



<b>Capital Update and Property Disposals and Acquisitions Report</b> <b>Key Decision No - FCR R92</b>	
<b>CABINET MEETING DATE (2021/22)</b> 28 February 2022	<b>CLASSIFICATION:</b> Open
<b>WARD(S) AFFECTED</b> All Wards	
<b>CABINET MEMBER</b> Mayor Philip Glanville	
<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 updates members on the programme agreed in the 2021/22 budget.
- 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.
- 1.3 This report recommends a pragmatic approach to the transfer of a piece of land to Bangla House which accommodates much needed affordable housing in the borough. It also recommends the purchase of land adjacent to Council-owned buildings at 148-154 Stoke Newington Church Street London N16 0JU (the Property), which consists of semi-derelict shops with upper areas which have been fully refurbished in recent years. This purchase enables the Council to finish off the redevelopment of these premises to bring them back into use, enhancing the overall look of the area and supporting local businesses.
- 1.4 We also bring forward £292k of investment into Hoxton Street public realm with design options to include improvements in 'greening' and 'play' infrastructure as well as in connections and wayfinding between local housing estates and the Street. The improvements will be co-designed with local residents and the community of businesses, organisations and visitors around Hoxton Street - together we will be contributing to a safer and healthier community. It has been unlocked by a property disposal nearby, that by working with local councillors was then ring fenced to be invested in these co-produced works to improve Hoxton Street. Similarly, the approval of £144k s106 funding to go towards the remodelling of Charles Square and Phipp Street as part of the Shoreditch Plan Phase II programme will help to connect and enhance a series of public spaces, improve safety for all users and connect green areas within the Shoreditch and Hoxton West wards. Furthermore the welcome investment of £180k proposed in a new enforcement database will assist officers to work more efficiently keeping our communities safe across the borough.
- 1.5 Finally this report notes the investment at various sites across the borough of £331k of S106 funds in the removal of parking bays, tree planting and introducing additional cycle parking continuing our work to rebuild a greener Hackney.
- 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 11 of this report .

- 2.2 This report seeks approval to dispose of land at **Bangla House** to Islington and Shoreditch Housing Association (ISHA). Bangla House is a development of five affordable rented residences owned by Islington and Shoreditch Housing Association (ISHA) and managed by Bangla Housing Association (BHA), located on the corner of Clarissa Street and Lee Street. This arrangement was necessary as BHA was not registered with the Housing Corporation and required another association to own the building to obtain access to grant funding. Tenants of the block have two landlords with BHA managing on behalf of ISHA but now BHA are registered with Homes England this and other sites were to be transferred to BHA. Unfortunately the transfer of Bangla House has stalled as whilst checking the title it became apparent that part of the land on which the block sits is still in the ownership of the London Borough of Hackney.
- 2.3 Bangla House sits on land that formed part of the Stonebridge Estate, which was redeveloped by the Council between 1981 and 1993. The land still owned by the Council formed part of an access road to the side of Acton House and part of the site of Hillcot House, demolished as part of the redevelopment. It appears that in the original plans the corner of Clarissa Street and Lee Street was to be left undeveloped and grassed over as amenity land however in 1992 the Council obtained Housing Corporation funding to build new Council housing on redundant Council owned land and this corner plot was included as part of this programme.
- 2.4 A report to the Policy and Resources Committee of the Council dated 11 November 1993 notes the site and the proposed disposal to ISHA and states that it will provide four new residential units. A plan attached to the report identifies the land in question. This plan corresponds to the current land registry information and it seems that the land identified in the November 1993 report was subsequently transferred to ISHA. As noted above Bangla House consists of five units and it seems likely that following the date of the report the scheme evolved to take in the former access road and more of the site of the former Hillcot House. This change in the scope of the project was not then reflected in a further transfer of land to ISHA to accommodate the larger building that was eventually built.
- 2.5 Although there is no evidence available that the Council ever intended to transfer the land in question. What is equally clear is that the Council has no interest in retaining this land, which would be to the detriment of good management of affordable housing in the borough, and it is in fact in the Council's own interest to transfer the land to ISHA so that the transfer of Bangla House may proceed.

