

Title of Report	Capital Update and Property Disposals and Acquisitions Report	
Key Decision No	FCR S087	
For Consideration By	Cabinet	
Meeting Date	24 October 2022	
Cabinet Member	Philip Glanville, Mayor of Hackney	
Classification	Open with exempt appendix	
Ward(s) Affected	All	
Key Decision & Reason	Yes	Spending or Savings
Implementation Date if Not Called In	1 November 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 month we look to take forward significant investment in our infrastructure: £4m on planned maintenance and £280k on surface water drainage on our highways ensuring safe conditions for our residents; £300k on our bridge maintenance programme, £195k on further upgrading street lighting with modern LED technologies and a further £1,250k on completing the remaining LED highways programme whereby 100% of all highway lighting would have been upgraded to LED ensuring a greener and more sustainable borough, as well as reducing costs. Staying on this theme, we are proud to bring forward £893k of investment to fund the roll out of a new programme of residential on-street Electric Vehicles (EVs) charging points across the borough - helping to address one of the main deterrents for road users switching to electric vehicles. This is the first phase of a programme which will eventually lead to 3,000 new EV charging points by 2030.
- 1.4 We also propose to continue to create high quality public spaces and further improve safety for our residents. £772k of investment is planned across Albion Road, Downham Road, Cricketfield Road and Pembury Road where initial assessments will be carried out and a range of work completed ranging from improving street lighting; widening footpaths for pedestrians; adding street furniture; replacing paving; supporting safer cycling; improving how the traffic flows and planting trees, shrubs and flowers to improve climate resilience and drainage. Similarly, £600k is planned to be spent across Ridley Road Market, Fairchild Gardens and Spring Hill to continue to improve the air quality and road safety impact of motor vehicles, improve the look and feel of Hackney's streets, and increase the amount of green space and tree canopy cover across the borough.
- 1.5 As we continue to ensure we have good facilities for local people, this month £4.4m of investment is proposed in repairing Stoke Newington Library. The renovation is aimed at repairing the various defects found with the roof and in the building, and remediate interior damage in public spaces; the intended work will design and implement conservation-standard repairs to the structure which will ensure that it remains watertight and in sound condition for years to come.

- 1.6 Finally, The Council has an opportunity to retain the supply of much needed temporary accommodation to meet the longer term needs of homeless people. We propose the purchase of 2a Woodberry Grove to secure the Council's continued use of this temporary accommodation and in the medium term plan the refurbishment of this block, driving up standards of this type of accommodation in this part of the borough. This is part of our wider and sustained work to improve the quality and range of temporary accommodation in the borough, all while we continue work to increase the supply of permanent genuinely affordable homes in Hackney. This proposal is good for the Council, the local community and most importantly some of the most vulnerable residents in the borough who already face homelessness or may in the future end up needing this accommodation.

- 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 of this report.

- 2.2 **Proposed Purchase of 2a Woodberry Grove, N4 1SN:** The lack of affordable accommodation in Hackney is having a profound impact on the borough and its residents. The borough has seen some of the biggest house price increases in the country, meaning that buying or even privately renting a home is out of reach for most low and even middle income families. In tandem, the level of homelessness has increased in the borough along with the cost to the Council.

- 2.3 For the Council, securing the supply of suitable temporary accommodation and the supply of affordable housing in the borough is a priority requiring creative and innovative steps. We are in a position to purchase the hostel at 2a Woodberry Grove and the proposed purchase of this hostel not only secures this accommodation on a permanent basis but also avoids additional revenue cost when compared with nightly let or spot purchased accommodation alternatives.

3. RECOMMENDATION(S)

- 3.1 **That the scheme for Chief Executives as set out in section 11.1 be given approval as follows:**

Stoke Newington Library Refurbishment: Spend approval of **£4,400k in 2022/23** is requested to fund the refurbishment of this site.

- 3.2 **That the scheme for Climate, Homes & Economy as set out in section 11.2 be given approval as follows:**

Highways Planned Maintenance 2022/23: Spend approval of **£4,000k in 2022/23** is requested to continue to deliver the 2022/23 Planned Maintenance Highways Programme at various locations across the borough.

Highways Surface Water Drainage 2022/23: Spend approval of **£280k in 2022/23** is requested to facilitate the delivery of the 2022/23 water drainage programme at various locations across the borough.

Planned Bridge Maintenance 2022/23: Spend approval of **£300k in 2022/23** is requested for the continuation of the 5 year Bridge Maintenance Programme in the borough.

LED Lighting Highway 2022/23: Spend approval of **£1,250k in 2022/23** is requested to continue the upgrade of the highway's lighting across the entire borough.

Street Lighting Upgrades 2022/23: Spend approval of **£195k in 2022/23** is requested to upgrade the existing street lights located across the entire borough.

Developing Borough Infrastructure 2022/23: Spend approval of **£600k in 2022/23** is requested to fund to improve the public realm in four identified sites namely Ridley Road Market, Fairchild Gardens and Spring Hill.

Road Safety Programme 2022/23 & 2023/24: Spend approval of **£772k (£400k in 2022/23 and £372k in 2023/24)** is requested to fund the public realm improvement works on four identified roads namely Albion Road, Downham Road, Cricketfield Road and Pembury Road.

Electric Vehicles (EVs) Charging Points Roll Out Programme: Resource and spend approval of **£893k (£112k in 2022/23, £223k in 2023/24, £223k in 2024/25, £223k in 2025/26 and £112k in 2026/27)** is requested to fund the roll out programme of residential on-street Electric Vehicles (EVs) charging points across the borough.

