



Title of Report	Capital Update and Property Disposals and Acquisitions Report
Key Decision No	FCR S086
For Consideration By	Cabinet
Meeting Date	12 September 2022
Cabinet Member	Philip Glanville, Mayor of Hackney
Classification	Open
Ward(s) Affected	All
Key Decision & Reason	Yes Spending or Savings
Implementation Date if Not Called In	20 September 2022
Group Director	Ian Williams, Finance and Corporate Resources

1. CABINET MEMBER'S INTRODUCTION

- 1.1 This report updates members on the capital programme agreed in the 2022/23 budget.
- 1.2 Through the proposals in this report we demonstrate our commitment to meeting our manifesto pledges as well as continuing to deliver against the Council's revised Corporate Plan to Rebuild a Better Hackney.
- 1.3 This report requests Cabinet approval of £15,000 S106 funding for undertaking a feasibility study to scope the potential for locating and clarifying the strategic fit of a new library in Woodberry Down - whereby we continue to seek to invest in facilities for the local community and support residents to access services locally.
- 1.4 Approval is also sought for the disposal of 149 Stamford Hill, London N16 5LG, known as the Clockhouse. Given the poor condition of the building and that the building is surplus to requirements as well as being expensive to secure, this is deemed as the most economic way forward and will generate a capital receipt for the Council for investment in our priorities. The Council is committed to liaison with existing leaseholders and the wider community during the course of the process for disposal.
- 1.5 A request received by the London Legacy Corporation ("LLDC") requires consent by the Council for the LLDC to enter into a lease with Here East (Studios) Limited and an extension of a lease between the LLDC and Innovation City (London). The consent will enable the delivery of additional workspace within the Queen Elizabeth Olympic Park.
- 1.6 The report also contains a proposal to dispose of the Silvertrees Property in Oxfordshire acquired to deliver the Family Learning Intervention Programme (FLIP).
- 1.7 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 approval as required to enable officers to proceed with the delivery of those schemes as set out in Section 3.1 of this report and the property proposal as set out in Section 3.5.
- 2.2 The Council owns the freehold of **149 Stamford Hill, London N16 5LG, known as the Clockhouse.**
- 2.3 The property comprises two floors of office accommodation with twenty flats in five storeys above, with ten one and ten two bedroom properties. These are owned by a mix of owner occupiers and investors and they have never

been part of the Council's housing stock. There is a small courtyard for parking to the front and an area to the rear consisting of eighteen parking spaces and five garages.

- 2.4 The building was privately developed with the offices first occupied by the Council on a lease until it purchased the freehold in July 1983, presumably to secure the premises for the occupation of the offices and possibly as it was felt at the time that converting the rent liability into a capital asset was desirable. The office space was used by the housing service as the Stamford Hill Neighbourhood Housing Office.
- 2.5 The garages are all held on long leaseholds by individuals and there are rights of way across the property benefiting Medcar House to the west.
- 2.6 The building is held within the Council's General Fund.

Current Position

- 2.7 The Neighbourhood office was shut in March 2020 in response to the Covid pandemic and in retrospect the reaction to Covid supercharged trends that were already evident in how many people wished to access services. The old model of a central office where residents came with requests and problems has been largely replaced with online access, supplemented by in-person meetings either in the home or at smaller drop in centres. The housing service is still refining these changes to service provision and these are the subject of resident consultation; however the decision to close the Neighbourhood offices has been approved by the Cabinet in last year's HRA budget setting exercise.
- 2.8 The Council was, pre-pandemic, already closing outlying offices and concentrating staff at the Hackney Town Hall campus. Save for the basement, Stoke Newington Town Hall is now devoid of Council staff and both Keltan House and 280 Mare Street have been closed as Council offices in recent years. Covid has accelerated this trend with two key campus buildings, Christopher Addison House (CAH) and 2 Hillman Street now partially or fully empty of Council services and whilst a final decision has not been taken on the future of CAH, 2 Hillman Street has been let to the Department of Work and Pensions. There are very good reasons for retaining the freeholds of buildings on the campus largely centred around estate management and future operational flexibility, but no such imperative exists for retaining Clockhouse, which was first let and then bought for a specific operational purpose that is now fulfilled in a very different manner.
- 2.9 The office property is in a poor condition and a condition survey dating from 2016 specified works necessary in the five years from that date totalling £385,000. Of these works only a repair to a flat roof has been undertaken, leaving £360,000 worth of works outstanding. With inflation, probable deterioration in condition and a tightening of environmental requirements for lettings on the horizon, the cost of works to bring the building into tenantable condition is likely to exceed £500,000.

