



Title of Report	Capital Update and Property Disposals and Acquisitions Report
Key Decision No	FCR S102
For Consideration By	Cabinet
Meeting Date	24 April 2023
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	1 May 2023
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 2023/24 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 new Strategic Plan which was adopted in November.
- 1.3 In this first capital update report of the new financial year we bring forward multi-year investment in our parks and associated facilities. These works will contribute to a greener healthier borough ensuring that all our residents retain access to safe and well maintained outside space. This is significant investment at a time when resources for the Council are tight, but if we do not plan ahead and maintain our assets they may fall into disrepair and either become unavailable for residents or more costly to refurbish in the future.
- 1.4 Investment is planned over several years and includes resurfacing the Haggerston Park 3G pitch (£30k in 2023/24 and £570k in 2024/25), ensuring our pathways in parks are in a good state of repair (£250k in 2023/24, £350k in 2024/25 and £400k in 2025/26), our continued programme of play area refurbishments (£580k in 2023/24, £920k in 2024/25 and £1,000k in 2025/26), replacement of boilers in some of our parks and open spaces with low carbon alternatives (£50k in 2023/24, £150k in 2024/25 and £300k in 2025/26), we also plan to invest £150k in 2023/24 to enable an alternative use (possibly an outdoor gym) to be delivered for the old paddling pool in Clissold Park following public consultation and finally we want to return the former side by side nursery site within Springfield Park back to park use (£150k in 2023/24 and £150k in 2024/25).
- 1.5 We will continue to maintain and improve our free toilet facilities in parks. The park toilets in Clissold Park are the final facilities that need to be refurbished across our Parks Estate, so I am pleased to highlight £250K in 2023/24 towards the cost of refurbishing the Clissold House park toilets. It also remains important to us that our staff can rely on well maintained facilities from which they can deliver a high quality of service to our residents and we therefore plan continued investment in our park depots (£150k in 2023/24, £1,050k in 2024/25 and £1,300k in 2025/26).
- 1.6 In this month's report we bring in investment from funding secured from the UK Shared Prosperity Fund (UKSPF) of £919k which will support the Dalston streets and spaces programme (including Gillett and Dalston squares); Hoxton Street upgrade as well as the upgrade of open space at Fairchilds Garden. These projects will support economic activity, improve public realm, invest in green infrastructure, reduce anti-social behaviour, connect spaces and generally create better conditions for our residents and local businesses to thrive. We will, of course, engage and consult with local residents as plans are

developed on these projects. In addition the UKSPF will provide £441k of revenue funding for business support activities including business resilience support and advice, social/independent business capacity building, start up and scale up training and advice for social businesses, net zero business advice and the creation of business peer support networks

- 1.7 Further detailed work has identified that a further £814k of investment is required in 2023/24 for the refurbishment and expansion of Hackney Mortuary (St John's Churchyard). The aim is that this investment will, based on projections largely future-proof the facility for 20-25 years and save ongoing revenue costs incurred where further capacity is required to be secured.
- 1.8 Finally, this month approval is sought for the acquisition of a single residential garage at 26 Blackwell Close, London E5 0TA. The garage is located within a new site identified for Council housing delivery and is the only element of the site not owned by the Council with the potential to unlock the delivery of 20 new homes - another small step towards the delivery of 1000 council homes by 2026.
- 1.9 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 Acquisition of 26 Blackwell Close Garage:** The Council has operated a successful regeneration and house building programme for more than a decade. Since April 2011 we have completed 1,515 new and refurbished homes, including 522 for social rent, 24 Hackney Living Rent and 154 shared ownership, as well as 815 outright sale homes in order to help pay for the affordable housing and other public infrastructure. We currently have three schemes on site, providing a total of 245 new homes (85 for social rent, 42 shared ownership and 118 outright sale).
- 2.3 We continue to develop much-needed high quality social housing on surplus and underused Council land. Cabinet approval was given in December 2022 to move forward with a new programme of Council house building comprising fifteen 'anchor' locations expected to provide in the region of 400 new homes of which 75% shall be for social rent. This forms part of Hackney's corporate objective for 1,000 new Council homes for social rent by 2026, along with wider improvements to estates benefitting existing and new residents.
- 2.4 Generally the anchor locations are fully on Council-owned land. However a modest piece of land acquisition is required in order to make optimum use of the location at Blackwell Close in Clapton Park Estate.
- 2.5 Approval is requested to acquire the freehold ownership of a single residential garage at 26 Blackwell Close, London E5 0TA. The garage is located within a

