

<b>Title of report :Capital Update Report</b> <b>KEY DECISION NO. FCR R69</b>	
<b>CABINET MEETING DATE</b>  24 May 2021	<b>CLASSIFICATION:</b>  Open  If exempt, the reason will be listed in the main body of this report.
<b>WARD(S) AFFECTED</b>  All Wards	
<b>CABINET MEMBER</b>  Philip Glanville, Mayor of Hackney	
<b>KEY DECISION</b>  Yes  <b>REASON</b>  Spending or Savings	
<b>GROUP DIRECTOR</b>  Ian Williams Finance and Corporate Resources	

## **1. CABINET MEMBER'S INTRODUCTION**

- 1.1 This report on the capital programme for 2021/22 updates members on the capital programme agreed in the 2021/22 budget, and is the first one of this new financial year.
- 1.2 The recommendations contained in this report demonstrate our continued commitment to meeting our manifesto pledges and the Council's revised Corporate Plan to rebuild a better Hackney – which includes our work to give our young people the best start in life, and invest in public facilities that everyone can enjoy.
- 1.3 In this report, we recommend investment of £800k in lifecycle works across nine special and secondary schools in the borough making sure our young people continue to benefit from the standards set in our award-winning Building Schools for the Future programme. Works include boiler pump replacements, fire extinguisher replacements, emergency lighting remedials, replacement fire doors and water hygiene works. The proposed works contribute to keeping students, staff and visitors safe and secure and providing an environment that enables all occupants of the various premises to gain maximum benefit from highly maintained facilities. The report also recommends that £220k is allocated and spend approval given to complete vital asbestos works required as part of the expansion programme for The Garden School, at the former Ickburgh School site in Hackney Downs where we are providing much-needed Hackney-based post-16 special educational needs places in line with our both our manifesto commitments and revised plan to expand local provision.
- 1.4 I continue to stress in my Capital Update reports how invaluable the green, open spaces in the borough are and the importance of maintaining these areas and their infrastructure to support our residents in maintaining a healthy lifestyle and the contribution they can make to positive mental health and wellbeing. Throughout lockdown they have provided our residents with access to nature and fresh air and great spaces to exercise in. They have been an antidote to the stresses of urban life, especially for the one in five Londoners which do not have access to a private or shared garden, according to the ONS. This report recommends continued investment in these vital assets, namely £1,150,000 in refurbishing play areas further delivering on our commitment to being a child friendly borough, £725k on parks infrastructure including repairs and maintenance of pathways, sports pavilions, walls and tennis courts, £225k on public conveniences at Haggerston Park and Clissold Park bowls pavilion, £150k on Mabley Park all-weather pitch fencing, £100k on connecting green spaces to our community, £100k on dual purpose recycling litter bins for our parks and £70k on refurbishment works to Clissold Park lodge.

- 1.5 We are also maintaining our investment in our leisure estate and this report as well as recommending £100k to support the fees for the multi-disciplinary Project Management and Design Team (PMDT) for the urgent works at Clissold Leisure Centre. It recommends spend approval of £500k as the first tranche of investment for the development of a new learner/training pool at London Fields Lido – expanding and complementing the current facilities for the local community and delivering against our manifesto commitments. We also plan to invest £1,589k over the next two years to improve the West Reservoir Centre - making the facilities more accessible to our community by improving routes around it, as well as enhancing the leisure facilities offered there. This Centre as well as the open water swimming that takes place there, has become a much loved resource, especially during those periods when indoor pools have been closed. Cabinet is also asked to note the receipt of a grant of £264k from the Department for Business, Energy and Industrial Strategy (BEIS) to fund the installation of a water source heat pump at the Centre which will reduce the Centre’s heating-related carbon emissions by 75% and reduce NOx emissions by 12kg per year, by substituting a proportion of the building’s fossil fuel consumption for locally-produced renewable energy.
- 1.6 Finally, it is noted that a further £699k of S106 is to be invested in highways improvements at Tower Court, Woodberry Down, Mare Street and Long Street.

1.4 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 Children and Education as set out in section 9.2 be given approval as follows:**

**Asbestos Removal at The Garden School:** Virement and spend approval of **£220k in 2021/22** is requested to remove asbestos at The Garden school.

**Lifecycle Reactive Works Programme 2021/22:** Virement and spend approval of **£800k in 2021/22** is requested to fund the lifecycle maintenance work at 10 schools (secondary and specialist schools).

