c)** is the likely future levels of housing delivery. It is anticipated that housing completions will be 574 in the current monitoring year 2009/10. This is lower than the London Plan target of 680 and is likely to be related to the impacts of the economic downturn on the construction industry. These impacts on the delivery of housing will be monitored in the next AMR 2009/10.

4.12 **COI H2(d)** is the level of housing likely to come forward, taking into account the delivery of housing in previous years. The Housing Trajectory, below, shows 15 year, and five year supply projections for this indicator.

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COI H3 New and converted dwellings on previously developed land

Performance 828 dwellings on previously developed land
100% dwellings on PDL

4.13 100% of residential development took place on previously developed land, which exceed the Council target of 95% and significantly exceed the Government target of 60%.

4.14 Performance on this indicator is consistently above target and no review of planning policy is required at this time.

COI H4 Net additional pitches (Gypsy and Traveller)

Performance No net additional pitches (10 existing pitches)

4.15 The borough has two gypsy and traveller sites, both of which are authorised Council sites. The sites have a total caravan capacity of 10 pitches. No unauthorised encampments were identified, compared to 10 unauthorised caravans in January 2003.

4.16 The London Gypsy and Traveller Accommodation Needs Assessment (GTANA) 2008 calculated a minimum and maximum requirement for pitches in Haringey to be provided by 2017, this is four and 50 respectively. The Council are working with the GLA to agree a figure which meets local need.

COI H5 Gross Affordable Housing Completions

Performance 341 total affordable housing units

4.17 The number of affordable homes delivered in 2008/09 was 341, which is 41% of net housing completions. Affordable housing includes social rented and intermediate homes. This figures is below the Council and London Plan target of 50%, this could be attributed to the recent economic downturn.

4.18 This policy is currently being reviewed with an Affordable Housing Viability Study (Nov 2009) which will demonstrate an achievable target. This study will consider the impact of the economic downturn in order to not restrain residential development.

COI H6 Building for Life Assessments

Performance 0 applications for 2008/09

4.19 The Building for Life (BfL) Standard was adopted by the Housing Corporation in 2007. For the 2008-2011 National Affordable Housing

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Programme, affordable schemes that are funded are required to gain at least a 60% positive response for BfL (i.e. 13 points out of 20).

4.20 Haringey strives for high quality housing for all residents and this will be monitored more closely in the future with the application of CABE's BfL standards, along with the HCA Design and Quality Standards 2007, which include Housing Quality indicator targets, and the Code for Sustainable Homes. Any revisions and new standards produced by the HCA will be adopted and applied in Haringey. The design standards set out in the emerging GLA Design Guidance as part of the London Plan review will be considered by Haringey for implementing better design.

LO1 Dwelling mix of new housing

Target See table below

Performance 35% one bedroom units
57% two bedroom units
2.3% three bedroom units
1% four bedroom units
2.2% five bedroom (+) units

4.21 The Housing SPD sets out dwelling mix standards for private and affordable housing.

Private market housing

Size of dwelling	Percentage mix target	2008/09 performance
1 bed	37	21
2 bed	30	32
3 bed	22	3.4
4+ bed	11	2.6

Affordable Housing

Size of dwelling	Percentage mix target	2008/09 performance
1 bed	19	34
2 bed	26	59
3 bed	27	2.3
4+ bed	28	0.5

4.22 It is evident from the tables above that performance of this indicator does not meet policy requirements. The need for policy review is addressed in the emerging Core Strategy and will be informed by the ongoing SHMA which will identify housing need and housing mix. Additionally, Haringey will adopt the GLA design guidance which set out new floor space standards. This will be kept under review in future AMRs.

LO2 Bringing empty homes back into use

Target 100 properties over 3 years

Performance 113 empty properties brought back into use

4.23 At April 2009, Haringey had an estimated 3,113 empty private sector properties. Of these, 2039 were vacant for longer than six months. This is a significant increase from 2007/08 which recorded 1856 empty properties, of which 1,008 were vacant for over six months. Empty properties are an important contribution to Haringey's housing supply. The refurbishment of empty properties needs to be kept under review to ensure that housing supply targets are met.

