

Capital Update Report KEY DECISION NO. FCR Q96	
CABINET MEETING DATE 29 September 2020	CLASSIFICATION: Open If exempt, the reason will be listed in the main body of this report.
WARD(S) AFFECTED All Wards	
CABINET MEMBER Philip Glanville, Mayor of Hackney	
KEY DECISION Yes REASON Spending or Savings	
GROUP DIRECTOR Ian Williams Finance and Corporate Resources	

1. CABINET MEMBER'S INTRODUCTION

- 1.1 This report on the capital programme for 2020/21 updates members on the capital programme agreed in the 2020/21 budget, but updated following our pledge to rebuild a better Hackney as we move further into the next stage of the coronavirus crisis.
- 1.2 The capital projects recommended for funding in this report will help the Council rebuild a greener Hackney. During lockdown, our parks had never been more important to people that needed exercise and a chance to reconnect with nature and green space. Office for National Statistics figures show one in five (21%) households in London have no access to a private or shared garden. This report recommends £60K to redesign Daubeney Fields park entrances to help our residents keep connecting with their local green space, enhancing the work already undertaken with the new playground, planting, nearby new homes and the Kings Park Moving together programme. The new entrances through the Council's Connecting Green Spaces programme will encourage play, provide new wildlife habitat and sustainable urban drainage.
- 1.3 We know we can not go back to the way things were; our climate emergency motion in 2019 committed the Council to do everything it can to decarbonise council services and stop the climate emergency. That is why, following the successful pilot of installing solar panels on London Fields Lido and the West Reservoir Center, this report recommends £700K to install solar panels on the roofs of 9 council-owned community and leisure buildings. This will reduce energy costs to the Council by 10%-15% and save 389 tonnes of carbon emissions in the Borough. This report also recommends £1m to convert estate street lighting to LED bulbs, reducing energy consumption, carbon emissions, sky glow and light pollution and ensuring that our estates are fully included in our greening and sustainability work. In the medium and long-term it will also reduce energy bills for our tenants and leaseholders.
- 1.4 This report also recommends £683K to procure plastic waste bins as part of the introduction of fortnightly waste collections for street properties. Tackling the climate emergency also means tackling residual, non-recyclable waste. The Council's plans to introduce fortnightly waste collections will increase recycling rates in Hackney from 27% up to 36%, and to help our residents manage the transition we will procure new plastic waste bins.
- 1.5 Finally, we know the coronavirus pandemic has impacted our local economy. We want to rebuild a fairer economy following this crisis, and the recommended £1.8m for feasibility studies on council-owned sites in Dalston and Hackney Central will help take a strategic approach to making sure council-owned underused sites are developed to benefit their local communities, with affordable homes and workspace. This will build on the community conversations we have been leading in Dalston through the Dalston Conversation, and the new sites will be led by the Dalston Plan developed with residents. The same conversations will start with Hackney Central residents in the coming months about what they want to see in their local areas, and the benefits that council-owned sites could bring will be front and centre of that engagement.

1.6 I commend this report to Cabinet.

2. GROUP DIRECTOR'S INTRODUCTION

2.1 This report updates Members on the current position of the Capital Programme and seeks spending and resource approval as required to enable officers to proceed with the delivery of those schemes as set out in section 9 of this report.

3. RECOMMENDATION(S)

3.1 **That the schemes for Finance and Corporate Resources as set out in section 9.2 be given approval as follows:**

Tier 1 Commercial Asset Solar Project: Resource and spend approval of **£700k (£310k in 2020/21 and £390k in 2021/22)** is requested for the installation of solar panels on the roofs of nine corporate sites in the borough.

3.2 **That the schemes for Neighbourhood and Housing (Non) as set out in section 9.3 be given approval as follows:**

Residual Waste Wheeled Bins: Resource and spend approval of **£683k in 2020/21** is requested for the procurement of plastic wheeled bins as part of the introduction of fortnightly residual waste collections.

Dalston & Hackney Town Centres Feasibility Studies: Resource and spend approval of **£335k (£30k in 2020/21 and £305k in 2021/22)**, resource approval of **£1,505k (£505k in 2021/22 and £1,000k in 2022/23)** is requested to commission development feasibility studies for various sites in Dalston and Hackney.

Connecting Green Spaces - Daubeney Fields: Resource and spend approval of **£40k in 2020/21** and virement and spend approval of **£20k in 2020/21** is requested to fund the redesign of the entrances to the park.