- 3.2 **That the schemes for Neighbourhood & Housing as set out in section 9.3 be given approval as follows:**

**Parks Infrastructure:** Spend approval of **£725k in 2021/22** is requested to fund essential maintenance and refurbishments to the existing parks infrastructure.

**Mabley Green All Weather Pitch Fencing:** Spend approval of **£150k in 2021/22**

is requested to replace the fencing to the two All Weather Pitches on Mabley Green.

**Public Conveniences and Cafes:** Spend approval of **£225k in 2021/22** is requested to continue the programme of works to refurbish public conveniences in parks and green spaces and introduce cafes/catering outlets in our parks.

**Play Area Refurbishments:** Spend approval of **£1,150k (£650k in 2021/22 and £500k in 2022/23)** is requested to refurbish existing play areas in the various parks play an important role in providing facilities for residents and visitors to the borough.

**Park Litter Bins Replacement:** Spend approval of **£100k in 2021/22** is requested to replace existing single use litter bins in the borough parks.

**Clissold Lodge Refurbishments:** Spend approval of **£70k in 2021/22** is requested for repairs at Clissold Lodge in Clissold Park.

**Connecting Green Spaces:** Spend approval of **£100k in 2021/22** is requested to fund the Council's 'Connecting Green Spaces'.

**Essential Maintenance to Leisure Centres:** Virement and spend approval of **£100k in 2021/22** is requested for the urgent works to two facility areas at Clissold Leisure Centre requiring urgent attention: (1) the replacement of the wet side floor tiles and (2) the replacement of the sports hall floor.

**London Fields Learner Pool:** Spend approval of **£500k in in 2021/22** for the development of a new learner/training pool at London Fields Lido.

**West Reservoir Centre Improvements:** Spend approval of **£1,589k (£400k in 2021/22 and £1,189k in 2022/23)** to fund the improvement works to West Reservoir Centre.

**3.3 That the scheme outlined in section 9.4 be noted.**

**3.4 That the S106 schemes as set out in section 9.4.2 and summarised below be noted as follows:**

S106	2021/22	2022/23	Total
Capital	468	231	699
<b>Total S106 Resource and Spend for Noting</b>	<b>468</b>	<b>231</b>	<b>699</b>

#### **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 2021/22 considered by Council on 22 February 2021 sets out the original Capital Plan for 2021/22. 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 Cabinet Procurement & Insourcing 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 Cabinet Procurement & Insourcing 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 2021/22 currently totals **£240.872m (£95.273m non-housing and £145.600m housing)**. This starting budget position does not include the slipped budgets from 2020/21. This is funded by discretionary resources (borrowing, 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 2021/22 will total **£241.605m (£96.006m non-housing and £145.600m housing)**.

Current Directorate	Revised Budget Position	May 2021 Cabinet	Updated Budget Position
	£'000	£'000	£'000
Chief Executive's (Non-Housing)	4,731	0	4,731
Adults, Health & Integration	391	0	391
Children & Education	17,253	501	17,754
Finance & Corporate Resources	40,021	0	40,021
Neighbourhood & Housing (Non)	32,876	232	33,108
<b>Total Non-Housing</b>	<b>95,273</b>	<b>733</b>	<b>96,006</b>
Housing	145,600	0	145,600
<b>Total</b>	<b>240,872</b>	<b>733</b>	<b>241,605</b>

## 8. COMMENTS OF THE DIRECTOR OF LEGAL & GOVERNANCE

- 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 Councils' 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.
- 8.6 With regard to recommendation 3.4 and paragraph 9.4 where Cabinet is being invited to note the allocation of monies from agreements under section 106 of the Town and Country Planning Act 1990, s.106 permits anyone with an interest in land to enter into a planning obligation enforceable by the local planning authority. Planning obligations are private agreements intended to make acceptable developments which would otherwise be unacceptable in planning terms. They may prescribe the nature of the development (for example by requiring that a percentage of the development is for affordable housing), secure a contribution to compensate for the loss or damage created by the development or they may mitigate the development's impact. Local authorities must have regard to Regulation 122 of the Community Infrastructure Levy Regulations 2010. Regulation 122 enshrines in legislation for the first time the legal test that planning obligations must meet. Hackney Council approved the Planning Contributions Supplementary Planning Document on 25 November 2015 under which contributions are secured under S106 agreements. Once completed S.106 agreements are legally binding contracts. This means that any monies which are the subject of the Agreement can only be expended in accordance with the terms of the Agreement.