- 2.6 As the Council did not intervene whilst ISHA built on its land and BHA has been in occupation since 1994 there is a very good chance that they would be successful in a claim for adverse possession. Defending any such claim would be costly and probably ultimately futile and together with the use of the site as affordable housing the site does not have a commercial value to the Council. As this is the case the Director of Strategic Property Services confirms that a transfer of the site for £1 meets the best consideration requirements of s123 of the Local Government Act 1972.
- 2.7 The Council owns the buildings at **148-154 Stoke Newington Church Street** London N16 0JU (the Property), which consists of semi-derelict shops with upper parts. In this condition the premises were unlettable and unoccupiable and so the Council embarked on a scheme of redevelopment within the footprint of the buildings and the land to the rear enclosed by a steel palisade fence.
- 2.8 On nearing completion of the development the Council, on review, found that part of the land enclosed by the fence fell outside its title and was included within the title of the St Mary's Church of England Primary School to the rear (the Premises, shown for identification purposes on the attached plan)
- 2.9 The Council approached St Mary's Church of England Primary School and the school agreed to transfer the land identified in Appendix 3. The Cabinet is requested to authorise this acquisition. The costs to the Council will be £20,000 consideration for the transfer and £11,039.80 in legal fees incurred to date with a small additional amount to bring this to a conclusion.

### **3. RECOMMENDATION(S)**

- 3.1 That the scheme for Chiefs Executives as set out in section 11.2 be given approval as follows:**

**Hoxton Public Realm Improvement Project:** Resource and spend approval of **£292k in 2022/23** is requested for improvements to the public realm around Hoxton Street.

- 3.2 That the scheme for Neighbourhood and Housing (Non) as set out in section 11.3 be given approval as follows:**

**Enforcement Strategy Database:** Spend approval of **£180k in 2021/22** is requested to procure a replacement of the ICT database system for the Council's Enforcement Strategy.

- 3.3 That the S106 capital scheme summarised below and set out in section 11.4 be approved:**

S106	2021/22 £'000	2022/23 £'000	Total
Capital	0	144	144
<b>Total S106 Resource &amp; Spend for Approval</b>	<b>0</b>	<b>144</b>	<b>144</b>

- 3.4 That the S106 capital summarised below and set out in section 11.5 be noted.**

S106	2021/22 £'000	2022/23 £'000	Total
Capital	45	285	331
<b>Total S106 Resource &amp; Spend for Noting</b>	<b>45</b>	<b>285</b>	<b>331</b>

- 3.5 That the schemes outlined in section 11.6 be noted.**

- 3.6 That the re-profiling of the budgets as detailed in para 11.7 and Appendix 1 be approved.**

Current Directorate	Re-profiling 21/22	Re-profiling 22/23	Re-profiling 23/24	Re-profiling 24/25
	£'000	£'000	£'001	£'002
Total Non-Housing	(13,184)	6,253	3,877	3,054
Total Housing	3,817	(53,832)	(10,362)	60,378
<b>Total</b>	<b>(9,367)</b>	<b>(47,579)</b>	<b>(6,485)</b>	<b>63,432</b>

- 3.7 To authorise the disposal of the land (shown for identification purposes only edged in red on the plan attached - Appendix 2) at Bangla House to Islington and Shoreditch Housing Association.**

- 3.8 To authorise the acquisition of the land (shown for identification purposes only edged in red on the plan attached - Appendix 3) at the rear of 148-154 Stoke Newington Church.**

- 3.9 To delegate to the Corporate Director of Finance and Resources authority to settle all commercial terms relating to the disposal and acquisition of the Premises.**

- 3.10 To delegate to the Director of Legal authority to agree and enter into all the legal documentation pursuant to the disposal and acquisition of the Premises.**

- 3.11 To authorise the Director of Legal to sign a settlement agreement and any court order in relation to the Premises.**

## **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 and to approve the property proposals 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. BACKGROUND**

### **5.1. 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.

### **5.2 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.

### **5.3 Sustainability**

As above.