- 2.10 The rateable value of the premises is £178,000 so the Council has a rates liability of £91,136 whilst the property stands empty.
- 2.11 The Council will also be liable for any unrecoverable costs for repairs to the residential common parts and building services.
- 2.12 As the building is redundant given the likely costs involved in making it tenable this report recommends that it is disposed of. The Council will write to all the leaseholders prior to placing the premises on the market and will keep them informed as the sale progresses. The Council will also seek to engage with business and the wider community during the course of this process.
- 2.13 A plan of the area subject to this proposal is attached (Appendix 1) for identification purposes.
- 2.14 There is a further property disposal relating to the **Silvertrees Property in Oxfordshire**. The Family Learning Intervention Programme (FLIP) was designed in 2014, with support from the Department for Education's Innovation Fund, with the objective of supporting children to live safely at home with their families, wherever possible. The programme included tailored interventions in a residential setting. A capital investment in a house in Oxfordshire - Silvertrees - was made in 2016. Whilst a number of children and families have benefited over time, there have also been significant operational challenges, which have been exacerbated by the pandemic. Challenges have included under occupancy due to the availability and suitability of families for residential interventions; the restrictive nature of planning restrictions on the property; and staffing challenges related to the distance the property is from Hackney.
- 2.15 The property was closed to interventions in March 2020 due to the national lockdown. In the context of ongoing uncertainty about future pandemic restrictions, in July 2020 a decision was made to keep the property closed and temporarily reinvest the operating resources in a Hackney-based edge of care service. This decision was made in recognition of our high number of adolescents coming into care and in light of learning about what works well in other local authorities. The service brought clinical and FLIP staff together to offer specialist, intensive, wrap-around support to adolescents and their families on the edge of family breakdown.
- 2.16 Whilst the property has been closed to interventions, it continues to accrue maintenance expenses. Given the history of operational challenges with Silvertrees, we are not recommending reopening the property for residential interventions with families and instead believe high quality Hackney-based interventions offer a better service to families and value for money for the Council. As a result, we are now proposing to dispose of the property.

3. RECOMMENDATION(S)

3.1 That the S106 schemes as set out in para 11 and summarised below be approved as follows:

S106	2022/23 £'000
Revenue	15
Total s106 Revenue for Approval	15

3.2 That the expenditure plans and associated resources to be carried from 2021/22 to 2022/23 as set out in Section 12 and summarised below be approved:

Current Directorate	Carry Forward Budget To 22/23
	£'000
Non housing	9,236
Housing	6,281
Total	15,518

3.3 That the re-profiling of the budgets as set out in Section 13 and summarised below be approved:

Current Directorate	Re-Profiling 22/23	Re-Profiling 23/24	Re-Profiling 24/25
	£'000	£'000	£'000
Non housing	(44,039)	44,205	(166)
Housing	(39,208)	39,661	(453)
Total	(83,247)	83,866	(619)

3.4 That the capital programme adjustments as set out in Section 14 and summarised below be approved:

Current Directorate	Capital Adjustments 22/23
	£'000
Non housing	(31)
Housing	(143)
Total	(175)