3.2 **That the schemes for Housing as set out in section 9.4 be given approval as follows:**

Street Lighting SLA: Virement and spend approval of **£1,000k in 2020/21** is requested to support the maintenance of Street Lighting for the Council's Housing Estates as a result of the asset survey in August/September 2018.

PAM Delay Costs Covid-19: Virement and spend approval of **£1,000k in 2020/21** is requested to support the expenditure for the delay in costs associated with Covid-19.

3.3 That the re-profiling of the budgets as detailed in para 9.5 and Appendix 1 be approved as follows:

Summary of Phase 1 Re-profiling	To Re-Profile 2020/21	Re-Profiling 2021/22	Re-Profiling 2022/23
	£'000	£'000	£'000
Non-Housing	(74,148)	71,873	2,275
Housing	(54,593)	54,593	0
Total	(128,741)	126,466	2,275

3.4 That the capital programme adjustments summarised below set out in detail in para 9.6 be approved accordingly.

Summary of Capital Adjustments	Budget 2019/20	Change 2019/20	Updated 2019/20
	£'000	£'000	£'000
Non-Housing	8,313	(3,644)	4,669
Housing	136,840	0	136,840
Total	145,153	(3,644)	141,509

3.5 That the schemes outlined in section 9.7 be noted.

4. REASONS FOR DECISION

4.1 The decisions required are necessary in order that the schemes within the Council's approved Capital programme can be delivered as set out in this report.

4.2 In most cases, resources have already been allocated to the schemes as part of the budget setting exercise but spending approval is required in order for the scheme to proceed. Where however resources have not previously been allocated, resource approval is requested in this report.

5. DETAILS OF ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

None.

6. BACKGROUND

6.1 Policy Context

The report to recommend the Council Budget and Council Tax for 2020/21 considered by Council on 26 February 2020 sets out the original Capital Plan for 2020/21. Subsequent update reports considered by Cabinet amend the Capital Plan for additional approved schemes and other variations as required.

6.2 **Equality Impact Assessment**

Equality impact assessments are carried out on individual projects and included in the relevant reports to Cabinet or Procurement Committee, as required. Such details are not repeated in this report.

6.3 **Sustainability**

As above.

6.4 **Consultations**

Relevant consultations have been carried out in respect of the projects included within this report, as required. Once again details of such consultations would be included in the relevant detailed reports to Cabinet or Procurement Committee. As referenced above the feasibility work in both Dalston and Hackney Central will be subject to further community engagement and eventually consultation.

6.5 **Risk Assessment**

The risks associated with the schemes detailed in this report are considered in detail at individual scheme level. Primarily these will relate to the risk of the projects not being delivered on time or to budget. Such risks are however constantly monitored via the regular capital budget monitoring exercise and reported to cabinet within the Overall Financial Position reports. Specific risks outside of these will be recorded on departmental or project based risk registers as appropriate.

7. **COMMENTS OF THE GROUP DIRECTOR OF FINANCE AND CORPORATE RESOURCES**

7.1 The gross approved Capital Spending Programme for 2020/21 currently totals **£346.715m (£184.222m non-housing and £162.493m housing)**. This is funded by discretionary resources (borrowing, government grant support, capital receipts, capital reserves (mainly Major Repairs Reserve and revenue contributions) and earmarked funding from external sources.

7.2 The financial implications arising from the individual recommendations in this report are contained within the main report.

7.3 If the recommendations in this report are approved, the revised gross capital spending programme for 2020/21 will total **£215.392m (£107.512m non-housing and £107.880m housing)**.

Directorate	Revised Budget Position	Capital Adjustments	Re-Profile Phase 1	Sept 2020 Cabinet Update	Updated Budget Position
	£'000	£'000	£'000	£'000	£'000
Children, Adults & Community Health	16,446	(338)	(8,905)	0	7,203
Finance & Corporate Resources	120,494	0	(47,464)	310	73,340
Neighbourhoods & Housing	47,282	(3,306)	(17,779)	773	26,969
Total Non-Housing	184,222	(3,644)	(74,148)	1,083	107,512
Housing	162,493	0	(54,593)	(20)	107,880
Total	346,715	(3,644)	(128,741)	1,063	215,392