## **9. CAPITAL PROGRAMME 2021/22 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 Children and Education:**

- 9.2.1 **Asbestos Removal at The Garden School:** Virement and spend approval of **£220k in 2021/22** is requested to remove asbestos at The Garden school. The Garden School expansion has been approved by the October 2019 Cabinet and the award of contract has been approved by Hackney Procurement Board. The presence of asbestos was known, however, because of the presence of Guardians in the building and COVID outbreaks the surveyors were unable to access the site until February 2021. The survey identified significantly more asbestos than anticipated and the need to remove this is a requirement as agreed by the Council's Asbestos Manager. The scheme will provide a new SEN facility for the borough by way of an extension to The Garden School, providing a facility for 50 learners with autism at KS4 and Post 16. This meets the Community

Strategy Priority 2 'A borough where residents and local businesses fulfil their potential and everyone enjoys the benefits of increased local prosperity and contributes to community life' This capital project supports the growth of SEN pupils within Hackney enabling them to stay in the borough to attend a post 16 school and contributing to the community, and providing a safe environment for those students to learn. This approval will have no net impact as the resources already form part of the capital programme.

9.2.2 **Lifecycle Reactive Works Programme 2021/22:** Virement and spend approval of **£800k in 2021/22** is requested to fund the lifecycle maintenance work at 9 schools (secondary and specialist schools) set out in the table below. The budget is necessary to cover all reactive and PPM remedial works identified over the threshold of £700 for all the FM managed schools in line with the FM contract in place until 31 March 2022. This budget will allow these school buildings to be maintained to a high standard which will help children and young people to learn in better schools and benefit from an excellent education; and make a good start in life. The Lifecycle Programme is the Borough's cyclical and annual maintenance programme for its secondary and special schools which commenced in 2009/10. We are now entering the peak period of the lifecycle plan for the older refurbished schools and the new build schools are now all older than 5 years and we can expect the ongoing yearly costs to increase accordingly; this annual budget is needed to ensure that the buildings are maintained appropriately. The works which form the basis for this application are informed by condition surveys undertaken on an annual basis, and planned maintenance proposals that were identified when the schools became operational.

No	Name of School
1	Clapton Girls Academy
2	Stoke Newington
3	The Urswick
4	Haggerston
5	Our Lady's
6	Cardinal Pole
7	The Garden
8	Stormont House
9	Ickburgh Schools

The works will include items such as, but not limited to, boiler pump replacements, fire extinguisher replacements, emergency lighting remedials, replacement fire doors and water hygiene works. The lifecycle programme enables the ongoing sustainability of the various schools. The ongoing delivery of works ensures that the teaching environment provided is conducive to improving the student, staff and visitor experience. The proposed works will also significantly contribute to keeping students, staff and visitors safe and secure and providing an environment that enables all occupants of the various premises to gain maximum benefit from highly maintained facilities. This capital project links in with the Council's 2018-2028 Sustainable Community Strategy Priority 1 In line with Hackney's



Community Strategy '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 as the resources already form part of the capital programme.

### **9.3 Neighbourhood & Housing**

**9.3.1 Parks Infrastructure 2021/22:** Spend approval of **£725k in 2021/22** is requested to fund essential maintenance and refurbishments to the existing infrastructure in the Borough's Parks. Parks and green spaces play an important role in providing facilities for residents and visitors to the borough. To ensure the existing parks infrastructure is maintained to an acceptable standard, it is proposed to undertake various essential works across all of the Borough's Parks. The capital works include repairs, maintenance and refurbishments to pathways, fences, walls, sports pavilions, play area repairs (excluding new play areas), tennis court repairs, bridge repairs (not on the public highway) statutory testing and car park ticket machines. This capital expenditure will significantly benefit the successful maintenance of the London Borough of Hackney's 58 parks and open spaces totalling 282 hectares, of which 27 are currently Green Flag award winners. This capital project supports the Council's Sustainable Community Strategy 2018-2028 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 already form part of the approved programme.