- 3.5 To authorise the sale of the freehold of 149 Stamford Hill London N16 5LG, known as the Clockhouse (as described for information purposes only in the attached plan at Appendix 1).
- 3.6 To delegate authority to the Corporate Director of Finance and Corporate Resources to agree all commercial terms of the transaction.
- 3.7 To authorise consent to the LLDC to enter into a lease with Here East (Studios) Limited and an extension of a lease between the LLDC and Innovation City (London) Ltd.
- 3.8 To delegate authority to the Director of Legal, Democratic and Electoral Services to settle, agree and enter into all documentation necessary for this transaction.
- 3.9 To delegate authority to the Corporate Director of Finance and Corporate Resources to agree all commercial terms relating to the sale of the Silvertrees Property in Oxfordshire.
- 3.10 To delegate authority to the Director of Legal, Democratic and Electoral Services to agree, settle and enter into all necessary legal documentation relating to this transaction including any legal agreement required by the local planning authority for the change of use of the premises to residential.

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.
- 4.3 To facilitate financial management and control of the Council's finances.

5. DETAILS OF ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- 5.1 **Proposed Disposal of 149 Stamford Hill London N16 5LG known as the Clockhouse:** There are three possible alternatives, to either re-occupy the building, to let it, or to redevelop it.
- 5.2 The Council, not just the housing service, is contracting the amount of office space it occupies and there is no realistic prospect of this office being needed for operational purposes in the foreseeable future.
- 5.3 The second alternative is that the Council offers the office space to let. The office market in Stamford Hill is weak and any likely tenants would probably seek a change of use to educational or community uses. The likelihood is that these sorts of occupiers would be quite poor investment covenants and may struggle to find rent on an annual basis, but may be more capable of finding money for a purchase. The Council would also need to invest significant sums into the building to make it tenantable and the cost of this in both money and officer time is difficult to justify.
- 5.4 The final alternative is redevelopment. The site is not allocated in the local plan however the site immediately adjacent to the north is and together they would make a substantial mixed-use commercial residential redevelopment site. This would be a very complicated scheme to bring forward given the multiplicity of interests just on the Clockhouse site and it would require patience to bring forward, buying up individual leases as they came available with the use of compulsory purchase powers (CPO). There does not seem however to be any particular pressing need to redevelop the site and the use of CPO powers when the site was unallocated in a recently adopted local plan would seem to be very difficult to justify. Whilst combining it with the adjoining site will undoubtedly cross minds, it is not something that the Council is ever likely to be in a position to achieve, certainly not in the foreseeable future.
- 5.5 With regards to the **authorisation of consent to the LLDC to grant leases to Here East (Studios) Limited and Innovation City (London) Ltd**, the alternative option is for the Council not to give the consent requested. This option is not recommended as it would mean that the currently underused multi storey car park adjacent to Here East may not be brought back into use to create additional workspace, job opportunities and economic growth in the borough.
- 5.6 With regards to the **proposed sale of Silvertrees in Oxfordshire**, the alternative course of action to selling the property is to re-open Silvertrees to residential interventions with children and families. However, this would not resolve the previous operational challenges and would not allow for the continuation of a more specialist, intensive support service delivered to families with children on the edge of care in Hackney.

6. BACKGROUND

Policy Context

- 6.1 The report to recommend the Council Budget and Council Tax for 2022/23 considered by Council on 28 February 2022 sets out the original Capital Plan for 2022/23. Subsequent update reports considered by Cabinet amend the Capital Plan for additional approved schemes and other variations as required.

Equality Impact Assessment

- 6.2 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.

Sustainability and Climate Change

- 6.3 As above.

Consultations

- 6.4 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.

Risk Assessment

- 6.5 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 2022/23 currently totals **£245.230m (£121.178m non-housing and £124.052m 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 2022/23 will total **£177.326m (£86.344m non-housing and £90.982m housing)**.