- 3.3 **To approve the purchase of 2a Woodberry Grove, N4 1SN.**
- 3.4 **To delegate authority to the Group Director of Finance and Corporate Resources to settle all the commercial terms of the transaction.**
- 3.5 **To pay the stamp duty (SDLT) due on the purchase.**
- 3.6 **To authorise the Director of Legal and Governance Services to prepare, agree, settle and sign the necessary legal documentation to effect the proposals contained in this report and to enter into any other ancillary legal documentation as required.**

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.
- 4.4 **Proposed Purchase of 2a Woodberry Grove, N4 1SN:** As outlined within the report, there is a significant need to expand the stock of social housing in Hackney and retain as well as increase the provision of temporary accommodation. As set out within Part 7 of the Housing Act 1996, the Council has a statutory duty to provide interim temporary accommodation to homeless households to whom it has a duty to provide permanent housing. Currently, meeting this statutory duty requires using expensive nightly let and/or spot purchased accommodation. The acquisition of the Hostel secures the continued provision of this vital accommodation.

5. DETAILS OF ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- 5.1 **Proposed Purchase of 2a Woodberry Grove, N4 1SN:** The Benefits and Housing Needs Service is facing a shortage in the supply of Council owned and / or leased accommodation for use as emergency / temporary accommodation, especially within the borough. This has resulted in the increased use of expensive nightly paid annex accommodation, plus the increasing use of out of borough accommodation. The Council could not purchase the hostel and potentially lose the accommodation, resulting in an urgent need to find alternatives which are likely to be largely out of the borough and more expensive.

6. BACKGROUND

- 6.1 **Policy Context**

6.1.2 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. Hackney is in the midst of a severe housing crisis and for many residents this means they are unable to access accommodation within the borough that is affordable. In seeking a resolution, these households are approaching the Council to try to access social housing, but the level of demand far exceeds that which we can supply. As a consequence these residents are often living in insecure, unaffordable and/or overcrowded housing. Living in unsuitable accommodation has a detrimental effect on a household's health and wellbeing as well as impacting negatively on future life chances leading to poverty, inequality and hardship.

6.1.3 **Proposed Purchase of 2a Woodberry Grove, N4 1SN:** There are over 9,000 households waiting for a home on the Council's housing register. By contrast the supply of social housing being made available to let is reducing considerably; only 409 lets were made available between April 2019 and March 2020, compared to 1,132 2018/19 and 1,229 in 2016/17. The levels of homelessness are also increasing rapidly, with the number of approaches from 2018/19 to 2021/22 up by 19%. Part VII of the Housing Act 1996 places on the Council a statutory duty to provide temporary accommodation after an application is accepted until suitable secure accommodation becomes available. Currently, the Council has responsibility for housing 3004 households in Temporary Accommodation. In order to be in a position to discharge our duty to these households, we are required to make a reasonable offer of secure, suitable and affordable accommodation. In the current financial climate, the options for placement either within the reducing stock of social housing or into affordable privately rented accommodation are limited. The proposal outlined in this report if pursued provides a long term solution to the provision of 16 mother and baby units.

6.2 Equality Impact Assessment

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

6.2.2 **Proposed Purchase of 2a Woodberry Grove, N4 1SN:** There is no foreseeable adverse equalities impact arising from the purchase of the hostel. By acquiring the property and retaining it in our hostel portfolio we maintain the housing opportunities that the Council can provide and consequently the number of people who could benefit.

6.3 Sustainability and Climate Change

- 6.3.1 **Proposed Purchase of 2a Woodberry Grove, N4 1SN:** If the Council were to undertake the refurbishment and reconfiguration programme along this would include sustainability improvements to reach an EPC B (Current expired EPC is C). The limited demolition and construction work as part of the refurbishment will have a potentially adverse impact on the local environment. Construction brings with it a set of environmental implications although in this case this will be limited as the majority of the works are to be internal.

6.4 **Consultations**

- 6.4.1 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.

- 6.4.2 **Proposed Purchase of 2a Woodberry Grove, N4 1SN:** No formal consultations are required as part of this report. The consultations have taken place with and between the following Council Departments: Customer Services (including Housing Needs), Legal Services, Financial Services and Strategic Property Services. External consultations have taken place with the landlord. Meetings have taken place with the various people present, where their concerns and questions have been raised, discussed and the proposal either accepted or modified to cover the concerns.

6.5 **Risk Assessment**

- 6.5.1 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.

- 6.5.2 **Proposed Purchase of 2a Woodberry Grove, N4 1SN:** The inherent risks in acquiring freehold properties will be limited by a building survey of the property before completion. When completed, the operational management of the Hostels is a potential risk to the residents and the Council. The Benefits and Housing Needs team is very experienced in managing temporary accommodation hostel providers.

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

- 7.1 The gross approved Capital Spending Programme for 2022/23 currently totals **£177.326m (£86.344m non-housing and £90.982m 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 The recommendations in this report will result in a revised gross capital spending programme for 2022/23 of **£181.035m (£90.052m non-housing and £90.982m housing)**.