**9.3.2 Mabley Green All Weather Pitch Fencing :** Spend approval of **£150k in 2021/22** is requested to replace the fencing to the two All Weather Pitches on Mabley Green. The original pitch was resurfaced in 2018 and the second pitch was constructed in 2017. Whilst the pitches themselves are well maintained, the fencing on both pitches is in need of replacement. The original pitch fencing is around 20 years old and has suffered greatly during the recent lockdown and has been cut in several places to facilitate illegal access. The plan is for both pitches to have new more robust fencing, which will include an overhang to stop people climbing over and using the pitches when they are closed. It should be noted that costs are not finalised at this stage and will only be confirmed once detailed plans are developed for each of the sites.

The Council has long recognised that sport and physical activity together with a quality leisure provision plays an integral part in the achievement of this vision and priorities. The development of new facilities, such as the new Britannia Leisure Centre, has raised expectations and acted as a catalyst for further change to provide modern, cost effective facilities and services that meet the needs of the local community. Access to quality sport and leisure facilities is an essential requirement in improving the health and wellbeing of the local community. There are a number of ways access can be improved but fundamentally it involves providing the right facilities in the right place at the right price. Access to quality facilities for all residents is key to delivering the Council's Community Strategy priorities. This project supports the Council's Sustainable Community Strategy 2018-2028 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 already form part of the approved programme.

**9.3.3 Public Conveniences and Cafes:** Spend approval of **£225k in 2021/22** is requested to continue the programme of works to refurbish public conveniences in parks and green spaces and introduce cafes/catering outlets in our parks. This capital expenditure will refurbish Haggerston Park conveniences and Clissold Park Bowls Pavilion toilets. This is the programme of works to introduce/enhance 2 public conveniences per year over the 4 year period, which started back in 2019/20 with Hackney Downs and Millfields. Hackney is the third most densely populated local area in the country (after Islington and Kensington and Chelsea), and this can put pressure on the availability of green space that residents use for leisure, relaxation and sports, all of which contributes to good emotional and physical wellbeing and creates opportunities for social interaction. Despite our population density, Hackney has a significant expanse of green space for an inner London borough and residents have told us that the high standards of our parks and open spaces are one of the top improvements that they have seen in Hackney over the last five years. The refurbishments to Haggerston Park conveniences and Clissold park Bowls Pavillion toilets will make the parks accessible, welcoming and pleasant spaces to walk, play, cycle and spend time for local families, young people, older and disabled people. It will also provide a valuable antidote to the stresses of urban life, especially for the many residents without gardens. This capital spend supports the Council's Sustainable Community Strategy 2018-2028 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 already form part of the approved programme.

**9.3.4 Play Area Refurbishments:** Spend approval of **£1,150k (£650k in 2021/22 and £500k in 2022/23)** is requested to refurbished existing play areas in the various parks play an important role in providing facilities for residents and visitors to the borough. This funding request relates to the improvement of a number of play areas in parks across the borough. This demonstrates the Council's commitment to becoming a fully 'Child Friendly Borough' and maximise the opportunities for safe play and outdoor activities across our streets, estates, parks, adventure playgrounds, new developments and open spaces as children and their families explore and discover the world around them. The Parks and Projects team in the Leisure, Parks and Green Space team will work together to prioritise which playgrounds will be redesigned and rebuilt and which will be refurbished. A project steering group will be established to ensure that those playgrounds that require urgent works will be prioritised and a programme of replacement sites will be established. The improvements will be guided by Hackney's Spaces for Play - Key Principles:

- Are financially sustainable
- Are well located and contextual
- Make use of natural elements
- Provide a wide range of play experiences

- Are accessible and inclusive
- Meet community needs
- Allow children of different ages to play together
- Build in opportunities to experience risk and challenge
- Are ecologically sustainable
- Allow for change and evolution

Play areas for improvement will be selected using criteria, which will prioritise need based on the age, condition, use and play value of the play area, as well as deprivation and childhood obesity levels. Improvements will vary from site to site and may take the form of expansion, relocation, complete refurbishment or partial refurbishment depending on the need of each site. Where substantial changes are proposed public consultation will be undertaken. This capital spend supports the Council's Sustainable Community Strategy 2018-2028 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 already form part of the approved programme.