Current Directorate	Revised Budget Position	Sept 2022 Cabinet	Carry Forward Budget To 22/23	Capital Adjustments	Re-Profiling 22/23	Updated Budget Position
	£'000	£'000	£'000	£'000	£'000	£'000
Chief Executive's	4,035	0	183	0	(3,210)	1,008
Adults, Health & Integration	30	0	0	0	0	30
Children & Education	15,286	0	1,849	(0)	1,929	19,065
Finance & Corporate Resources	61,769	0	2,161	(10)	(31,682)	32,238
Climate, Homes & Economy	40,058	0	5,044	(21)	(11,076)	34,004
Total Non-Housing	121,178	0	9,236	(31)	(44,039)	86,344
Housing	124,052	0	6,281	(143)	(39,208)	90,982
Total	245,230	0	15,518	(175)	(83,247)	177,326

- 7.4 **Proposed Disposal of 149 Stamford Hill London N16 5LG known as the Clockhouse:** This report investigates the next steps for Clockhouse; a property of which the council owns the freehold and consists of a commercial unit on the ground floor and residential flats above (leaseholders). As part of the council's plans to close outlying offices, the neighbourhood office is currently vacant and therefore subject to void costs of £91,136 per annum. Plans of renting the office out have been explored but this would require capital works that will potentially exceed £500,000 to bring the space into a reasonable condition.
- 7.5 Other costs include the maintenance of the common parts in the building and there have been service charge shortfalls that the Council has had to fund, causing a financial burden on the service.
- 7.6 The disposal of the property would generate an estimated capital receipt, which the Council can use to re-invest into the community.
- 7.7 Clockhouse is a redundant former neighbourhood office with short and medium term repair and maintenance liabilities and no real potential for redevelopment by the Council. Selling the building is probably the surest way of bringing it back into some form of economic use and gives the opportunity for someone with long term development plans to acquire it as part of a site assembly programme. Disposal will free up management resources within the Council's Strategic Property Services and provide a capital receipt to the Council's General Fund.

- 7.8 This report also seeks approval for consent by the Council to the **LLDC to enter into a lease with Here East (Studios)** and to extend the LLDC lease with Innovation City (London) Limited. There are no financial implications of these approvals.
- 7.9 With regards to the proposed disposal of **Silvertrees Property in Oxfordshire**, the revenue costs associated with the Family Intervention Learning Programme (FLIP) are circa £600k per annum and will be repurposed to continue the investment in staffing resources to support the Edge of Care service. The decision to invest in the service was made in recognition of our high number of adolescents coming into care and in light of learning about what works well in other local authorities. There will be costs associated with the cessation of the programme which will be met from existing resources in the current financial year. The sale of the property is expected to produce a capital receipt of circa £2m for the council.

8. VAT IMPLICATIONS ON LAND AND PROPERTY TRANSACTIONS

- 8.1 **Proposed Disposal of 149 Stamford Hill London N16 5LG known as the Clockhouse:** The Council has not elected to waive the exemption to VAT on this property.
- 8.2 **To authorise consent to the LLDC to enter into a lease with Here (Studios) Limited and an extension of a lease between the LLDC and Innovation City (London) Ltd:** There are no VAT implications resulting from authorising the consent.
- 8.3 **Property Disposal of Silvertrees, Oxfordshire.** On the basis that the Council has not opted to tax the site, in principle the sale will be exempt from VAT. As the Council was using the property as a respite centre the use would be regarded as non-business care and an option to tax would not be necessary as any VAT incurred would be recoverable in full. On the basis the sale is exempt, only costs associated with the sale would need to be included in the Council's partial exemption calculation. This would be the legal costs associated with the sale and any VAT on incidental works that may be undertaken to facilitate the sale. If the property is converted back into residential use and sold as a dwelling any option to tax would not apply as the sale would be exempt from VAT.