Current Directorate	Revised Budget Position	Oct 2022 Cabinet	Updated Budget Position
	£'000	£'000	£'000
Chief Executive's	1,008	(450)	558
Adults, Health & Integration	30	0	30
Children & Education	19,065	0	19,065
Finance & Corporate Resources	32,238	4,419	36,656
Climate, Homes & Economy	34,004	(260)	33,743
Total Non-Housing	86,344	3,709	90,052
Housing	90,982	0	90,982
Total	177,326	3,709	181,035

- 7.4 **Proposed Purchase of 2a Woodberry Grove, N4 1SN:** Finance has modelled a few scenarios in respect of purchase 2a Woodberry Grove set out in the table below:

Scenarios	NPV over 30 Years	Comments/Assumptions
<i>Current - Lease 20 units at a cost of £175/ £210 per unit pw</i>	-374,548	<i>This is the current position. It is not an option and is shown for comparative purposes only.</i>
Option 1A - Purchase Woodberry Grove with 20 units	1,892,870	*no capital costs assumed over the 30 year period *asset sold after the 30 year period *risk of further interest increases, currently modelled at 5.57% *assumes HB at current rates across the 30 year period

Option 1B - Purchase Woodberry Grove with 16 units. Sell the asset after the 30 year period.	-284,670	*£500k capital costs assumed every 10 years *risk of further interest increases, currently modelled at 5.57% *asset sold after the 30 year period, at acquisition value uplifted for discount rate *assumes HB at current rates across the 30 year period
Option 2A - Do not purchase, Lease at higher rate	-1,117,743	*assume costs per unit at current rates over the 30 year period - no cost increase *assumes that this is an available option (new owners may not lease to LBH)
Option 2B - Do not purchase, Use nightly paid accommodation	-14,452,121	*travelodge costs in Hackney - assumes price does not increase over the 30 year period * assumes availability to be able to have access to 20 units

- 7.5 Option 1A shows a positive NPV of £1.89M over a 30 year cash flow of the net rent and a sale of the asset at expiry of the 30th year. It does not account for any further Capital investment.
- 7.6 Option 1B shows a negative NPV of £285,000 on the same basis but assumes that the Councils chooses to invest £500,000 in the first year to convert the property to 16 self contained units and receive a £123,000 net rent and then commits a further £500,000 every 10 years (£1.5M total) of capital to refurbish/ undertake major repairs/renovations.
- 7.7 It is recognised that in reality the position possibly sits between Option 1A and 1B and at some point probably within 3-5 years the service will look to undertake the conversion to 16 self contained units. Further in that scenario the subsequent reinvestment in the asset of say £500,000 within the 30 year timeline of the cash flow is a sensible provision..
- 7.8 The proposed purchase of this hostel will avoid additional revenue cost when compared with nightly let or spot purchased accommodation alternatives. The purchase 2a Woodberry Grove will be funded via the council capital programme and the revenue impact of any additional borrowing will be factored into the councils medium term planning (MTFP) process.
8. VAT IMPLICATIONS ON LAND AND PROPERTY TRANSACTIONS.
- 8.1 **Proposed Purchase of 2a Woodberry Grove, N4 1SN:** The property is not elected for VAT.
- 8.2 If you are looking at acquiring under a Transfer of a Going Concern (TOGC) it is only if the vendor has opted to tax that the Council would need to opt to tax in order to qualify as a TOGC (assuming all other conditions are met). If the vendor has not opted to tax but the Council

would like to do so you will not need the vendor to make an option to tax, it can still be a TOGC without this, so I would still expect the sale to be exempt (or outside the scope if the TOGC conditions apply). Assuming that the tenants are residential tenants rather than commercial, in which case it may not be possible to make an option to tax over the building as an option to tax will not impact dwellings etc.

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 **Proposed Purchase of 2a Woodberry Grove, N4 1SN:** The acquisition and disposal of land is a matter reserved to the Council's cabinet, and the Mayor pursuant to the Mayor's Scheme of Delegation 2017.

- 9.7 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.
- 9.8 Section 9(1) of the Housing Act 1985 permits the Council to provide housing accommodation by erecting houses, or converting buildings into houses, on land acquired by them or acquiring houses.
- 9.9 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.

10. COMMENTS OF THE DIRECTOR OF STRATEGIC PROPERTY SERVICES

- 10.1 **Proposed Purchase of 2a Woodberry Grove, N4 1SN:** The proposed purchase is a defensive move to preserve existing temporary accommodation, at least in the short / medium term as a sale to the noted third party is expected to lead to an increase in costs but also the strong possibility of the redevelopment of the site, which would lead to loss of temporary accommodation whilst development takes place and, if replaced by the development, future cost increases to justify third party capital expenditure.
- 10.2 The justification for the proposed purchase is therefore largely found within the financial implications of a purchase of this site by a third party, however the land has an intrinsic value and ownership gives the Council significant influence over any future plans for development of a wider site.

11. CAPITAL PROGRAMME 2021/22 AND FUTURE YEARS

11.1 Chief Executives:

- 11.1.2 **Stoke Newington Library Refurbishments:** Spend approval of **£4,400k (£150k in 2022/23, £1,500k in 2023/24, £2.650k in 2024/25 and £100k in 2025/26)** is requested for the repairs to the Grade II listed public library, which has been affected by long terms rainwater ingress, and has fallen into poor repair throughout. An overall budget of £4,500k was set aside to repair the building fabric and modernise the library service. £100k of this budget was approved by Cabinet in September 2021 to fund the initial survey for the development of this site. The library, owned by the Council, was built in 1892 and currently hosts a full range of library services. The Library is self contained within a complicated site, adjoining the Stoke Newington Municipal Offices campus (the former Stoke Newington Town Hall) with significant 'back of house' areas being unsuited to present use, and also including a large space that is suited to performance etc, but

which is rarely used.