8. COMMENTS OF THE DIRECTOR OF LEGAL

- 8.1 The Group Director, Finance and Corporate Resources is the officer designated by the Council as having the statutory responsibility set out in section 151 of the Local Government Act 1972. The section 151 officer is responsible for the proper administration of the Council's financial affairs.
- 8.2 In order to fulfil these statutory duties and legislative requirements the Section 151 Officer will:
- (i) Set appropriate financial management standards for the Council which comply with the Council's policies and proper accounting practices, and monitor compliance with them.
 - (ii) Determine the accounting records to be kept by the Council.
 - (iii) Ensure there is an appropriate framework of budgetary management and control.
 - (iv) Monitor performance against the Council's budget and advise upon the corporate financial position.
- 8.3 Under the Council's Constitution, although full Council set the overall Budget it is the Cabinet that is responsible for putting the Council's policies into effect and responsible for most of the Council's decisions. The Cabinet has to take decisions in line with the Council's overall policies and budget.

8.4 The recommendations include requests for spending approvals. The Council's Financial Procedure Rules (FPR) paragraphs 2.7 and 2.8 cover the capital programme with 2.8 dealing with monitoring and budgetary control arrangement

8.5 Paragraph 2.8.1 provides that Cabinet shall exercise control over capital spending and resources and may authorise variations to the Council's Capital Programme provided such variations: (a) are within the available resources (b) are consistent with Council policy.

9. CAPITAL PROGRAMME 2020/21 AND FUTURE YEARS

9.1 This report seeks spending approval for schemes where resources have previously been allocated as part of the budget setting process, as well as additional resource and spending approvals for new schemes where required.

9.2 Finance and Corporate Resources:

9.2.1 **Tier 1 Commercial Asset Solar Project:** Resource and spend approval of **£700k (£310k in 2020/21 and £390k in 2021/22)** is requested for the installation of solar panels on the roofs of nine corporate sites set out in the table below. We aim to install around 1 MW of energy system across nine corporate sites. The project is the first scheme in line to widen rollout of solar power across corporate and residential Council stock. The project is planned to use the maximum roof space available across nine buildings in the corporate portfolio. It follows the successful pilot on two Leisure Centres, London Fields "Lido" and West Reservoir, approved by Cabinet in January 2020. This capital expenditure will significantly reduce energy costs for the Council by about 10-15%, save around 389 tonnes of carbon emissions in the borough, contribute to wider decarbonisation of the borough and assist with the Council's green agenda towards becoming zero-net carbon by 2040. The project will not only benefit the Council directly but also send a positive message to businesses and residents in the borough, that the Council is implementing its green agenda and encourage others to invest in renewable generation. This capital spend supports the Council's 2018-2028 Sustainable Community Strategy Priority 3 'A greener and environmentally sustainable community which is prepared for the future'. This approval will have no net impact on the capital programme as the resources will be funded by discretionary resources held by the Local Authority.

No.	Sites	Site Addresses
1	Concorde Centre	Kingsmead Way, King's Park, E9 5PP
2	Queensbridge Leisure Centre	30 Holly Street, E8 3XW
3	Webb Estate Community Hall	Clapton Common, E5 9BB
4	Kingshold Community Hall	49 Ainsworth Road, E9 7JE
5	Gascoyne Community Hall	2a Wick Road, E9 7BH
6	Springfield Mansion Lodge	Springfield, E5 9EF
7	Clissold Park Mansion	Clissold Park, N16 9HJ
8	Clissold Pavilion	3 Queen Elizabeth's Walk, N16 0BF
9	Hackney Marshes Centre	Homerton Road, E9 5PF

9.3 Neighbourhood and Housing (Non)

9.3.1 **Residual Waste Wheeled Bins:** Resource and spend approval of **£683k in 2020/21** is requested for the procurement of plastic wheeled bins as part of the introduction of fortnightly residual waste collections for street level properties by 2021 (recycling and food waste services will remain weekly). May 2020 Cabinet approved the Council's move to fortnightly collections for residual waste. This will improve recycling and reduce the amount of residual waste being incinerated, reduce street level black bag waste being incinerated, reduce the associated carbon dioxide emissions from incineration thereby reducing the carbon intensity of Hackney's waste system. This capital spend demonstrates Hackney's commitment to The Mayor of London's Environment Strategy published in 2018 to achieve a London wide recycling rate of 45% by 2025. This will result in increasing Hackney's recycling rate from 27.4% (baseline year 2017/18) to 33%-36% (based on two modelled scenarios). This capital spend also supports the Council's 2018-2028 Sustainable Community Strategy Priority 1 'A borough where everyone can enjoy a good quality of life and the whole community can benefit from growth' and Priority 3 'A greener and environmentally sustainable community which is prepared for the future'. This approval will have no net impact on the capital programme as the resources will be funded by discretionary resources held by the Local Authority.