Chapter Five - Environmental Quality

Contextual information and Indicators

- 5.1 Haringey contains a network of parks, open space, wildlife sites and Green Belt which make an important contribution to the quality of life. It provides 1.7 hectares of open space per 1,000 people. In 2008/09 there was no net loss of designated open space. Haringey contains 1,658 hectares of land designated as Ecologically Valuable Sites in the UDP. The Council has drafted a Biodiversity Action Plan to protect habitat and species in the borough.
- 5.2 Haringey contains 1,658 hectares of land designated as Ecologically Valuable Sites in the UDP. Since 1998 the Council has designated seven Green Corridors across the borough.
- 5.3 Haringey has 28 conservation areas and over 350 listed buildings. Haringey's historic buildings and conservation areas are cherished landmarks that relate to the borough's rich history and give it a vital sense of place. During 2005, Haringey set up an Urban Design Panel and held its first Urban Design Awards. The second Design Awards took place in May 2008.
- 5.4 Recycling services and rates have been improving in the past five years, with increased access to services for Haringey residents. 90% of residents have access to kerb side recycling, a slight increase from 85% in 2007/08. The North London recycling target for 2008/09 was 28%, and achieved 22.13%, compared with a 25% target in 2007/08, and a performance figure of 25.65%.
- 5.5 Haringey is relatively well served by public transport. This means that employment opportunities outside of Haringey are accessible and around two thirds of Haringey residents commute to work outside of the Borough. There are high levels of accessibility at locations such as Finsbury Park, Wood Green and Tottenham Hale.
- 5.6 Haringey's environment policies are monitored against National Indicators (Core Indicators) and Local Indicators which are based on the objectives of the Unitary Development Plan (UDP) 2006.

UDP Objective:

To protect and promote a network of open spaces
Discourage commuting and through journeys and encourage appropriate car use by residents and local business.

Performance measure:

To protect open spaces in the borough
Encouraging alternatives car use at major developments

Core and Local Indicators

COI E1 Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

Performance No permissions granted contrary to advice of EA

5.7 No applications were contrary to the EA advice in 2008/09, or previous years. This policy is performing satisfactorily and will not be reviewed at this time.

COI E2 Change in areas of biodiversity importance

Performance No change

5.8 Haringey contains 12 National Priority Species, six London Priority Species, 19 Haringey Priority Species, five London Flagship Species and 16 Haringey Flagship Species (a flagship species is one that is readily recognised and represents biodiversity to the wider public). It is estimated that there has been no loss or addition in priority habitats and species during 2008/09.

5.9 This policy has been effective in Haringey as during the reporting year and the previous reporting years there have been no changes in biodiversity habitats in the borough.

COI E3 Renewable Energy generation

Performance Nine applications for solar energy systems were granted

5.10 The UDP 2006 requires major developments to provide 10% onsite energy through renewable sources as means of mitigating climate change. The London Plan requires local authorities' LDFs to 'achieve a reduction in carbon dioxide emissions by 20% from on-site renewable energy generation'. The emerging Core Strategy proposes a standard for 20% on-site provision and this policy, when adopted, will be monitored in future reports.

5.11 All application in 2008/09 for renewable energy systems were householders. This indicates that this policy is not entirely satisfactory and should be reviewed in order to meet carbon emission reduction targets.

LO5 Number of planning applications accompanied by a travel plan

Performance 12 planning applications accompanied by a travel plan

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- 5.12 In 2008/09 a total of 12 applications were accompanied by a travel plan. This is a significant increase from previous years, 2007/08, three, and 2006/07, four.
- 5.13 This show the policy is performing effectively and a review is not required at this time.