The renovation is aimed at repairing the various defects found in the building, and remediate interior damage in public spaces so it can continue to provide quality library services to residents into the future. The intended work will design and implement conservation-standard repairs to the structure which will ensure that it remains watertight and in sound condition for years to come. The current best estimate of costs indicates that the current budget is sufficient to fully repair the building in a sustainable manner. However further funding would be required to enable the modernisation of the library. The output of this design stage, if agreed, will be a business case / bid for capital resources. It is possible that if the design progresses and a bid for the necessary capital resources is approved quickly, it may be possible to carry out the two sets of works back-to-back, thus avoiding the necessity of a second closure period. The proposal is presented in two stages:

- Stage 1 - Engaging a design team to undertake the detailed design and liaising with Historic England and local conservation officers to contract sustainable critical repairs and some of the most beneficial of the non-critical elements to the building. Following completion of the necessary design and procurement processes, a tender for main contractors will follow, leading to a firm cost which will be proposed for Contract Award approval to Cabinet Procurement and Insourcing Committee.
- Stage 2 - Procuring a design team to lead the library fitout. The proposal will also consider the interface with the adjacent campus, as well as ensuring future flexibility of use, future best use of the existing spaces, and a review of best practice in modern libraries. This stage would also include stakeholder engagement and to be noted as a future potential project for which capital funding is currently not allocated, rather than a commitment on the Council's part. A further aspect that this work will explore is the possibility of attracting external funding for the modernised library.

This capital spend will maintain the library 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 libraries is a key to delivering the Council's 2018-2028 Priority 1 'A borough where everyone can enjoy a good quality of life and the whole community can benefit from growth'. This approval will have no net impact as the resources already form part of the capital programme.

Milestone Dates (Schemes)	Spend To This Point £'000	Date
Feasibility	100	Sept 2022

Tender & Mobilisation	500	July 2023
Contract Start - Phased Prog	0	Nov 2023
Completion	0	July 2024
Retention/Final Accounts	3,900	July 2025
Total	4,500	

11.2 Climate, Homes and Economy

11.2.1 Highways Planned Maintenance 2022/23: Spend approval of **£4,000k in 2022/23** is requested to continue to deliver the 2022/23 Planned Maintenance Highways Programme as set out in the tables below. Hackney's highway asset network has been gradually deteriorating over the years and in order to stem this decline, it is essential that the highway network is adequately maintained and accorded sufficient priority for funding. A well-maintained network is essential to provide an acceptable level of service and ensure maximum benefit is obtained from the existing highway infrastructure and in particular cyclists and pedestrians. This capital expenditure will also assist in reducing highway-related insurance claims, reduce the costs associated with reactive maintenance works and as stated above, significantly improve the street scene for the people that live, work and travel in Hackney. It is also important to recognise that additional trees (borough-wide 5000 trees, separate programme) will be planted during each of the footway upgrade schemes to ensure that no abortive works are completed in the future and therefore keep costs to a minimum. This capital resource will enhance the environment and contribute to the green infrastructure of the borough ensuring the area is accessible and welcoming with pleasant spaces to walk, play and cycle with managed flow of traffic. This capital project links in with the Council's 2018-2028 Sustainable Community Strategy Priority 3 'A greener and environmentally sustainable community which is prepared for the future' and Priority 4 'An open, cohesive, safer and supportive community'. This approval will have no net impact as the resources already form part of the capital programme.

Minor Footway schemes			
Road	Ward	Location	£'000
Comberton Road	Springfield	Between the junctions of Mount Pleasant Lane and Alcester Crescent. Existing material: asphalt. Surface cracking/tree root issues.	53
Tilia Road	Hackney Downs	Whole road. Existing asphalt footway material. Material is degrading and flaking in various sections.	31
Helmsley Street	Victoria	One side only, opposite new flats. Existing asphalt footway. Uneven footway, heavy scarring and cracks at various sections.	11
Rushmore Crescent	Kings Park	Whole section. Existing asphalt footway, a big tree issue - cracking the existing material.	11

Dalston Lane	Hackney Central	From the Pembury Tavern to the Post Office. Mix of old PCC flags/concrete. Uneven and numerous trip hazards	22
Filey Avenue	Cazenove	Asphalt footway between the junctions of Osbaldeston Road and Chardmore Road. FW situated directly outside of Jubilee Primary School. Surface cracking and crazing.	63
Mount Pleasant Lane	Lea Bridge	Between the junctions of Detmond Road and Theydon Road. Existing footway material: asphalt. Uneven footway with surface cracking/utility trenches.	61
Total			253

Major Footway schemes			
Road	Ward	Location	£'000
Southgate Road	De Beauvoir	Between the junctions of Northchurch Road and Englefield Road. Several uneven and cracked slabs. Continuation of scheme completed in 2021/22	140
Charnwood Street	Cazenove	From Rossington Street to No.6 and from outside Boyne House to Rossington Street. Existing material: asphalt/old PCC flags. Asphalt material is severely degrading in areas. Flags are cracked and uneven.	117
Cherbury Street	Hoxton West	Whole road, both sides. Severely cracked slabs throughout the entirety of the footway. Tree root issues.	98
Frampton Park Road	London Fields	Opposite Baptist Church, from Mason House to Duke House. Existing material: asphalt. Numerous unsightly trench repairs. Would be a continuation/tie in with new ASP slabs at the junction of Well Street/outside Duke House. Major tree root issues.	70
Defoe Road	Stoke Newington	One side of the road (whole of odd side). Existing material: asphalt. Various sections of surface rutting/surface deterioration.	140
St Thomas' Place	Victoria	Entire footway. Existing material: a mixture of asphalt/modular paving. Ponding issues. Uneven surface. Trip hazards. Various residents' complaints with regard to standing water.	112
Brett Road	Hackney Central	Whole road, both sides. Existing asphalt material cracking/flaking in various sections. Heavily scarred.	151
Darnley Road	Hackney Central	From the junction of Elsdale Street to new ASP paving slabs on both sides of the road. Existing material: asphalt. The current footway surface is experiencing rutting in sections and is uneven thus creating trip hazards.	140
Morpeth Grove	Victoria	Whole road, both sides. Existing asphalt material cracking/flaking in various sections. Close proximity to Lauriston Primary School.	95