new site identified for Council housing delivery and is the only element of the site not owned by Hackney Council.

- 2.6 Acquisition of the garage will consolidate the Council's ownership of this new housing regeneration site and secure the associated benefits explained in this report, including making optimum use of the Council's existing land resources.

3. RECOMMENDATION(S)

- 3.1 **That the scheme for Adult, Health and Integration as set out in section 11 be given approval as follows:**

Hackney Mortuary (St John's Churchyard): Resource and spend approval of **£814k in 2023/24** is requested to increase the existing budget for the refurbishment and remodelling works to modernise and upgrade the existing facilities to current standards and provide additional capacity to reduce the reliability of 'off-site' facilities.

- 3.2 **That the scheme for Climate, Homes and Economy as set out in section 11 be given approval as follows:**

Fairchild's Garden, Dalston Public Realm and Hoxton Public Realm: Resource and spend approval is requested to fund the improvements in these three sites: **£290k in 2023/24 for Fairchild's Garden, £429k in 2024/25 for Dalston Public Realm and £200k for 2024/25 for Hoxton Public Realm.**

Haggerston Park Changing Places Toilet: Resource and spend approval of **£47k in 2023/24** is required to reflect the grant award to meet part of the cost of the Changing Places Toilet Facility that has been installed in Haggerston Park.

Clissold House Park Toilets: Resource and spend approval of **£250k in 2023/24** is requested towards the cost of refurbishing the Clissold House park toilets.

Clissold Park Old Paddling Pool: Resource and spend approval of **£150k in 2023/24** is requested to deliver an alternative use for the old paddling pool site at Clissold Park.

Former Side-By-Side Site: Resource and spend approval of **£300k (£150k in 2023/24 and £150k in 2024/25)** is requested to fund the return of the former side by side nursery site into park use within Springfield Park.

Haggerston Park ATP Surface Replacement: Resource and spend approval of **£600k (£30k in 2023/24 and £570k in 2024/25)** is requested to replace the existing 3G pitch surface in Haggerston Park which is in a poor condition.

Parks and Green Spaces Green Building Fund: Resource and spend approval of **£500k (£50k in 2023/24, £150k in 2024/25 and £300k in 2025/26)** is requested to fund the work to replace carbon intensive boilers in the Council's Parks and Green Spaces Service's buildings (primarily its depots, toilets and other ancillary buildings) with sources of heat that produce less carbon.

Parks and Green Spaces Pathway Repair Programme: Resource and spend approval of **£1,000k (£250k in 2023/24, £350k in 2024/25 and £400k in 2025/26)** is requested to repair and resurface a significant number of the pathways that traverse the 58 parks and green spaces in the borough.

Parks and Green Spaces Depot Refurbishment - Phase 2: Resource and spend approval of **£2,500k (£150k in 2023/24, £1,050k in 2024/25 and £1,300k in 2025/26)** is requested to fund the Council's Park Depot Refurbishments Phase 2.

Play Area Phase 2 and Phase 3 Refurbishment: Resource and spend approval of **£2,500k (£580k in 2023/24, £920k in 2024/25 and £1,000k in 2025/26)** is requested to fund the Phase 2 of the Park Play refurbishments in Hackney Downs, Clapton Common, Stonebridge Gardens and Well Street Common and Phase 3 refurbishment of park play areas in the borough's parks..