### **5.4 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.

### **5.5 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.

## **6. DETAILS OF ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

- 6.1 **Proposed Land Transfer to Bangla House:** The only alternative to making the disposal is to not make the disposal. This would be deeply unsatisfactory as it would force ISHA into making a claim for adverse possession that would be costly and time consuming to defend and in all any such defence would fail and the Council would almost certainly be required to pay the other side's costs in this matter.
- 6.2 **Proposed Land Transfer to at 148-154 Stoke Newington Church Street:** The alternative to acquisition by agreement is to make a claim for adverse possession to the Upper Tribunal (Lands Chamber). To protect its position the Council has made this application as it believes it has a very good claim, however success in such an action would only deliver a possessory title rather than title absolute. This is less beneficial, in particular if the Council decides to sell the residential units. It also introduces an element of risk, as does any claim heard before the Tribunal, with serious consequences for the party that loses the case should it come to trial. If the school were to lose they would have a large legal bill to pay and if the Council lost it would have legal costs (anywhere between £20,000 and £100,000) and the compensation for the land the Court decided was just to pay (as much as £80,000). Given that this is a case of two publicly funded bodies disputing an historic boundary anomaly, avoiding the cost and uncertainty of a trial and agreeing an equitable settlement is the most sensible course of action for both parties.
- 6.3 The Council acknowledges the unwanted distraction this matter must have been for the school and thanks the management team and the governors for their help in settling this matter.

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

- 7.1 The gross approved Capital Spending Programme for 2021/22 currently totals **£175.701m (£73.047m non-housing and £102.654m housing)**. 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 **£179.563m (£73.092m non-housing and £106.471m housing)**.

Current Directorate	Revised Budget Position	Feb 2022 Cabinet	Re-Profile 2021/22	Updated Budget Position
	£'000	£'000	£'000	£'000
Chief Executive's (Non-Housing)	2,320	0	(41)	2,320
Adults, Health & Integration	0	0	0	0
Children & Education	15,230	0	(3,808)	15,230
Finance & Corporate Resources	22,582	0	(653)	22,582
Neighbourhood & Housing (Non)	32,914	45	(8,682)	32,960
<b>Total Non-Housing</b>	<b>73,047</b>	<b>45</b>	<b>(13,184)</b>	<b>73,092</b>
Housing	102,654	0	3,817	106,471
<b>Total</b>	<b>175,701</b>	<b>45</b>	<b>(9,367)</b>	<b>179,563</b>

- 7.4 **Proposed Land Transfer to Bangla House:** In this instance, the finance comments are led by the legal position, which is set out in the main body of the commentary and reinforced within the legal comments section. Our realistic options in relation to this site are minimal, beyond what has been recommended. As such the recommendation is supported, and of which the financial implications are minimal.

- 7.5 **Proposed Land Transfer to the Rear of 148-154 Stoke Newington Church Street:** The transfer and fees as outlined will be funded by reserves. This brings the issues around 148-154 Stoke Newington Church Street to a close.

## 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 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 **S106 Approvals:** With regard to 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, S106 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.
- 8.7 **Proposed Land Transfer to Bangla House:** This land at Bangla House should have been transferred to ISHA in 1993 in order for the development to proceed. ISHA would have a good chance of bringing an adverse possession claim which would cost tens of thousands of pounds to defend. Therefore, as stated above the land meets best consideration pursuant to S123 of the Local Government Act 1972.

- 8.8 **Proposed Land Transfer to at 148-154 Stoke Newington Church Street:** The Acquisition of a Property is reserved to the Mayor and Cabinet pursuant to the Mayor's Scheme of Delegation (2017) s120 of the Local Government Act 1972. This section enables the Council to acquire by agreement any land for the purposes of discharging any of the Council's functions or for the benefit, improvement or development of its area. The Council may exercise this power whether or not the land purchased by agreement is immediately required for the intended purpose and the Council may use the purchased land in the interim for the purpose of discharging any of its other functions. Under Section 1 of the Localism Act 2011, the general power of competence, the Council has power to do anything that individuals with full capacity generally may do.