Culford Road	De Beauvoir	Between the junctions of Englefield Road and Lawford Road. Even side. Existing material: Old PCC flags. Slabs are uneven/rocking. Numerous trip hazards.	122
Culford Road	De Beauvoir	From House No.99 to the junction of Lawford Road. Existing material: old PCC flags/asphalt/concrete VX's. Numerous cracked slabs/uneven footway.	74
Total			1257

Major Carriage schemes			
Road	Ward	Location	£'000
Kersley Road	Stoke Newington	Between the junctions of Kynaston Road and Dumont Road. Surface is severely rutted and the road has surpassed its original design life.	87
Spurstowe Terrace	Hackney Central	From the junction of Dalston Lane to the junction of Marcon Place. Was due to be resurfaced during 2021/22 Capital Programme but was put on hold due to development works. The road is heavily rutted with numerous potholes.	55
Navarino Grove	Hackney Central	Whole road. Surface cracking/crazing. Road is located by Gayhurst Primary School. Resurfacing work to be carried out during the school holiday period if selected.	66
Gunton Road	Lea Bridge	Whole road. Deep depressions and surface course severely rutted. Mainly residential road - would only likely require 50-70mm work carried out.	292
Thurtle Road	Haggerston	Surface rutting/cracking. Surface crazing. Road leads onto Haggerston Secondary School and is outside a playground/large estate.	251
Kent Street	Haggerston	Between the junctions of Weymouth Terrace and Thurtle Road. Surface course heavily scarred, cracked/crazed. Some ponding issues. If selected this road should be resurfaced at the same time as Thurtle Road.	32
Cazenove Road	Cazenove	Between the junctions of Upper Clapton Road and Gilda Crescent. Surface is very poor, with heavy rutting and substantial cracks in the asphalt.	98
Welshpool Street	London Fields	Service request. Surface cracking/crazing. Subsidence. Wheel track rutting. Was due to be resurfaced in 2021/22 but was put on hold due to gas works.	44
Southgate Road	De Beauvoir	Between the junctions of Englefield Road and Buckingham Road. Surface movement is clear to see. Vibrations can be felt when heavy vehicles drive over the worst areas.	273
St Marks Rise	Dalston	Between the junctions of Shacklewell Lane and Downs Park Road. Surface heavily rutted and material has begun to pluck out leaving debris in areas.	27

Waterson Street	Haggerston	Between the junctions of Hackney Road and Kingsland Road. Surface heavily scarred, cracking and crazing occurring in several areas.	94
Total			1,318

Borough Principal Road Network			
Road	Ward	Location	£'000
Victoria Park Road	Victoria	From Lauriston Road Roundabout to Skipworth Road. Several deep depressions/undulations. Rutting in various sections.	218
Dalston Lane	Hackney Central	From the Narrow Way to Pembury Circus. Numerous potholes that have been temporarily repaired, heavy crazing and vibrations to properties felt.	273
Graham Road	Hackney Central	From Royal Oak Road to Navarino Road. Carriageway degrading in several sections, surface cracks and rutting.	128
Graham Road	Hackney Central	From Navarino Road to Greenwood Road. Material break up in several sections, cracking/crazing throughout.	82
Graham Road	Dalston	From Greenwood Road to No.79. Surface cracking/crazing.	79
Graham Road	Dalston	From No.23 to Queensbridge Road. Surface cracking/crazing.	167
Amhurst Park	Stamford Hill	Between the junctions of West Bank and Durley Road (outside Park Lea Court). Numerous cracks and Carriage Way crazing. Trenches causing vibrations to residents.	131
Total			2,490

Bus Stops			
Road	Ward	Location	£'000
Dalston Lane	Hackney Central	Opposite Spurstowe Terrace. Existing material is experiencing movement and heavy rutting.	10
Dalston Lane	Hackney Central	Junction with Medinah Road. Existing material is experiencing movement and heavy rutting.	9
Graham Road	Dalston	Opposite No.83. Existing material is experiencing movement and is heavily rutted.	11
Graham Road	Dalston	Outside No.93. Material movement and heavy rutting.	14
Graham Road	Hackney Central	Outside No.145. Movement of existing material and heavy rutting.	15
Total			58

11.2.2 **Highways Surface Water Drainage 2022/23:** Spend approval of **£280k in 2022/23** is requested to facilitate the delivery of the 2022/23 water drainage programme at various locations across the borough. This year's programme comprises 48 blocked gullies. This capital resource will enhance the environment and contribute to the green infrastructure of the borough ensuring the area is accessible and welcoming. All sections of

the community will benefit from an improved streetscene. Walking and cycling will be more attractive and therefore car use should be reduced leading to a healthier community. A better environment will lead to more people out and about which in turn will lead to an improved economy. Improvements to walking will also assist people with disabilities making travelling around the borough more attractive. Safety improvements will lead to less accidents and less casualties, helping the Council meet our national and local accident reduction targets. This capital project supports the Council's 2018-2028 Sustainable Community Strategy Priority 3 'A greener and environmentally sustainable community which is prepared for the future'. This approval will have no net impact on the capital programme as the resources already form part of the approved programme.