9.3.2 **Dalston & Hackney Town Centres Feasibility Studies:** Resource and spend approval of **£335k (£30k in 2020/21 and £305k in 2021/22)**, resource approval of **£1,505k (£505k in 2021/22 and £1,000k in 2022/23)** is requested to commission development feasibility studies for various sites set out in the table below. The approach to taking these sites forward will assess the development potential of redevelopment of Council owned sites as well as their financial feasibility and potential delivery routes such as direct delivery, partnership/joint venture with a developer, or land sale with conditions. The current proposal is to initially develop the feasibility studies to RIBA stage 2 (with the exception of Hackney Central Station which, following the agreement of Cabinet on 16th March 2020, will be progressed to RIBA stage 3). The progress of each site to both RIBA stage 2 and 3 will be subject to a gateway review and will be conditional upon the satisfactory completion of the preceding stage and an acceptable viability position for the sites. The initial costs to undertake this work will be to appoint a consultant team including an architect, commercial advisor and quantity surveyor for each site. The sites identified have the potential to bring 1.65 hectares of underutilised land back into more productive use and have the potential to deliver hundreds of new homes, affordable homes, and affordable workspace as well as contributing financially to the Council through capital receipts and/or longer term rental income. If the Council were to progress all of the sites identified to RIBA stage 3 the total cost is up to £1.84m. The exact scale of financial return to Council is not yet known as the testing of viable options via the development feasibility studies is the first stage of this programme. The sites will contribute to the Council's new Local Plan (LP33) target of delivering 26,250 new homes and 23,000 new jobs by 2033. This capital project also supports the all five Priorities of the Council's 2018-2028 Sustainable Community Strategy. This approval will have no net impact on the capital programme as it will be funded by discretionary resources held by the authority.

Sites

Hackney Central Station car park (and surrounding Council owned land)
Florfield Depot in Hackney Central
Iceland, Mare Street
Hackney Town Hall car park (not allocated in LP33)
1-7 Dalston Lane and 1-7 Ashwin Street
2-16 Ashwin Street, 11-15 Dalston Lane
Former CLR James Library, 16-22 Dalston Lane, 62 Beechwood Road,
2 Abbot Street Car Park, Dalston (not allocated in LP33)

9.3.3 **Connecting Green Spaces - Daubeney Fields:** Resource and spend approval of **£40k in 2020/21** and virement and spend approval of **£20k in 2020/21** is requested to fund the redesign of the entrances to the park. In January 2020, the Council was successfully awarded £40k external funding from the GLA (The Greener City Fund Community Grant Scheme) to improve the entrances to Daubeney Fields and the delegated report dated 7 July 2020 approved the acceptance of the grant. This follows on from the £48k funding from the Ministry of Housing Communities and Local Government (MHCLG) funding for parks across Hackney which was approved by Cabinet in June 2019. Daubeney Fields is a small park, 3.8Ha in size, located in the Kings Park ward of Hackney serving the Kingsmead and Clapton Park estates. This project will transform the park's six entrances opening the park up removing barriers to its use and help to connect the park to its community. The improved entrances will encourage play and provide new wildlife habitats and sustainable urban drainage, whilst providing welcoming open, safe access for all. The virement is from the budget from Unilateral undertaking Daubeney Road garage site development, currently within Housing, which is opposite one of the park's entrances. The Council has long recognised the impact that quality parks and green spaces can have on the achievement of its vision, and over the last ten years has made significant improvements to both the quality and operation of its Green Spaces service. This capital project links in with the Council's 2018-2028 Sustainable Community Strategy Priority 3 'A greener and environmentally sustainable community which is prepared for the future' and Priority 4 'An open, cohesive, safer and supportive community'. This approval will have no net impact on the capital programme as the resources are funded by grant.

9.4 Re-Profiling of the Capital Budgets:

- 9.4.1 The capital programme is re-profiled twice each year to ensure that the budgets reflect changes in the anticipated development and progress of schemes within the approved programme. This helps to enhance capital budget monitoring and associated financing decisions. The table below summarises the re-profiling of the capital programme between years, the full details of which are shown in **Appendix 1**.