3.2 **To authorise the freehold acquisition of the residential garage at 26 Blackwell Close E5 shown for identification purposes edged red on the plan at Appendix 1 and 2.**

3.3 **To delegate authority to the Group Director Finance and Corporate Resources to agree all commercial terms relating to this acquisition.**

3.4 **To delegate authority to the Director of Legal, Democratic and Electoral Services to agree, settle and sign legal documentation to effect 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 Acquisition of 26 Blackwell Close Garage:** Approval is requested to acquire the freehold ownership of a single residential garage at 26 Blackwell

Close, Clapton Park. Acquisition of the garage will consolidate the Council's ownership of a new housing regeneration site and secure the associated benefits.

- 4.5 This capital acquisition shall be funded from the £10m pre-development budget approved by Cabinet in December 2022 (of which £2.49m is allocated to Financial Years 2023-24) for the new Council house building programme.
- 4.6 To form the new programme, a comprehensive 'Asset Review' of all the Council's housing land was undertaken, identifying fifteen 'anchor' locations with the potential for new Council homes. The parameters of the review - to focus on Council owned land not requiring the demolition of existing dwellings, and with no net loss of green space - generally means that land acquisition is not expected to be required.
- 4.7 That said, of the fifteen locations identified, a modest piece of land assembly is proposed at the Blackwell Close garages location in Clapton Park Estate, Kings Park. The site comprises a plot of thirty three residential garages, all but one of which is owned by the Council. The remaining garage is owned by London & Quadrant Housing Trust (L&Q), forming part of their freehold title of the adjacent residential property at 26 Blackwell Close.
- 4.8 The garage extends out from the northern boundary of the site into the proposed development location. Whereas the remainder of the garages plot may hypothetically be able to be developed without the L&Q garage, it is highly desirable to acquire the garage. Acquisition will enable the site extents to be rationalised and the development capacity to be optimised in an economical new building form, along with surrounding public realm improvements creating an improved setting for existing and new residents.
- 4.9 This approach responds to the need to optimise Council housing development proposals, in the context of increasingly scarce developable Council-owned land and the increasing cost and complexity of residential construction.
- 4.10 It will also have the benefit of clarifying the public realm extent to enable high quality, accessible and safe improvements to the areas around the anticipated development. Particularly, proposals with a clear and rationalised site boundary will avoid the risk of space around the remaining garage becoming magnets for anti-social behaviour such as fly tipping, and prevent ongoing access to the garage compromising the proposed development layout.
- 4.11 This proposal supports the Council's priorities for social housing delivery, the creation of liveable and safe neighbourhoods, and making best use of Council resources.

- 4.12 L&Q have been engaged and a price has been negotiated subject to governance by both parties. The price is £30,000 plus costs estimated in the region of £5,000. This is in the context of a housing development with clear and tested potential to provide around 20 new homes and surrounding improvements, at an estimated total development cost in the region of £9.8m.

5. DETAILS OF ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- 5.1 **Proposed Acquisition of 26 Blackwell Close Garage:** The alternative option is not to acquire the garage. This would leave a single remaining garage and associated access space extending into the development area. This option has been rejected because it risks unacceptably compromising the regeneration and new homes potential of the site. It would fail to maximise the financial and non-financial benefits of the opportunity, including optimising the number and quality of new homes and surrounding improvements to the public areas on Clapton Park Estate. Further, it would prevent the Council from making optimum use of its existing land asset at Blackwell Close.

6. BACKGROUND

6.1 Policy Context

The report to recommend the Council Budget and Council Tax for 2023/24 considered by Council on 27 February 2023 sets out the original Capital Plan for 2023/24. Subsequent update reports considered by Cabinet amend the Capital Plan for additional approved schemes and other variations as required.