Highways Surface Water Drainage 2022/23		
No	Road Name	Location
1	Aston Court, 64 Queens Dr, N4 2YD	64
2	29 Alexandra Gr N4 2LQ	29
3	2 Firsby Rd London N16 6QA	2
4	33-39 Geldeston Rd, Cazenove, E5 8RE	33-39
5	58 Allen Rd, Stoke Newington, N16 8RY	58
6	123 Milton Grove, Stoke Newington, N16	123
7	18 Colvestone Cres, London E8	18
8	82 Colvestone Cres, London E8 2LJ	82
9	115 Tottenham Rd, London N1	115
10	150 Tottenham Rd, London N1 4DY	150
11	Amhurst Rd, London E8 1JN	Bus stop J
12	Greenwood Rd, London E8 1PB	Lamp Column 13
13	Kenninghall Rd, London E5	Outside Doctors Surgery
14	Downs Rd, London E5 8QH	1 to 8 Pascal Lodge
15	79A Eastway, London E9 5JH	79A
16	31B Eastway, London E9 5JW	31B
17	186 Hackney Rd, London E2 8JL	186
18	Opposite 65 Dunloe St, London E2 8EN	Opposite 65
19	327 Acton Mews, London E8	327
20	Hackney Rd, London E2 8JL	Junction of Fellows court
21	Chatham Pl, London E9 6PE	Opposite lamp post 11
22	Barnabas Rd, London E9 5SD	Lamp Column 10
23	Opposite 114 Morning Ln, E9 6LS	Opposite 114
24	Berger Road E9	opp LC 8
25	Anning Street Lamp Column 4, E1	Lamp Column 4
26	Drysdale St, London N1 6ND	Opposite 7 to 117
27	Coronet St No Entry Sign 6, EC1V 9LA	No Entry Sign 6,
28	1 Felton St, London N1 5NA	1
29	15 New North Rd, London N1	15
30	78 Britannia Walk, London N1 7RH	78

31	193 Blurton Rd, London E5 0NH	193
32	44 Gunton Rd, London E5 9JS	44
33	Durrington Road	35A
34	Alfearn Road	2
35	34 Freshfield Ave, E8 4BQ	34
36	3 Shrubland Rd, London E8	3
37	223 Amhurst Rd, London E8	223
38	Seal St, London E8 2EE	Opposite 30
39	Jessam Ave, London E5 9DU	Lamp Column 15
40	26 Leweston Pl, London N16 6RH	26
41	53 Fairholt Rd, London N16 5EW	53
42	Dynevor Rd opp 151	Opposite 151
43	8 Nevill Rd, Stoke Newington, N16 8SR	8
44	Skipworth Rd, London E9 7JH	Opposite Regency Crt by Green Cab
45	Skipworth Rd, London E9 7JH	Outside Regency Court opp LC 10
46	opposite 7 West Bank, N16 5DG	Opposite 7
47	Nevill Road	97-101
48	51 Green Lanes, N4 2PB	51

- 11.2.3 **Planned Bridge Maintenance 2022/23:** Spend approval of **£300k in 2022/23** is requested for the continuation of the 5 year Bridge Maintenance Programme in the borough. This capital resource will significantly help in reducing long-term maintenance on these structures, which is required to maintain and improve the Streetscene for the people that live, work and travel in Hackney. The Works to Temple Mills Bridge (£75k) include carriageway resurfacing of the Eastbound carriageway and renewal of the expansion joints in both the carriageway and footway. The works to Daubeney Road Footbridge (Carried over c£100k from 2021/22 to be delivered this year) include concrete repairs to damaged areas including where there is spalling concrete, removal of vegetation and graffiti from the walls and the approach staircases. The works to Richmond Road Bridge (£62k) include concrete and brickwork repairs to the soffit and the retaining wall of the structure and Bridge inspection. The works to Forest Road Bridge (£63k) include concrete and brickwork repairs to the soffit and the retaining wall of the structure and Bridge inspection. This capital project supports the Council's 2018-2028 Sustainable Community Strategy Priority 3 'A greener and environmentally sustainable community which is prepared for the future'. This approval will have no net impact on the capital programme as the resources already form part of the approved programme.

Planned Bridge Maintenance 2022/23			
No	Name	Work	£'000
1	Temple Mills Bridge	Carriageway resurfacing of the Eastbound carriageway and renewal of the expansion joints in both the carriageway and footway	75

2	Daubeney Road Footbridge	Concrete repairs to damaged areas including where there is spalling concrete, removal of vegetation and graffiti from the walls and the approach staircases	100
3	Richmond Road Bridge	Concrete and brickwork repairs to the soffit and the retaining wall of the structure and Bridge inspection	62
4	Forest Road Bridge	Concrete and brickwork repairs to the soffit and the retaining wall of the structure and Bridge inspection	63
Total			300

11.2.4 LED Lighting Highway 2022/23: Spend approval of **£1,250k in 2022/23** is requested to continue the upgrade of the highway's lighting across the entire borough. The lighting upgrade programme is to remove inefficient high energy consuming items. The new lighting will improve the distribution, quality and colour of light, improving visibility and object detection for both motorised and sustainable forms of transportation. The new lighting will also significantly improve the Streetscene for the people that live, work and travel in Hackney. As of 31 March 2022, approximately 89% of the Public Highway lighting stock has been upgraded to LED. This capital investment will continue to upgrade the remaining 11%. At the end of March 2021 the Council's Streetscene Team had converted 7689 street lights to LED out of 11207 columns (68.61%). At the end of March 2022 10083 street lights were converted to LED out of 11207 columns (89%). Then the 2394 new LED's were installed in 2021/2022. This 2022/23 capital funding will complete the remaining programme and 100% of all highway lighting would have been upgraded to LED. With the expansion of cycling links across London, the new lighting will also make it safer to cycle on our streets and encourage more people to use this form of transport to reduce car dependency and improve the air quality and general health and wellbeing of our residents. This capital project supports the Council's 2018-2028 Sustainable Community Strategy Priority 3 'A greener and environmentally sustainable community which is prepared for the future'. This approval will have no net impact on the capital programme as the resources already form part of the approved programme.