## 9. COMMENTS OF THE DIRECTOR OF STRATEGIC PROPERTY SERVICES

- 9.1 **Proposed Land Transfer to Bangla House:** This disposal meets the best consideration requirements of s123 of the Local Government Act 1972. Local authorities are able under the General Disposal Consent 2003 to sell at less than best consideration where the local authority considers that the purpose for which the land is to be disposed is likely to contribute to the economic, social or environmental wellbeing of the area and provided that the undervalue is less than £2 million. In the opinion of our registered valuers, the undervalue is less than £2m as set out in the valuation report. The valuation report has been reviewed by the Director of Legal Services and is considered to be generally compliant with statutory requirements. Therefore the council is permitted to dispose of this land at an undervalue despite the bar under s123 of the Local Government Act 1972.
- 9.2 **Proposed Land Transfer to at 148-154 Stoke Newington Church Street:** Settlement of this matter without recourse to the Courts is in the best interests of both parties and represents a fair settlement of this case.

## 10. VAT IMPLICATIONS ON LAND & PROPERTY TRANSACTIONS

- 10.1 **Proposed Land Transfer to Bangla House:** The Council has not opted to tax on the site so no VAT will be charged on the disposal, which is in any event for only a notional consideration.
- 10.2 **Proposed Land Transfer to at 148-154 Stoke Newington Church Street:** The school has confirmed that they will not be charging VAT on this transaction.

## 11. CAPITAL PROGRAMME 2021/22 AND FUTURE YEARS

- 11.1 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.

## 11.2 Chief Executives:

11.2.1 **Hoxton Public Realm Improvement Project:** Resource and spend approval of **£292k in 2022/23** is requested for improvements to the public realm around Hoxton Street. This expenditure will go towards an initial design and options followed by the technical design and programme delivery. The Cabinet Overall Financial Position (OFP) report dated 15 July 2019 authorised the disposal of land at Regan Way (in the Arden Estate within the Hoxton East and Shoreditch ward) for market value and gave approval for use of some or all of the receipt from the land to fund a project within the ward. The Council's Area Regeneration Team seek approval to spend the £268k and an additional earmark reserve of £25k from the Area Regeneration budget to deliver an exemplary, innovative and transformational public realm for this ward. The design options will include improvements in 'greening' and 'play' infrastructure on Hoxton Street as well as improving connections and wayfinding between local housing estates and Hoxton Street.

The first phase will be £50k (£25k from Area Regeneration and £25k from the capital receipt) to appoint a landscape architect/urban design team to produce a design and options strategy that will undertake an audit of the existing public realm. The next stage will then provide RIBA Stage 2 concept designs and a selection of Stage 3 developed designs and costings. The remaining £243k will be spent on technical design and delivery with the aim to procure a contractor by Summer/Autumn of 2022. The improvements will be co-designed with local residents and the community of businesses, organisations and visitors around Hoxton Street, as well as being informed by regular engagement with Council teams such as Markets, Housing, Community Safety, Streetscene, Libraries and Public Health. This capital project will be used as set out below:

- To promote active travel and increased physical activity;
- To improve the quality of public realm and increased use of public and open spaces;
- To improve the play infrastructure and pedestrian routes to Shoreditch Park and Hoxton Street;
- To increase the biodiversity, heritage and history of the area highlighted and celebrated;
- To significantly reduce levels and perceptions of crime and anti-social behaviour;
- Provide new opportunities for training, skills and employment for residents, for example through procurement and co-design and co-production processes;
- To include collaboration and partnership working with VCS organisations (Voluntary and Community Sector);
- Will increased footfall and vibrancy on Hoxton Street, increase spend and stability for the local business economy.