6.2 Equality Impact Assessment

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

6.3 Sustainability and Climate Change

As above.

6.4 Consultations

- 6.4.1 **Dalston streets and spaces programme:** The local community will be engaged at an early stage on design ideas for public realm and town centre improvements in Dalston and throughout the delivery of the projects including Gillett Square partners and occupiers and Dalston Square residents and businesses.
- 6.4.2 **Hoxton Street public realm:** The local community will be engaged at an early stage on design ideas for public realm and town centre improvements in Hoxton, and throughout the delivery of the project.

6.4.3 **Fairchild Gardens:** Stakeholder engagement has been completed as part of the design development stages. Future external communications will be to inform stakeholders of the construction dates.

6.5 Risk Assessment

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

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

7.1 The gross approved Capital Spending Programme for 2022/23 currently totals **£309.239m (£151.541m non-housing and £158.698m 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 2023/24 of **£310.837m (£152.140m non-housing and £158.698m housing)**.

Current Directorate	Revised Budget Position	April 2023 Cabinet	Updated Budget Position
	£'000	£'000	£'000
Chief Executive's	2,310	0	2,310
Adults, Health & Integration	900	814	1,714
Children & Education	15,791	0	15,791
Finance & Corporate Resources	94,997	0	94,997
Climate, Homes & Economy	35,380	1,947	37,327
Total Non-Housing	149,378	2,761	152,140
Housing	158,698	0	158,698
Total	308,076	2,761	310,837

7.4 **Proposed Acquisition of 26 Blackwell Close Garage:** The value of the acquisition has been agreed between LBH and L&Q. There is a budget available within the New House Building Programme to cover this cost, but all relevant costs will need to be specifically included in all future financial

appraisals for this site.

- 7.5 If the unit wasn't acquired, it would jeopardise the economical development of the project and result in the non-delivery of housing on this site. If the unit is purchased but the project doesn't progress, there will be an annual revenue stream that could be achieved to offset some of the capital spend.
- 7.6 The Blackwell Close site is currently assumed to be developed for 100% social rented housing. Therefore, Right to Buy receipts could be used to offset some of the cost of this acquisition.

8. VAT IMPLICATIONS ON LAND AND PROPERTY TRANSACTIONS

- 8.1 **Dalston Streets and Spaces Programme, Hoxton Public Realm Project and Fairchild Gardens:** The Council is looking to spend the money on works to the public realm, greening and play equipment. On this basis as the use is for a non-business purpose, any VAT that the Council incurs on attributable costs should be recoverable in full. However, if the greening works are to areas where the Council generates exempt income, for example perhaps trees are to be planted in an industrial estate the Council lets out, the VAT may relate to the exempt income received and the VAT on attributable costs will need to be included in the Council's partial exemption calculation. In relation to the play areas the assumption is that these are works undertaken to an open space such as a park, but if this is actually works to a facility which the Council lets to another entity, or makes charges to users, the VAT incurred on the relevant costs will be attributable to the onward supplies that are made and if any of those onward supplies are exempt the VAT on the costs will need to be included in the Council's partial exemption calculation.
- 8.2 **Proposed Acquisition of 26 Blackwell Close Garage:** The sale of the garage to the Council will in principle be exempt from VAT unless the vendor has 'opted to tax'. If the Council then goes on to build new dwellings on the site, any VAT that is incurred on the acquisition of the site, and any works to the site, will relate to the supplies the Council will make from the site, and therefore will come down to whether the Council will build and use the dwellings for HRA property (ie non business supplies) or freehold/long leasehold sales (zero rated). If the Council is going to sell the land to a developer for the developer to construct, in principle the sale would be exempt from VAT and therefore any VAT that the Council did incur on costs would need to be included in the Council's partial exemption calculation.

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 Acquisition of 26 Blackwell Close Garage:** 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.

9.7 In addition to S120 above 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. The proposed acquisition could also fall under this provision.