LED Highways Lighting 2022/23			
No	Location	No	Location
1	Abney Gardens	45	Midhurst Way
2	Amhurst Passage	46	Mills Court
3	Amhurst Terrace	47	Monro Way
4	Batemans Row	48	Monteagle Way
5	Beck Road	49	Morning Lane
6	Bentley Road	50	Morpeth Grove
7	Blackall Street	51	Morpeth Road
8	Bowl Court	52	Muir Road
9	Bridport Place	53	Nevill Road

LED Highways Lighting 2022/23			
No	Location	No	Location
10	Brownswood Road	54	New Inn Broadway
11	Chatsworth Road	55	New Inn Square
12	Church Crescent	56	New Inn Street
13	Cottons Gardens	57	New Inn Yard
14	Downs Park Road	58	New North Place
15	Eastway	59	Northport Street
16	Ebenezer Street	60	Nursery Road
17	Ellingfort Road	61	Paul Street
18	Fairchild Place	62	Penshurst Road
19	Fassett Road	63	Plough Yard
20	Footpaths Across Daubeney Field	64	Primrose Square
21	Footpaths Across Hackney Downs	65	Reading Lane
22	Foulden Road	66	Rectory Road
23	Garden Walk	67	Richmond Road
24	Gliddon Drive	68	Scrutton Street
25	Grange Street	69	Skipworth Road
26	Green Lanes	70	Southborough Road
27	Hackney Road	71	Speldhurst Road
28	Hearn Street	72	Spring Hill
29	High Hill Ferry	73	Spring Lane
30	Hillman Street	74	Springfield
31	Hoxton Market	75	Springfield Gardens
32	Hoxton Street	76	St John's Church Yard
33	Jessam Avenue	77	St Thomas's Place
34	Kenning Terrace	78	St Thomas's Square
35	King Edwards Road	79	Tiger Way
36	Leadale Road	80	Timberwharf Road
37	Leaside Road	81	Trederwen Road
38	Leswin Place	82	Victoria Park Road
39	Leswin Road	83	Victorian Grove
40	Livermere Road	84	Victorian Road
41	Lordship Terrace	85	Warneford Street
42	Mare Street	86	Well Street
43	Mark Square	87	Weston Walk
44	Martello Terrace	88	Wetherell Road
45	Midhurst Way	89	Worsley Grove

11.2.5 **Street Lighting Upgrades 2022/23:** Spend approval of **£195k in 2022/2023** is requested to upgrade the existing street lights located across the entire borough. The works will consist in the replacement of traditional column and high pressure sodium luminaires with modern LED Street Lighting Technologies. The priority sequence has been based on the age profile of the current lighting stock, targeting the older, less energy efficient items. In order to maintain the balance and uniformity of lighting

across the borough this program will be spread across all wards to the benefit of end users at macro level. All products selected by engineers for use in this programme will comply with the Institution of Lighting Professionals' product specification guide to ensure component elements; optical, mechanical, lighting distribution and are comparable to or better than the current lighting materials and lamps used. LED Lighting is now recognised as having a long and predictable lifetime. The lifetime of LED street lights is usually 10 to 15 years, three or more times the life of the current lamps adopted. All new lanterns fitted in this programme will consist of the latest LED lamp technologies which are predicted to outperform their standard counterparts reducing both planned and reactive maintenance visits. Luminaries will be made with aluminium bodies and fully comply with the Waste Electrical Electronic Equipment Directive.

This lighting improvement scheme will reduce energy consumption and carbon emissions; reduce sky glow and night time pollution; and improve lighting levels. Providing new lighting located on the council's major traffic routes and town centres will improve the quality, colour rendering properties and distribution of light. These factors have been shown to lead to the growth in the social environment and night time economy. All newly installed items will also benefit from the intelligent controls which will fit with the Council's existing Central Management System. This capital expenditure demonstrates the Council's focus to lead growth in the social environment and night time economy and to help to reduce crime and fear of crime for all users, making it safer to walk, spend time and play on our streets. This capital project supports the Council's 2018-2028 Sustainable Community Strategy Priority 3 'A greener and environmentally sustainable community which is prepared for the future'. This approval will have no net impact on the capital programme as the resources already form part of the approved programme.

- 11.2.6 **Developing Borough Infrastructure 2022/23:** Spend approval of **£600k in 2022/23** is requested to improve the public realm in four identified sites as set out in the table below: Ridley Road Market, Fairchild Gardens and Spring Hill. These sites have been selected with the aim to continue to improve the air quality and road safety impact of motor vehicles, improve the look and feel of Hackney's streets, and increase the amount of green space and tree canopy cover across the borough. The Council will continue to reallocate carriageway road space from private motor vehicles to cycle infrastructure provision, whether it be cycle parking or route provision. The aspiration is for Hackney's transport system to be exemplary for sustainable urban living in London and to transform Hackney's places and streets into the most attractive and liveable neighbourhoods in London. Creating a better balance between pedestrians, cyclists and motor vehicles is therefore critical if we are to make our neighbourhoods more attractive and liveable for everyone. The Council's Transport Strategy commits to 15% of residents cycling and 40% walking mode share by 2025. These projects will improve the environment to support walking and cycling to meet these targets.

This capital spend demonstrates the Council's commitment towards improving quality of life for our residents and supports Hackney's Community Strategy Priority 1 'A borough where everyone can enjoy a good quality of life and the whole community can benefit from growth', Priority 3 '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 resources as they already form part of the capital programme.