COI W1 Capacity of new waste management facilities by waste planning authority

Performance no new waste facility

- 5.14 No new waste facilities were completed during 2008/09 reporting year.
- 5.15 Haringey has an overall capacity for waste management of approximately 104, 800 tonnes per annum.
- 5.16 The North London Waste Plan (NLWP) has just completed public consultation for the Preferred Options document. The NLWP will consider the management of waste in North London up to 2021. It will identify suitable sites to deal with waste, using a mix of facilities including recycling, composting and using waste to produce energy.
- 5.17 Monitoring of the NLWP will be central to the effective delivery of the plan. Data will be examined and managed through the Plan review process.
- 5.18 The plan proposes ten new sites across North London, two of which have been identified in Haringey. These potential sites are at Pinkham Way and Marsh Lane.

COI W2 Amount of municipal waste arising, and managed by management type by Waste Planning Authority

Performance 24% of waste recycled/composted, 76% landfill/incineration

- 5.19 In 2008/09, of the total amount of municipal waste produced in the seven North London boroughs, of which Haringey is one, 24% was recycled or composted, and the rest was sent to landfill or incinerated for energy recovery.
- 5.20 The London Plan overall target states that recycling or composting levels for municipal waste should exceed 35% by 2010, and 45% by 2015; and for commercial and industrial waste should achieve 70% recycling or composting levels by 2020. The future monitoring of the NLWP will be key for meeting these targets.

COI M1 Production of primary land-won aggregates

Performance None

COI M2 Production of secondary/recycled aggregates

Performance None

5.21 Mineral policies do not apply to London Borough of Haringey.

Chapter Six - Business Development

Contextual Indicators and Information

- 6.1 Haringey is home to approximately 8,500 businesses, together employing some 61,000 people. The majority of Haringey's businesses are small - 94% of the businesses employ fewer than 24 people. The major sectors of employment in Haringey are public administration, education and health (27.8%); retail and distribution (26%). Banking, finance and business activities account for 17.7% of all employment.
- 6.2 Haringey contains 22 Defined Employment Areas (DEAs). Collectively the DEAs provide 134 hectares of employment land, over 1,000 buildings, 722 business establishments and nearly 736,000m² of employment floorspace. The borough also contains other smaller employment locations which total a further 16.6 hectares of employment land.
- 6.3 The 2009 figure for new business rate (VAT and PAYE) in Haringey was 8.3%, compared to the rates for London and England which are 10.5% and 6.4% respectively.
- 6.4 In 2001, 11.1% of the working age population in Haringey are self-employed compared with 9.4% in London.
- 6.5 The Greater London Authority London Office Policy Review 2006 predicts a demand for 96,500m² of office floorspace in Haringey between 2006 -2026.
- 6.6 Haringey's Employment Study Update 2008 identifies for all 'B' Class uses (offices, light and general industrial and warehouses) an additional floorspace requirement of 107,800m² between 2000 and 2016.
- 6.7 The Greater London Authority Hotel Demand Study (June 2006) estimates that Haringey has the lowest number of hotel bedrooms amongst London boroughs (150 bedrooms) and estimates a requirement for 250 net additional rooms in the borough by 2026.
- 6.8 Haringey's economic and employment policies are monitored against National Indicators (Core Indicators) and Local Indicators which are based on the objectives of the Unitary Development Plan (UDP) 2006.

UDP Objective Employment:

Ensure that a plan-monitor-manage approach is adopted for good quality land and employment premises, and the creation of new ones is assisted where appropriate.

Performance measure:

To provide land and buildings for future employment needs.

Core Indicators

COI BD1 Total amount of additional floorspace by type

Performance 3,456 m² gross internal floorspace

COI BD2 Total amount of additional employment floorspace on previously developed land (PDL)

Performance 3456 m² gross internal floorspace
100% of gross internal floorspace on PDL

COI BD3 Employment Land available by type

Performance 150.6 hectares

Table 6.1 Employment Floorspace

Indicator		B1a	B1b	B1c	B2	B8	Total
BD1	Gross	3,456m ²	0	0	0	0	3456
	Net						
BD2	Gross	3,456m ²	0	0	0	0	3456
	% Gross on PDL	100%					
BD3	Hectares	150.6					150.6

6.9 **BD 1** and **BD2** measure the amount of additional employment floorspace for which planning permission was granted for the year 2008/09. All developments were planned for previously developed land.