This capital project supports Priority 3 in the Hackney's Sustainable Community Strategy 2018-2028 'A greener and environmentally sustainable community which is prepared for the future', Priority 4 'An open, cohesive, safer and supportive community', and Priority 5 'A borough with healthy, active and independent residents'. This approval will have no net impact on the capital programme as this resource is funded by an earmarked capital receipt and reserve held by the Local Authority.

### **11.3 Neighbourhood and Housing (Non):**

**11.3.1 Enforcement Strategy Database:** Spend approval of **£180k in 2021/22** is requested to procure a replacement of the ICT database system for the Council's Enforcement Strategy. The Council's ICT Contracts Team administered the procurement and the preferred option was for the provision of Arcus Regulatory Services platform implementation for four years. The system will be used by two key service areas; the Council's Community Safety Enforcement and Business Regulations (CSEBR) and the Council's Housing Anti Social Behaviour (ASB). This procurement replaces the Civica and Liberator systems which were damaged by the Cyberattack in October 2020. This will be a cloud-based system that will be fit for purpose and evolve over future years to ensure long-term value for money. Implementing Arcus for Housing ASB would reduce the amount of administration around cases, enabling them to work more strategically to reduce repeat incidents and this option requires less development and has faster deployment than options created as part of other programmes within housing. Arcus has experience of working with a number of local authorities. Their system will provide CSEBR and Housing ASB with the flexibility to easily upscale and configure a system to quickly meet the needs of the Team. The objective is to implement Arcus for Public Protection to provide a stable specialised platform that will minimise manual processes causing severe service disruptions and to obtain time saving efficiencies through automation, data capture and seamless integration with existing Council systems. On that basis we propose to commit to a four year support contract, with a contract clause to be able to terminate on convenience should it be required.

This application ensures smooth business operations across the Council by supporting teams and individuals to perform their roles within Community Safety Enforcement and Business Regulations and Housing ASB. For the wider community, this capital expenditure will help the Council make Hackney a safe place to live and work. and alongside our partners, will help tackle any serious violence, gang violence, alcohol-related crime and disorder; on-street drug markets; substance abuse; domestic abuse; and violence against women and girls. This capital project 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 4 'An open, cohesive, safer and supportive community'. This approval will have no net impact as the resources already form part of the capital programme.

## 11.4 S106 Capital Approvals

11.4.1 Capital Resource and Spend approval is requested for **£144k in 2022/23** of S106 capital funding to be financed by S106 contributions. The works to be carried out are in accordance with the terms of the appropriate S106 agreements.

Planning Site No.	Project Description	Agreement Development Site	2021/22 £'000	2022/23 £'000	Total
2016/3736	Charles Square Public Realm	Hertford and Napier House 1-2 Cranwood Street London EC1V 9PE	0	61	61
2015/1700	Phipp St Public Realm	The Holywell Centre 1 Phipp Street London EC2A 4PS	0	84	84
<b>Total S106 Capital for Approval</b>			<b>0</b>	<b>144</b>	<b>144</b>

The remodelling of Charles Square and Phipp Street is part of the Shoreditch Plan Phase II programme which aims to connect and enhance a series of public spaces, improve safety for all users and connect green areas within the Shoreditch and Hoxton West wards.

The proposed work to Charles Square include:

- Install new high quality paving to replace existing varied concrete slabs;
- Create a new through path by introducing new gates at the corner of Brunswick Place to the south-east corner of the square towards Old Street;
- De-pave substantial areas of the square, intensify planting of trees and shrubs and increase and improve facilities for cycle users;
- Landscape which will include elements such as a variety of planting, more exercise equipment, playful elements for young kids and inclusive seating;
- Introduce festoon lights on mature trees to improve aesthetics and the night time environment, and upgrade existing street lighting if needed.;
- Aim to commission local artists for public art installations or murals in an effort to add colour and draw interest to this hidden gem in Shoreditch.