Developing Borough Infrastructure 2022/23			
No.	Location	Proposed Scheme	£'000
1	Ridley Road Market	Funding to improve the public realm within the market by resurfacing and planting of new trees	450
2	Fairchild Gardens	Change the look and feel by widening the pavement outside Fairchild Gardens and installing suds and tree planting. This scheme will complement the works currently taking place within the Gardens.	120
3	Spring Hill	Improve access and the public realm to recently refurbished Liberty Hall on Clapton Common.	30
		Total	600

- 11.2.7 **Road Safety Programme 2022/23 & 2023/24:** Spend approval of **£772k (£400k in 2022/23 and £372k in 2023/24)** is requested to fund the public realm improvements on four identified roads listed in the table below: Albion Road, Downham Road, Cricketfield Road and Pembury Road. The type of work to be done in an area will be assessed and include some of the following work: improving street lighting; widening footpaths for pedestrians; adding street furniture such as seating, bins and hanging basket stands; replacing paved walkways with new long-lasting surfaces; improving how the traffic flows; planting trees, shrubs and flowers. The aim is to create high quality public spaces and footpaths to encourage better access for all people including those with mobility or sensory issues. This will create spaces where people from all communities can meet, relax and enjoy the surroundings. The proposed schemes will significantly add to reducing traffic on residential streets, creating low-traffic neighbourhoods so more people can walk and cycle as part of their daily routine. This can particularly be helpful for those taking their exercise and encountering pedestrians coming in the other direction, as it will improve safety if pedestrians need to move into the road to pass at safe distances. This demonstrates the Council's wider aspirations of reducing overall traffic flows, help to improve air quality, reduce traffic casualties and make our neighbourhoods more pleasant places to walk, play and cycle in. This capital expenditure supports Priorities 3 in the Hackney's Sustainable Community Strategy 2018-2028 'A greener and

environmentally sustainable community which is prepared for the future'. This approval will have no net impact on resources as they already form part of the capital programme.

Road Safety Capital Schemes 2022/23 & 2023/24			
No.	Location	Proposed Scheme	£'000
1	Albion Road	Road safety and urban public realm improvements.	150
2	Downham Road	Road safety and urban public realm improvements.	400
3	Cricketfield Road	Road safety and urban public realm improvements.	150
4	Pembury Road	Road safety and urban public realm improvements.	72
		Total	772

- 11.2.8 Electric Vehicles (EVs) Charging Points Roll Out Programme:** Resource and spend approval of **£893k (£112k in 2022/23, £223k in 2023/24, £223k in 2024/25, £223k in 2025/26 and £112k in 2026/27)** is requested to fund the roll out programme of residential on-street Electric Vehicles (EVs) charging points across the borough. The Council is committed to reducing the overall motor vehicles ownership in the borough and increasing the proportion of electrical vehicles through encouraging the transition of remaining vehicles to EV. The two main factors deterring people from switching to electric vehicles are anxiety around charging and battery range. By providing a high supply of EVCPs, we anticipate an increase in the likelihood of residents switching to EVs. It is recognised that complementary policies aimed at restricting car ownership, of any sort, will also be needed to achieve a reduction in car ownership overall. For this purpose, we aim to create a charging infrastructure that will drive demand, rather than follow demand. Council to date has 303 charging points. The Council proposes to supply the 2041 requirement by 2030.

Current Active Charging Points	
Type	No.
Free standing Fast	45
Free standing Rapid	16
Free standing smart fast	30
Lamp column	212
Grand Total	303

The recommended partners bids exceed the expectations set out in the Invitation to Tender specification, offering the Council fully funded infrastructure for electric vehicle charging points across the borough and a share of income. A public tender exercise was carried out and two

suppliers were awarded a contract at the July 2022 Cabinet Procurement and Insourcing Committee. An amount of £223k per annum has been identified as required to support the ongoing delivery and management of the contracts to be let. The financial modelling based on bidders' proposals and the Council's own projected costs and loss of income shows that the revenue will return to positive in year 5 of the contract for the mid-point scenario. The cumulative cash position for the project will return to positive in year 10. The capital works include less harmful pollution during use than conventional petrol and diesel cars.

The installation of EVCP will meet the green indicators from Hackney Sustainable Procurement Strategy by significantly reducing the reliance on fossil fuel vehicles and carbon emissions. The charging stations will be powered by 100% renewable electricity, in some cases generated locally, which will contribute towards achieving a zero-net carbon target by 2040. Both recommended partners agreed to work with the Council on a wider feasibility study in relation to power electric vehicle charging points via solar panels on Council owned-roof spaces. They offered to fund the initial feasibility study as well as invest in solar panels installation in the borough.

This project will attract over £19m in private funding to install EV infrastructure and the procurement exercise has secured both jobs and training opportunities directly linked to the project contributing to 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'. This project will also support the transition to cleaner transport both in terms of local air quality and carbon emissions contributing to Priority 3 'A greener and environmentally sustainable community which is prepared for the future'. In addition, this project will create a new revenue stream for the Council that will provide funding to active and sustainable travel contributing to Priority 5 'A borough with healthy, active and independent residents'. This approval will have no net impact on the capital programme as it will be funded by discretionary resources held by the authority.

APPENDICES

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.

Report Author	Samantha Lewis, Senior Accountant (Capital) Tel: 020 8356 2612 samantha.lewis@hackney.gov.uk
Comments for Group Director of Finance and Corporate Resources	Jackie Moylan, Director, Financial Management Tel: 020 8356 3032 jackie.moylan@hackney.gov.uk
Comments for the Director of Legal, Democratic and Electoral Services	Dawn Carter-McDonald, Director of Legal, Democratic and Electoral Services Tel: 020 8356 4817 dawn.carter-mcdonald@hackney.gov.uk