6.10 **BD3** assesses the amount and type of employment land available as set in the Unitary Development Plan and for sites which have been granted planning permissions for employment uses.

COI BD4 Total amount of floorspace for town centre uses

Performance 7,066 m² (gross)

Table 6.2 Total Amount of Floorspace for Town Centre Uses

Indicator		A1/A2/A3/A4	B1a	D2	Total
BD4	Gross	3,610m ²	3,456 m ²	0	7,066 m ²
	Net				

6.11 **BD4** measures the amount of floorspace for town centre uses. This is defined as Use Classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafés), A4 (drinking establishments), B1a (offices other than in A2), and D2 (assembly and leisure).

6.12 Haringey will continue to encourage a variety of employment uses in the borough's town centres. This will ensure the viability of town centres while offering opportunities for training, skills and employment. The Council's employment policies will be closely assessed in the coming years to monitor the effects of the economic downturn on employment and town centre development.

Chapter Seven - Town Centres

Contextual Indicators and Information

- 7.1 The UDP seeks to protect the viability and function of Haringey's town centres by concentrating A1 uses in the primary frontages. The Plan allows a higher proportion of non-A1 uses in the secondary frontages, which allows a greater diversity of uses in these areas.
- 7.2 Vacancy rates can be used as an indicator of the health of a town centre. In 2009, vacancy rates in Haringey's six main town centres varied from 4% to 5%, compared to a national vacancy rate of 14%. Government guidance suggests that where the health of a centre is declining, as identified in higher vacancy rates, diversification of uses may be appropriate
- 7.3 Haringey has 38 Local Shopping Centres. There are 110 vacant shops in these centres representing an overall vacancy rate of 11%.
- 7.4 Haringey's economic and employment policies are monitored against National Indicators (Core Indicators) and Local Indicators which are based on the objectives of the Unitary Development Plan (UDP) 2006.

UDP Objective Town Centres:

Ensure people have access to a full range and quality of goods and services.

Performance measure:

Ensure a mix of retail and non-retail provision in the borough's town centres.

Maintain vital and viable town centres.

Local Indicators

LO3 Vacancy rates in town centres

Target Vacancies should not exceed 10%

Performance between 5 - 4% vacancy rates in town centres

Table 7.1 Town Centre Vacancy Rates

Town Centre	Vacancy rate %
Wood Green	4
Crouch End	5
Green Lanes	4
Muswell Hill	4
Tottenham High Road/Bruce Grove	4
West Green Road/Seven Sisters	4

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Figures from 2009 Town Centre Survey

- 7.5 The vacancy rate for 2008/09 is well below the Council target and below London and national vacancy rates at 11% and 14% respectively. This reflects a lower vacancy rate compared to the previous year 2007/08, which was between 4.7 and 8.8%. This performance is positive despite the economic downturn. The impacts of the downturn will be monitored in the future, and policy will be reviewed accordingly.

LO4 Proportion of non A1 (retail) uses in Town Centres

Target 35% primary frontages, 50% secondary frontages

Performance the proportion of non-retail uses varies between town centres from 31% and 43% in borough

- 7.6 In 2009, the proportion of non-A1 (retail) use varied between 31% in Wood Green Metropolitan Centre to 43% in Green Lanes District Centre. This figure has been consistent over the past four years and generally meets the UDP target.

Chapter Eight - Planning Obligations

- 8.1 During 2008/09, the Council secured planning obligations and signed legal agreements on 17 planning permissions. The total amount negotiated was £2,561,504.
- 8.2 In addition the Council negotiated and secured 51 affordable housing units all providing on-site provision.
- 8.3 The table below shows the breakdown of funds secured, received and spent by ward for 2008/09.