The proposed work to Phipp Street Mini Park include:

- Tree planting and reduction of carriageway space to create a mini park space within this junction of quiet roads to aid local character and encourage pedestrian movements.

## 11.5 S106 Capital For Noting

11.5.1 The s106/CIL board meeting dated 7 December 2021 considered the following bids for resource and spend approval. As a result **£157k (£5k in 2021/22 and £152k 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 £'000	2022/23 £'000	Total
2014/1920	Highway Wk 25 Downham Rd	25 Downham Road, London, N1 5AA	10	0	10
2017/3452	Highway Wk 13A Derby Rd	13A Derby Road, London, E9 7JP	5	0	5
2016/4414	Highway Wks 392-394 Seven Sisters Rd	Majestic Hotel, 392-394 Seven Sisters Road N4 2PQ	0	112	112
2017/4459	Highway Wks 30-36 Stamford Road	30-36 Stamford Road, London, N1 4JL	4	12	16
2014/4092	Highway Wks Leagrave St	Leagrave Street, Off Chatsworth Road, Hackney, London, E5 9QX	0	121	121
2014/2565	Highway Wks 4-14 Spurstowe Terrace	4-14 Spurstowe Terrace London E8 1LT	26	0	26
2016/2713	New North Rd Public Realm	St. Leonards Court New North Rd.London N1 6JA	0	41	41
<b>Total S106 Capital for Noting</b>			<b>45</b>	<b>285</b>	<b>331</b>

The works will be Highway works at various sites across the borough. The specific proposal covers a section of New North Road includes:

- Removing six parking bays to allow for further tree planting, creating a boulevard effect while achieving traffic calming along that section of the street by reducing the width of the carriageway;
- Planting several trees where possible on either sides of the footway and carriageway (as shown on the drawing) including the use of SuDS to enhance the public realm and help improve air quality; and
- Introducing additional cycle parking.

## 11.6 For Noting

11.6.1 The delegated powers reports dated 21 December 2021 gave spend approval to enable Council officers to proceed with urgent capital works to The Old Fire Station at 61 Leswin Road which is required to keep the building operational and health and safety compliant. The property is currently leased under a VCS lease to the Trustees of the Old Fire Station. The proposed capital budget is required to carry out essential works to the building including: renewal of the flat roof and retiling of the pitched roof; repairs to high level brickwork including parapet walls and chimneys, which have deteriorated to such an extent that there is now a risk from falling bricks; and the replacement and repair of several sash windows which will be accessible while the scaffolding (which is now in place as a safety measure) is in situ. The budget will also provide for some repairs to the interior of the building, required due to water damage. As a result, **£800k** was approved to spend on this capital project. It should be noted that further capital investment will be required in the Old Fire Station to bring it into reasonable health and safety compliant condition. This includes works to the mechanical and electrical systems. However, this work is not thought to be urgent and would be dealt with as a separate phase of work. It is possible that the Trustees will be able to raise external funding to meet some of the cost of the additional works since they are currently preparing a bid for

Heritage Lottery Funding. This capital project supports the Council's 2018-2028 Sustainable 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 approval will have no net impact as the resources already form part of the capital programme.

## 11.7 Re-Profiling 2021/22

11.7.1 Re-profiling is requested in order to adjust and reappropriate the 2021/22 approved budgets to better reflect project delivery of the anticipated programme set out below.

Current Directorate	Re-profiling 21/22	Re-profiling 22/23	Re-profiling 23/24	Re-profiling 24/25
	£'000	£'000	£'001	£'002
Total Non-Housing	(13,184)	6,253	3,877	3,054
Total Housing	3,817	(53,832)	(10,362)	60,378
<b>Total</b>	<b>(9,367)</b>	<b>(47,579)</b>	<b>(6,485)</b>	<b>63,432</b>

## APPENDICES

Appendix 1 - Re-Profiling Phase 3

Appendix 2 - Site Plan for 1 Bangla House

Appendix 3 - Site Plan for 148-154 Stoke Newington Church Street

## 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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