Summary of Phase 1 Re-profiling	To Re-Profile 2020/21	Re-Profiling 2021/22	Re-Profiling 2022/23
	£'000	£'000	£'000
Children, Adults & Community Health	(8,905)	8,905	0
Finance & Corporate Resources	(2,748)	2,748	0
Mixed Use Development	(44,716)	44,716	0
Neighbourhood & Housing (Non)	(17,779)	15,504	2,275
Total Non-Housing	(74,148)	71,873	2,275
Housing	(54,593)	54,593	0
Total	(128,741)	126,656	2,275

9.5 Capital Programme Adjustments:

- 9.5.1 Capital Programme adjustments are requested in order to adjust and reappportion the 2020/21 approved budgets to better reflect project delivery of the anticipated programme. The full details for the required changes are set out in the table below.

Capital Adjustments	Budget 2020/21	Change 2020/21	Updated 2020/21
	£	£	£
Children, Adults & Community Health			
Shacklewell Primary	35,315	(35,315)	0
AMP Contingency	600,039	28,185	628,224
Mossbourne Victoria Park Acad	32,738	(32,738)	0
Stormont College SEN Pre BSF	151,083	(151,083)	0
Ickburgh BSF Ph3	402,004	-154,411	247,593
DFC Holding Code	413,701	(35,581)	378,120
Queensbridge ARP	115,705	7,130	122,835
Contingency Facade Repairs	430,331	(18,376)	411,954
Shoreditch Park School Façade	19,160	18,376	37,536
Gayhurst Façade	309,371	(197,471)	111,900

Morningside Façade	29,252	197,471	226,723
BSF LC Early Failure Contingency	503,946	35,581	539,526
Finance & Corporate Resources			
ICT Infrastructure Upgrades	611,374	(404,684)	206,690
Network refresh	416,592	404,684	821,276
Neighbourhood & Housing (Non)			
Cycle Super Highway	555,505	(555,505)	0
Comm Vehicles Environ Enforcement	11,164	(11,164)	0
Comm Vehicles Co-mingle Recycling	871,758	11,164	882,922
Corridors (TFL)	1,398,000	(1,398,000)	0
Mayors Air Quality Fund	153,567	(153,567)	0
Zero Emissions Network	4,600	(4,600)	0
Low Emission Neighbourhood	114,240	(102,674)	11,566
Neighbourhoods of the Future	212,161	(184,980)	27,182
Liveable Neighbourhoods (TfL)	183,739	(168,509)	15,230
Liveable Neighbourhoods (TfL)	548,000	(548,000)	0
Local Transport Fund (TFL)	90,080	(90,080)	0
Local Transport Fund (TfL)	100,000	(100,000)	0
Housing			
Decent Homes	0	150,000	150,000
HiPs North West	26,358,021	(8,783,677)	17,574,344
HiPs Central	5,382,072	6,791,262	12,173,334
HiPs South West	5,972,884	6,193,612	12,166,496
PAM Delay Costs Covid-19	0	1,000,000	1,000,000
Estate Lighting	1,223,245	(723,245)	500,000
Ventilation Systems	739,492	(339,492)	400,000
CCTV upgrade	1,649,620	380	1,650,000
Street Lighting SLA	0	1,000,000	1,000,000
Door Entry Syst (Replacements)	1,252,517	(752,517)	500,000
Drainage	919,269	(19,269)	900,000
Lifts Major Components	696,241	(196,241)	500,000
Dom Boiler Replace/Cen Heating	2,077,078	(77,078)	2,000,000
Replace Play Equipment	103,854	96,146	200,000
Road & Footpath Renewals	207,708	(7,708)	200,000