**9.3.5 Park Litter Bins Replacement:** Spend approval of **£100k in 2021/22** is requested to replace existing single use litter bins in the borough parks. This capital expenditure will replace a significant number of single use bins in parks with dual use recycling bins. We currently have 558 bins across the various parks. This demonstrates the Council's commitment to making Hackney to be a greener and environmentally sustainable community which is prepared for the future. It is vital we protect and enhance the parks and green spaces. We have had clear feedback from residents that maintaining our green spaces as clean and accessible open spaces is very important but many people feel that it should fall to the community to take greater responsibility for actively looking after these spaces for use by all and also for taking a more environmentally sustainable approach to their lives e.g. recycling more. This capital spend supports the Council's Sustainable Community Strategy 2018-2028 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 already form part of the approved programme.

**9.3.6 Clissold's Park Keeper's Lodge Refurbishments:** Spend approval of **£70k in 2021/22** is requested for repairs at Clissold Park Keeper's Lodge in Clissold Park. A full survey of the park keeper's lodge was carried out in January 2021 which highlighted a number of issues with the building that need to be resolved as the building is tenanted. The works will include the following to the old keepers lodge: works to fixed furniture, sanitary ware replacement, complete internal redecoration, external works to include the following, brickwork repair, porch refurbishment, new windows, new doors, roof, chimneys, rainwater good replacement and external redecoration. This approval will have no net impact on the capital programme as the resources already form part of the approved programme.

9.3.7 **Connecting Green Spaces:** Spend approval of **£100k in 2021/22** is requested to fund the Council's 'Connecting Green Spaces'. The Council's aim is to deliver one 'Connecting Green Spaces' project per year for four years. Hackney has one of the largest expanses of green spaces in inner London, with 58 parks and green spaces totalling around 290 hectares. Improving our parks and green spaces is one of the priorities – since 2010 there's been £22m of investment in them, with a further £8m of investment planned to take place over the next few years. As many of our green spaces were designed in Victorian times, they can sometimes still resemble private, fenced off gardens reserved for the few, rather than green spaces open to everyone. Rather than being open and welcoming, some spaces have rigid, inaccessible boundaries. Sometimes these barriers separate them from the wider neighbourhood, creating 'islands' of disconnected green space. The Council is looking to improve this by connecting green spaces to the wider environment, together and to each other.

This demonstrates the Council's commitment to bring forward proposals to better connect parks and green spaces to each other and to the wider public realm, creating parks without borders. It also commits to developing "a public realm green infrastructure" plan to link up our green spaces to build Hackney's resilience to climate change, improve local air quality and to create pleasant and safe walking and cycling routes which will also encourage greater physical activity amongst people who live and work in the borough. We will continue to work with residents and grassroots groups to enhance existing green spaces, improve their connection to the wider environment and make streets and other spaces greener. This capital spend supports the Council's Sustainable Community Strategy 2018-2028 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 already form part of the approved programme.

9.3.8 **Essential Maintenance to Leisure Centres:** Virement and spend approval of **£100k in 2021/22** is requested to support the fees for the multi-disciplinary Project Management and Design Team (PMDT) with leisure expertise required for the urgent works to replace the wet side floor tiles and replace the sports hall floor at Clissold Leisure Centre. This follows the Cabinet approval in January 2020 of £750k (£375k in 2019/20 and £375k in 2020/21) and December 2020 of £900k (£300k in 2020/21 and £600k in 2021/22).

Since reopening in 2007, there has been an historic issue with some of the floor tiles at Clissold Leisure Centre, namely those around the main and teaching pool surrounds and both sets of male and female wet side changing rooms. The ceramic tiles in wet areas present a major challenge for all leisure facility operators, as there is always a risk when walking on tiles whilst they are wet. However, if the slip resistance properties are not an integral part of the tile from manufacture to installation, many additional factors such as their original condition, age, wear and tear and contaminants not being fully removed by the cleaning process can affect their slip resistance. Despite the remedial work undertaken over the years, in an attempt to alleviate the slipperiness of the tiles, the condition of the tiles has become a Health and Safety issue and one, it has

been determined, that cannot be easily resolved without major work being undertaken. It has therefore been decided that the most appropriate and permanent solution to this problem is to remove the faulty tiles and install new anti-slip tiles to the entire wet side environment to the main pool and teaching pool surrounds and four changing room areas.