9. COMMENTS OF THE DIRECTOR OF LEGAL, DEMOCRATIC AND ELECTORAL SERVICES

- 9.1 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.
- 9.2 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.
- 9.3 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.
- 9.4 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
- 9.5 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.
- 9.6 **S106:** 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.
- 9.7 **Proposed Disposal of 149 Stamford Hill London N16 5LG known as the Clockhouse:** The approval of the disposal is pursuant to the Hackney Mayoral Scheme of Delegation of January 2022 and is reserved to the Mayor and Cabinet. Section 123(1) of the Local Government Act 1972 provides the Council with the power to dispose of land and property, provided such disposal is made for the best consideration reasonably

obtainable. However, the General Disposal Consent 2003 removes the requirement for local authorities to seek specific consent from the Secretary of State for any disposal of land where: the local authority considers that the purpose for which the land is to be disposed is likely to contribute to the achievement of any one or more of: (i) the promotion or improvement of economic well-being; (ii) the promotion or improvement of social well-being; (iii) the promotion or improvement of environmental well-being; and the “undervalue” (i.e. the difference between the unrestricted value of the interest to be disposed of and the consideration accepted) is £2 million or less. Where the case does not fall within the terms of this General Consent then an application to the Secretary of State for Communities and Local Government for a specific consent is required. Furthermore, the General Consent Order 2003 specifies that it is the responsibility of the Council to satisfy itself that the land is held under powers which permit it to be disposed of under the terms of the 1972 Act.

- 9.8 **Proposed consent to the London Legacy Development Corporation -** Proposed Consent to the LLDC for a restriction on title in favour of the Council. The approval of a consent in relation to a restriction in favour of the Council has no standing delegation, therefore the consent is required to be approved by Cabinet. Furthermore, 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.
- 9.9 **Proposed disposal of Silvertrees Property in Oxfordshire:** The approval of the disposal is pursuant to the Hackney Mayoral Scheme of Delegation of January 2022 and is reserved to the Mayor and Cabinet. Section 123(1) of the Local Government Act 1972 provides the Council with the power to dispose of land and property, provided such disposal is made for the best consideration reasonably obtainable. However, the General Disposal Consent 2003 removes the requirement for local authorities to seek specific consent from the Secretary of State for any disposal of land where: the local authority considers that the purpose for which the land is to be disposed is likely to contribute to the achievement of any one or more of: (i) the promotion or improvement of economic well-being; (ii) the promotion or improvement of social well-being; (iii) the promotion or improvement of environmental well-being; and the “undervalue” (i.e. the difference between the unrestricted value of the interest to be disposed of and the consideration accepted) is £2 million or less. Where the case does not fall within the terms of this General Consent then an application to the Secretary of State for Communities and Local Government for a specific consent is required. Furthermore, the General Consent Order 2003 specifies that it is the responsibility of the Council to satisfy itself that the land is held under powers which permit it to be disposed of under the terms of the 1972 Act.

10. COMMENTS OF THE DIRECTOR OF STRATEGIC PROPERTY SERVICES

10.1 Proposed Disposal of 149 Stamford Hill London N16 5LG known as the Clockhouse

This property will be the subject of a marketing campaign appropriate to the scale of the opportunity and the Council will appoint a firm of Chartered Surveyors knowledgeable in the local market to assist in the goal of disposing of the property for the best consideration that it can reasonably expect.

10.2 I am satisfied that a sale conducted in this report meets the best consideration requirements of S123 of the Local Government Act 1972.

10.3 Proposed consent to the London Legacy Development Corporation

The restriction was placed on the title after an agreement between the LDA and LBH in 2006. LBH had transferred land in Hackney Wick required for the Olympic Park and in return for this the LDA agreed to transfer back c. 10 hectares of land as replacement open space, at that point unidentified. The restriction on the title was put in place to help ensure that the transfer of the replacement open space did in fact happen, as it prevents long-term valuable uses without LBH consent.

10.4 The leases proposed are 999 years and as such allowing the letting is the same in practical terms as removing the restriction on title, leaving LBH with no leverage in ensuring that the LLDC (as successor to the LDA) makes the transfer. However, the process to consider the future management and ownership arrangements of relevant land holdings in the Queen Elizabeth Olympic Park is underway as part of the Infrastructure and Assets workstream established as part of the LLDC transition work programme which is reported to the LLDC Board and the Borough Transition Group (also known as the Joint Committee of the Six Growth Boroughs). It is expected that this process will conclude in advance of the LLDC transition into a reset Mayor Development Corporation, scheduled for the end of 2024/2025.