Void Re-Servicing	2,077,078	(77,078)	2,000,000
Water Mains/Boosters	473,476	(73,476)	400,000
Disabled Adaptations	1,129,884	(9,884)	1,120,000
H & S and Major Replacement	789,485	1,010,640	1,800,125
Community Halls Maj. Reps/DDA	429,820	70,180	500,000
Lift Renewals	3,197,851	(2,200,309)	997,542
Integrated Housing Manag System	2,689,835	(689,835)	2,000,000
Boiler Hse Major Works	550,358	849,642	1,400,000
Planned & Reactive Water Mains	127,472	(27,472)	100,000
High Value Repairs/Imp & Wk	2,474,087	(474,087)	2,000,000
Lightning Conductors	457,139	242,861	700,000
Estate Boundary Security Impr	103,854	(3,854)	100,000
Garage Review	207,708	(107,708)	100,000
Capitalised Salaries	5,192,695	807,305	6,000,000
Lateral Mains	1,443,204	(1,043,204)	400,000
Re-wire	1,663,123	(1,063,123)	600,000
Green initiatives	2,454,386	(954,386)	1,500,000
Cycle Facilities	588,390	(588,390)	0
Contingency PM	4,077,078	(147,270)	3,929,808
District Heating System	0	11,758	11,758
Hardware Smoke Alarms	0	50,000	50,000
Gypsy & Trav Bung Roof Repair	407,708	(407,708)	0
Commercial Properties	506,776	93,224	600,000
Bridport	0	400,000	400,000
B/wide Housing under occupation	253,497	180,948	434,445
Hostels - Major Repairs	744,725	(180,948)	563,777
Estate Renewal Implementation	0	6,303,980	6,303,980
Bridge House Phase 2	0	214,645	214,645
ER1 Tower Court	11,797,468	(3,740,727)	8,056,741
Kings Crescent Phase 1+2	0	178,430	178,430
Kings Crescent Phase 3+4	5,345,431	(1,992,965)	3,352,466
Colville Phase 2	1,030,099	351,868	1,381,967
ER1 Colville phase 3	0	53,308	53,308
St Leonard's Court	52,052	106,711	158,763

Frampton Park Regeneration	1,406,936	(261,845)	1,145,091
Aikin Court	92,264	10,269	102,533
King Edwards Road	0	143,015	143,015
Nightingale	2,605,724	(1,646,614)	959,110
Marian Court Phase 3	1,942,982	(1,838,390)	104,592
ER1 Colville phase 4	1,141,335	(341,335)	800,000
ER1 Colville phase 5	0	800,000	800,000
Lyttelton House	1,968,229	(368,224)	1,600,005
Colville Phase 2C	1,365,873	(308,961)	1,056,912
Garage Conversion Affordable Wkspace	0	346,000	346,000
Sheep Lane s106	9,166	1,990,834	2,000,000
Housing Supply Programme	0	2,108,129	2,108,129
Shaftesbury Street	399,247	(399,247)	0
Wimbourne Street	635,145	(62,778)	572,367
Buckland Street	136,307	(33,835)	102,472
Murray Grove	934,248	(68,850)	865,398
Downham Road 1	540,242	(83,277)	456,965
Downham Road 2	392,534	(41,093)	351,441
Balmes Road	580,346	(51,872)	528,474
Pedro Street	6,243,406	(921,535)	5,321,871
Tradescant House	90,779	(34,569)	56,210
Lincoln Court	1,079,594	(166,946)	912,648
Rose Lipman Project	1,657,504	(51,872)	1,605,632
Woolridge Way	287,308	(54,899)	232,409
81 Downham Road	2,468,058	(342,384)	2,125,674
Hereford Road	0	205,029	205,029
Stock Transfer to HA	0	376	376
Other Heads	441,352	889,364	1,330,716
Phase2 & Other Heads	13,574,607	(1,073,150)	12,501,458
Woodberry Down Security	0	180,000	180,000
Woodberry Down Tenancy Agreement	0	3,410	3,410
Total	145,153,285	(3,644,146)	141,509,143

9.6 For Noting:

9.6.1 Cabinet report dated 16 March 2020 gave approval for **purchasing former Right-to-Buy properties** including those owned by Housing Associations to support the increased supply of delivery of affordable housing in the borough. The programme will be acquiring former Right-to-Buy properties and converting them back into use as affordable homes for rent. The additional affordable housing can be delivered to help meet outstanding housing needs in Hackney. This demonstrates the Council's commitment to meet the challenge of reducing the number of families being housed in temporary accommodation. The Council have now purchased the first 4 properties which are now being prepared for offers and lettings. We have a further property under offer, and are discussing the housing needs requirement for further purchases. This capital project links in with the Council's 2018-2028 Sustainable Community Strategy Priority 1 'A borough where everyone can enjoy a good quality of life and the whole community can benefit from growth'. This approval will have no net impact on the capital programme as the resources already form part of the approved programme.

APPENDICES

One.

BACKGROUND PAPERS

In accordance with The Local Authorities (Executive Arrangements) (Meetings and Access to Information) England Regulations 2012 publication of Background Papers used in the preparation of reports is required.

None.

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