Table 8.1 Planning Obligations

Ward	Secured	Received	Spent
Crouch End	59,300.00	0.00	0.00
Fortis Green	47,651.00	0.00	0.00
Highgate	1,526,000.00	0.00	0.00
Hornsey	109,930.00	0.00	0.00
Noel Park	25,200.00	0.00	0.00
Northumberland Park	42,441.00	0.00	0.00
Tottenham Green	47,145.00	0.00	0.00
Tottenham Hale	223,480.00	0.00	0.00
Seven Sisters	412,650.00	0.00	0.00
South Tottenham	42,000.00	0.00	0.00
St. Anns	25,707.00	0.00	0.00
Total	2,561,504.00	0.00	0.00

Chapter Nine - Community Infrastructure

Emerging Community Infrastructure Plan (CIP)

- 9.1 Planning Policy Statement (PPS) 12 (para 4.8) clearly states the need for Local Development Framework Core Strategies to be supported by evidence of what community infrastructure is needed to enable the quantum of development proposed for the area. As such, local planning authorities have to work with their Local Strategic Partnerships and other delivery agencies to plan for the social and other infrastructure needed to ensure sustainable communities in their area.

- 9.2 An infrastructure priority list was produced to support the Core Strategy Preferred Options (consultation May – June 2009). This contained a summary of key plans and programmes, identified so far, to meet current and future infrastructure needs in key areas such as transport, education, health and green infrastructure. Future Annual Monitoring Reports will assess whether these key programmes and plans are being delivered against phasing and costs.

Chapter Ten - Local Development Framework

Local Development Scheme

- 10.1 The current Local Development Scheme (LDS) was submitted to GOL in May 2007 and covers a three year period up to 2010.
- 10.2 The Council will submit the revised LDS to GLA and GOL early 2010. This will cover a three year period from 2009 to 2012, and will reflect changes in Planning Policy Statement 12 (PPS12). The LDS is a three year project plan, which sets out a programme for replacing the UDP policies with Local Development Documents. Future AMRs will monitor progress on the LDS.
- 10.3 The main changes to the LDS 2007 have been the termination of the joint working with Enfield on the Central Leaside Area Action Plan.
- 10.4 The key milestones for 2008/2009 were the adoption of the;
- Open Space and Recreational Standards SPD June 2008
 - Wood Green SPD October 2008
 - Housing SPD October 2008.

Unitary Development Plan Saved Policies

- 10.5 From 17th July 2009 Haringey's UDP and Proposals Map were saved in accordance with the Planning and Compulsory Purchase Act 2004. The Secretary of State sent a direction setting out which policies were saved and will be continued to be used for the determination of planning applications; and which policies were not saved and therefore no longer to be used. The policies listed below have been deleted as they are no longer in conformity with the London Plan 2008.
- 10.6 The following policies are those not saved from the UDP 2006;
- G11 – Implementation
 - ENV3 – Water Conservation
 - ENV9 - Mitigating climate change: Energy Efficiency
 - ENV10 - Mitigating climate change: Renewable Energy
 - HSG9 – Density Standards
 - M1 – Improvements
 - M4 - Pedestrians and Cyclists
- 10.7 For the policies which have not been saved other relevant policies and guidance will be used to ensure the issues addressed in these policies will still be covered. This will include UDP policies, the London Plan, National Planning Policy Statements and guidance notes and relevant legislation. The monitoring of these policies will take into account this replacement guidance and policy.