Clissold Leisure Centre has an 8 badminton court sports hall with a wooden (Junckers) sprung floor. The original sprung floor was installed when the Centre was built in the early 2000's and reopened in 2007. In 2011, the floor sustained extensive water damage which resulted in GLL relaying an entire new sports hall floor. Further problems and water damage were experienced over the next two years, either from service leaks and/or an increase in the water table level between seasons and years. GLL carried out repairs to services in the changing room/toilet areas adjacent to the sports hall and in 2013 an automatic sump pump was installed in the worst affected area of the sports hall to prevent further damage to the floor by water incursion. Although the sports hall floor was not fully replaced in 2013, the worst affected water damaged courts were fully relayed and additional repairs were carried out to several areas of the floor that had become warped after drying out. However, the floor has never fully recovered from the water damage and, as time progresses, is becoming more and more uneven in places and an increasing health and safety concern for users. Further repairs can no longer be carried out. The sports hall floor now needs to be completely replaced to provide a sports flooring system that ensures the best possible performance, compliance with Sport England's recommended specification and player safety.

This capital spend will support the fees for the multi-disciplinary Project Management and Design Team (PMDT) with leisure expertise from design, detailed specification, drawings and a formal tender. It demonstrates the Council's commitment to maintain the leisure facilities and ensure they are accessible and welcoming for the whole community and improve the quality of life of local residents. The Council also has landlord's responsibilities which involve the maintenance and replacement of specific elements of its leisure facilities, to enable them to remain operational. Maintaining the quality of the Council's sport and leisure facilities for all residents, is key to delivering 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 5 'A borough with healthy, active and independent residents'. This approval will have no net impact on the capital programme as the resources already form part of the approved programme.

- 9.3.9 **London Fields Learner Pool:** Spend approval of **£500k in 2021/22** for the development of a new learner/training pool at London Fields Lido. This is to expand and complement the main pool. The Council has long recognised that sport and physical activity together with a quality leisure provision plays an integral part in the achievement of this vision and priorities. The development of new facilities, such as the new Britannia Leisure Centre, has raised expectations and acted as a catalyst for further change to provide modern, cost effective facilities and services that meet the needs of the local community. In September 2018, a multi-disciplinary consultant team was appointed to undertake a feasibility study

into the development of a learner pool and café enhancements at London Fields Lido. Following an initial site analysis, which considered the site constraints and opportunities, town planning and arboriculture limitations, four options were developed in more detail (two for the learner pool and two for the café), namely:

- Learner Pool Option 1: 13m x 7m learner pool and Splash Pad
- Learner Pool Option 2: Larger 15m x 8m learner pool - no Splash Pad
- Café Option 1: Glazed café extension
- Café Option 2: Larger glazed café extension with a new Lido entrance

Initial capital cost estimates were prepared for each option together with five year revenue projections for the two learner pool options, in consultation with GLL. The cost estimates include professional fees, inflation, fixtures, fittings, and equipment (FF&E) and contingency. Revenue projections have also been completed for the café options, based on the current lease arrangements with an external catering operator and an alternative management arrangement. There are no additional revenue costs to the Council associated with the development of the new learner pool, as London Fields Lido is already included within the leisure management contract with GLL and any increase in operational costs will be offset by the additional income generated by the new learner pool. This capital spend will maintain the leisure facilities and ensure they are accessible and welcoming for the whole community and improve the quality of life of local residents. Maintaining the quality of the Council's sport and leisure facilities for all residents, is key to delivering 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 5 'A borough with healthy, active and independent residents'. This approval will have no net impact on the capital programme as the resources already form part of the approved programme.

9.3.10 **West Reservoir Centre Improvements:** Spend approval of **£1,589k (£400k in 2021/22 and £1,189k in 2022/23)** to fund the improvement works to West Reservoir Centre. To make West Reservoir more accessible to the general public as a green space by improving routes around it, as well as enhancing the leisure facilities offered at the West Reservoir Centre. This follows on from the recent successful solar installation on the site which means the reservoir can now generate all the power it needs through renewable solar energy alone. The works are likely to include the following:

- Replacement of all pontoons and creation of new 'enclosed' pontoon pool tank for safer / more controlled open water swimming
- An area for static bikes / land based equipment to support triathlon training
- Cycle parking at front of main building
- Existing cafe turned into bar area to support events / functions
- External showers for open water swimming
- External sauna and steam room
- New cafe building on the west side of the building (linked to open water swimming)
- New entrance / reception to the west side of the building through the existing foyer to leave the main pump room for events
- New fencing/gating to enable the east of the site to be locked at night

- New security fence behind the houses on the east of the reservoir
- New path on east side of the reservoir
- Refurbishment of existing wetside showers / changing rooms to facilitate increased numbers / improve quality of offer