10.5 Proposed Sale of Silvertrees, Oxfordshire

The property will be exposed to the market in a manner commensurate with its nature. In this case it is likely that a residential agent with good knowledge of the rural Oxfordshire property market will be most suitable. Marketing of this nature is the best way to ensure that the Council's obligations under s.123 of the Local Government Act will be met.

11. S106 REVENUE FOR APPROVAL

- 11.1 Resource and Spend approval is requested for **£15k in 2022/23** of S106 Revenue funding to be financed by S106 contributions. The works to be carried out are in accordance with the terms of the appropriate S106 agreements.

Agreement No.	Project Description	Site Address	2022/23 £'000
2013/3223	New Library Provision in Woodberry Down	Woodberry Down Future Phases	15
Total Revenue S106 for Approval			15

A feasibility study is needed, to be commissioned by both Woodberry Down Regeneration and Library Services, to further scope the potential for locating a new library, and clarify the strategic fit in Woodberry Down given the anticipated growth for community infrastructure. The Woodberry Down estate is in Phase 3 of an 8-phase regeneration being delivered under a development agreement between the Council, Berkeley Homes and Notting Hill Genesis. The regeneration is currently undertaking a full review of the masterplan, and developing detailed designs for the next Phase of the development. As part of the masterplan the partnership is developing a cultural strategy for Woodberry Down. This, as well as earlier consultation, has identified a gap in the provision of cultural services and opportunities in Woodberry Down. In addition, in terms of new buildings there is the potential for a library to form part of the 'central square' in Phase 4 with the timeframe that construction is currently scheduled to start in 2025. The Regeneration and Libraries Teams are working in collaboration to commission a suitable supplier for the delivery of the feasibility study by the end of December 2022 which will focus on the financial and operational viability of the scheme. A report will then be taken to the Mayor and Cabinet on the outcome. If the scheme is found to be feasible then a full public consultation would take place to help the Council plan the detailed design work.

12. CARRY FORWARD OF SCHEMES FROM 2021/22 TO 2022/23

Further to the outturn position reported in the March OFP report, the table below summaries the proposed carry forward to **2022/23 of £15,518k** in respect of overall slippage against the 2022/23 capital programme with a detailed scheme provided in Appendix 2 be approved.

Current Directorate	Carry Forward Budget To 22/23
	£'000
Chief Executive's	183
Adults, Health & Integration	0
Children & Education	1,849
Finance & Corporate Resources	2,161
Climate, Homes & Economy	5,044
Total Non-Housing	9,236
Housing	6,281
Total	15,518

13. RE-PROFILING OF THE CAPITAL BUDGETS

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 with a scheme in Appendix 2.

Current Directorate	Re-Profiling 22/23	Re-Profiling 23/24	Re-Profiling 24/25
	£'000	£'000	£'000
Chief Executive's	(3,210)	3,210	0
Adults, Health & Integration	0	0	0
Children & Education	1,929	(195)	(1,734)
Finance & Corporate Resources	(31,682)	30,114	1,568
Climate, Homes & Economy	(11,076)	11,076	0
Total Non-Housing	(44,039)	44,205	(166)
Housing	(39,208)	39,661	(453)
Total	(83,247)	83,866	(619)

14. CAPITAL ADJUSTMENTS FROM 2022/23

Capital Programme adjustments are requested in order to adjust and reappropriation the 2022/23 approved budgets to better reflect project delivery of the anticipated programme set out below with a detailed scheme provided in Appendix 2.

Current Directorate	Capital Adjustments 22/23
	£'000
Non housing	(31)
Housing	(143)
Total	(175)

APPENDICES

Appendix 1 - Site Plan for 149 Stamford Hill London N16 5LG known as the Clockhouse

Appendix 2 - Re-Profiling, Carry Forward Budgets and Capital Adjustments

BACKGROUND DOCUMENTS

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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