Chapter Eleven

Looking Forward and Future Monitoring Requirements

- 11.1 The Annual Monitoring Report identifies that the Council is performing well against the National Indicators for planning and has met its 2008/09 targets for planning applications and appeals and for new homes on previously developed land. From the information available, the AMR demonstrates that the UDP policies are effective and performance is improving, particularly with regard to housing. The Local Development Scheme milestones for 08/09 have been met.
- 11.2 The UDP process and the current and previous AMRs have highlighted the need for additional work on certain policy areas. In particular, the Council has adopted supplementary planning documents on Housing and Open Space Standards which review and provide guidance on the UDP housing and open space policies in the light of monitoring information compiled for the AMR.
- 11.3 The monitoring of design standards in Haringey will become more significant in future AMRs as the LDF documents focus on delivering good design. Applications will be assessed against Building for Life standards and GLA design guidance.
- 11.4 The emerging Core Strategy emphasises the importance of delivering policies and plans. The Community Infrastructure Plan sets out what will be delivered in the borough up to 2026, and this will be closely monitored to ensure the effectiveness of policies. Successful delivery and monitoring will rely on close working with partners and agents.
- 11.5 For the purposes of monitoring the emerging Core Strategy policies it is recognised that that stronger linkages should be made between the Sustainable Community Strategy, the Local Area Agreement, and the LDF policies to ensure effective delivery. This was identified in the AMR 2008 as a gap in information. Appendix One shows the links between the SCS, LAA and LDF, and development of the targets and indicators.
- 11.6 For a number of performance measures and targets, information is either not available for the monitoring period or not presently collected. Wherever possible the most recent available data is used. In future AMRs, the Council will address these information gaps by:
- Improving procedures to collect information from planning applications
 - Agreeing arrangements with external bodies and organisations to provide information, in particular data to monitor sustainability appraisal objectives and targets

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- Supporting the establishment of annual sub-regional monitoring meetings
- Making full use of the London Development Database.
- Incorporating the latest projections produced by the GLA and other sources
- Explore the possibility of preparing area profiles to support area based Local Development Documents.

11.7 At present, the information used is primarily quantitative data, although the Council will explore the use of surveys to gather qualitative data as part of preparing its Local Development Framework.

Appendix One

Future Monitoring – Links between Council Strategies

People at the Heart of Change		
SCS Objectives	LAA Indicators and our 2010/11 targets	Core Strategy Strategic Policy
To manage growth in Haringey so that it meets our needs for homes, jobs and services, is supported by necessary infrastructure and maximises the benefits for the local area and community and the borough as a whole.	NI 154 1195 net additional homes provided	Managing Growth, Areas of Limited Growth, Housing
To provide homes to meet housing needs, in terms of affordability, quality and diversity and to help create mixed communities.	NI 155 340 affordable homes delivered	Housing
To promote the efficient and effective use of land whilst minimising environmental impacts.	NI 186 reduction per capita CO2 emissions in the LA area	Managing Growth, Areas of Limited Growth, Housing
To strengthen the role of town centres as accessible locations for retail, office, leisure and community uses and new homes.	NI 154 1195 net additional homes provided Local NI 175 Access to services and facilities by public transport	Managing Growth, Areas of Limited Growth, Housing, Retail and Town Centres

An environmentally sustainable future		
SCS Objectives	LAA Indicators	Core Strategy Strategic Policy
To limit climate change by reducing CO ₂ emissions.	NI 186 reduction per capita CO2 emissions in the LA area	Energy Use, Transport,

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To adapt to climate change by improving the sustainability of buildings against flood risk, water stress and overheating.	No LAA indicator: work is taking place to achieve this priority	Water Management and Flooding, Energy Use
To manage air quality within the borough by travel planning, promotion of walking, cycling and public transport.	Local NI 175 Access to services and facilities by public transport Local NI 175 Children travelling to school	Transport
To protect and enhance the quality of water features and resources.	No LAA indicator: work is taking place to achieve this priority	Water Management and Flooding
To reduce and manage flood risk.	No LAA indicator: work is taking place to achieve this priority	Water Management and Flooding
To increase energy efficiency and increase the use of renewable energy sources.	NI 187 tackling fuel poverty – people receiving income based benefits living in homes with a low and high energy efficiency rating	Energy Use
To ensure the sustainable use of natural resources – by reducing, reusing and recycling waste and supporting the use of sustainable materials and construction methods.	NI 195 35% of household waste recycled and composted	Waste and Recycling
To manage air and noise pollution and land contamination.	No LAA indicator: work is taking place to achieve this priority	Waste and Recycling
To promote the use of more sustainable modes of transport.	Local NI 175 Access to services and facilities by public transport	Transport