West Reservoir Centre is a hidden gem near Woodberry Down and Stoke Newington, located on 23 acres of water in a 30 acre site. The Centre is Adventure Activities Licensing Authority (AALA) accredited and recognised by both British Canoeing (BC) and the Royal Yachting Association (RYA), providing the opportunity to take part in certificated sailing and kayaking courses for adults and children under the watchful eyes of our expert instructors. The Centre also runs a Youth Club that provides young people with the opportunity to participate in watersports, working towards National Governing Body proficiency awards as well as hosting school holiday multi-activity weeks, private and small group sessions along with Open Water Swimming in the heart of the London in the Borough of Hackney.

The capital expenditure in year 1 (2021/22) will be used to appoint a design team to work with staff in the Leisure, Parks and Green Spaces Service to move the project forward and appoint the relevant professionals. The restoration project will increase accessibility to West Reservoir, and increase the number of activities for children and families. This demonstrates the Council's commitment to improving the health of children and young people, tackling childhood obesity and focussing on relieving depression and anxiety for working age adults. Maintaining the quality of the Council's sport and leisure facilities for all residents, is key to delivering 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 5 'A borough with healthy, active and independent residents'. This approval will have no net impact on the capital programme as the resources already form part of the approved programme.

#### 9.4 For Noting:

- 9.4.1 A Delegated Powers Report dated February 2021 gave approval for acceptance of the grant of **£264k in 2021/22** from the Department for Business, Energy and Industrial Strategy (BEIS) through the Public Sector Decarbonisation Scheme for location authorities to fund the **installation of a water source heat pump at the West Reservoir Centre**. The water source heat pump will reduce the Centre's heating-related carbon emissions by 75% and reduce NOx emissions by 12kg per year, by substituting a large fraction of the building's fossil fuel consumption for locally-produced renewable energy. The project was identified through the Council's Powering Parks project which explored the feasibility of installing ground and water source heat pumps in Hackney's parks and green spaces. The West Reservoir Centre was one of the projects which was explored in detail, with a feasibility study and business case being produced.

In 2020, as mentioned in Para 9.3.10, the Council's Energy Company, Hackney Light and Power, installed a 94kW photovoltaic cell array on the roof of the West Reservoir Centre. The array meets all the Centre's electricity needs with surplus

energy being returned to the grid. The installation of the cells means that the addition of a heat pump means that the building will be able to become completely sustainable in terms of its power and heat needs and act as an exemplar project for the Borough. This demonstrates the Council's commitment to tackling climate change by decarbonising how we heat our buildings and how we generate electricity. This capital spend supports the Council's Sustainable Community Strategy 2018-2028 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 already form part of the approved programme.

9.4.2 The s106/CIL board meeting dated 9 December 2020 and 14 April 2021 considered the following bids for resource and spend approval. As a result **£699k (£468k in 2021/22 and £23k in 2022/23)** of s106 capital funding will be spent in accordance with the terms of the appropriate s106 agreements.

Planning Site No.	Project Description	Agreement Development Site	2021/22	2022/23	Total
2018/1958	Highway Wks 8-10 Long Street	8-10 Long Street, Hackney, London, E2 8HQ	26	0	26
2018/2389	Highway Works 164-170 Mare Street	164-170 Mare Street, London, E8 3RD	51	0	51
2016/1930	Highway Wks at Tower Court	Tower Court Clapton Common London, E5 9AJ	251	0	251
2013/3223	Highway Wks Phase 1b and 2 Woodberry Down	Woodberry Down Future Phases	140	231	371
<b>Total Capital S106 for Noting</b>			<b>468</b>	<b>231</b>	<b>699</b>

## APPENDICES

None.

## 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.

Report Author	Samantha Lewis, 020 8356 2612 <a href="mailto:samantha.lewis@hackney.gov.uk">samantha.lewis@hackney.gov.uk</a>
Comments of the Group Director of Finance and Corporate Resources	Jackie Moylan, 020 8356 3032 <a href="mailto:jackie.moylan@hackney.gov.uk">jackie.moylan@hackney.gov.uk</a>



Comments of the Director of Legal & Governance	Dawn Carter-McDonald, 020 8356 4817 <a href="mailto:dawn.carter-mcdonald@hackney.gov.uk">dawn.carter-mcdonald@hackney.gov.uk</a>