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Economic vitality and prosperity shared by all		
SCS Objectives	LAA Indicators (2010/11 targets where applicable)	Core Strategy Strategic Policy
To reduce worklessness by increasing skills, raising educational attainment and improving childcare and nursery provision.	<p>Local number of people from the worst twelve wards helped into sustained work – 41 (JSA); 34 (lone parents)</p> <p>Local 88 people on incapacity benefit for more than six months helped into sustained work</p> <p>Local number of registered Haringey Guarantee participants with a completed better of calculation</p> <p>NI 79 74.3% achieving level two qualifications by aged 19</p> <p>NI 117 8.9% of 16 to 18 year olds NEET</p> <p>Local Adults achieving a Skills for Life qualification and entered employment and those gaining a qualification in the workplace</p> <p>Local adults achieving a full level two qualification and entered employment and those gaining a qualification in the workplace</p>	Employment, Retail and Town Centres, Community Infrastructure
To enhance the environmental quality and attractiveness of the borough's town centres in response to changing economic and retail demands.	NI 195 and Local Improved street and environmental cleanliness (levels of graffiti; litter; detritus; fly-posting)	Waste and Recycling, Retail and Town Centres, Design

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Economic vitality and prosperity shared by all		
SCS Objectives	LAA Indicators (2010/11 targets where applicable)	Core Strategy Strategic Policy
To link deprived areas with the employment benefits arising from the development of major sites and key locations in the borough and to improve access to new employment opportunities outside of the borough.	Local NI 175 Access to services and facilities by public transport NI 153 24.4% of working age people claiming out of work benefits in the worst performing neighbourhoods	Managing Growth, Retail and Town Centres, Employment, Transport
To meet the needs of different sectors of the economy, including SMEs and those organisations within the voluntary sector through the provision of a range of premises of different types, sizes and costs.	NI 7 Environment for a thriving third sector NI 171 VAT registration rate	Retail and Town Centres, Employment, Managing Growth
To support the development of Haringey's most successful growth sectors.	NI 154 1195 net additional homes provided Local NI 175 Access to services and facilities by public transport	Retail and Town Centres, Employment, Managing Growth

A Safer, Attractive & Valued Urban Environment		
SCS Objectives	LAA Indicators	Core Strategy Strategic Policy
To promote high quality buildings and public realm to improve townscape character.	NI 195 and Local Improved street and environmental cleanliness (levels of graffiti; litter; detritus; fly-posting)	Design, Conservation
To promote safe and secure buildings and spaces.	No LAA indicator: work is taking place to achieve this priority	Design
To promote a network of quality, accessible	Local Green Flag Parks	Open Space and Biodiversity

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open spaces as areas for recreation, visual interest and biodiversity.	Local level of local satisfaction of local parks and green spaces	
To protect and enhance the borough's buildings and areas of architectural and historic interest.	No LAA indicator: work is taking place to achieve this priority	Design and Conservation

Healthier People with a Better Quality of Life		
SCS Objectives	LAA Indicators (2010/11 targets where applicable)	Core Strategy Strategic Policy
To improve the health and wellbeing of Haringey's residents by reducing inequalities in access to health services and promoting healthy lifestyles.	Local NI 175 Access to services and facilities by public transport NI 140 Fair treatment of local services – proxy to what extent does the local council treat all types of people Local NI 119 self reported measure of people's overall health and well being	Transport, Health and Well being, Community Infrastructure
To improve the provision of, and access to, education and training facilities.	Local NI 175 Access to services and facilities by public transport	Community Infrastructure, Transport
To improve access to local services and facilities for all groups.	NI 140 Fair treatment of local services – proxy to what extent does the local council treat all types of people	Community Infrastructure
To ensure that community, cultural and leisure facilities are provided to meet local needs.	NI 8 27.9% of adult population participating in sport	Community Infrastructure, Culture and Leisure

Shqip

Ky dokument është Raporti i Monitorimit Vjetor i Marrëveshjes së Zonës Lokale Haringej. Për një kopje të kësaj në gjuhën tuaj, ju lutem shënjoni ✓ kutinë dhe dërgojeni tek adresa e mëposhtme me postim falas.

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Kurdî Kurmancî

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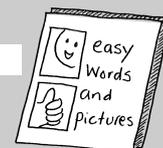
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