9.8 The acquisition of land is a matter reserved to Cabinet and the Mayor pursuant to the Mayor's Scheme of Delegation. The Report delegates authority to the Group Director of Finance and Corporate Resources to negotiate commercial terms. Exercise of that delegated authority will be subject to compliance with the legal requirements around land acquisitions and those will be considered at the relevant time.

9.10 **Refurbishment of the Former Side by Side Site (Council owned asset):** It should be noted that the site was occupied by Side by Side without a lease and the buildings developed without planning permission in the mid-2000's. The current use of the site was not permitted and planning permission never

granted therefore, the Council can proceed with demolition and removal of the buildings without seeking any planning permission.

10. COMMENTS OF THE DIRECTOR OF STRATEGIC PROPERTY SERVICES

10.1 **Proposed Acquisition of 26 Blackwell Close Garage:** The existing use value of the garage has been agreed by both parties to be in the region of £20,000. Determining the future use value of the garage as part of the wider new homes project is a subjective matter. This is primarily because the project is at an early stage with design proposals still some way from being prepared and costed. Regardless, it is imperative that the garage is secured prior to expenditure on design and planning fees to avoid the risk of later redesign and associated abortive costs and delays.

10.2 On the basis of the proposed scheme being for 100% social rented housing, which is the current assumption, the vendor (L&Q) is of the view that the future use value is in the region of £35k whereas the Council's Strategic Property Services team assess this to be in the region of £25k. A commercial negotiation has arrived at a price midway between these two positions, namely £30k plus costs, in order to expedite the matter.

11. CAPITAL PROGRAMME 2022/23 AND FUTURE YEARS

11.1 Adult, Health and Integration

11.1.1 **Hackney Mortuary (St John's Churchyard):** Resource and spend approval of **£814k in 2023/24** is requested to increase the existing budget for the refurbishment and remodelling works to modernise and upgrade the existing facilities to current standards and provide additional capacity to reduce the reliability of 'off-site' facilities. The original feasibility study was signed off in late June 2022, at a capital cost of £1.165m. This was at a point during which little was known about the extent of the pressures and issues surrounding the operations management side of the mortuary. To ensure that the numbers are accurate, post June the Public Health team have improved process efficiencies with how the mortuary operates. The team also conducted a statistical exercise to develop a complete understanding of the exact needs requirements to cover the Council's, which was completed in January 2023. The Mortuary has been operating at or near 100% capacity for the last 10 months with further capacity purchased elsewhere. These agreements will no longer be required once the capital project is complete. This project is expected to deliver:

- An increase of 64% capacity.
- A back-up business continuity electrical generation system
- Locating the back-up generation system on the roof of the new extension due to the extremely limited yard area
- Running new electrical and other services mains to cater for the increased fridge, freezer and post-mortem capacity
- An increase in the heating, ventilation and air conditioning systems (HVAC) to cater for the increased fridge, freezer and post-mortem capacity
- Housing the increased level of HVAC requirement in the roof void

The additional costs will cover the following:

- A total of 88% of the increase in additional cost relates to the service area. There is no increase in the building footprint.
- A total of 12% of the increase relates to the building elements. The biggest increase is in adjoining property walls due to the fact that when the neighbouring properties were expanded, the Council did not demand a party wall award.
- 15% contingency to following items:
 - Council Highways (estimated £55k for scaffolding, parking, contractors compound and CCTV mains)
 - Asbestos removal (estimated £20k)
 - Private road usage (estimated £25) The mortuary road is unadopted however, it is serviced by Council
 - Party wall awards (estimated £20k)
 - Other risks (estimated £128k)

The capital funding will be refurbishment (169m²) and new build extension (60.6m²) will futureproof the mortuary for the next 20-25 years. This capital spend supports the Council's Community Strategy 2018-2028 Priority 3 'A greener and environmentally sustainable community which is prepared for the future'. This approval will have an impact on the corporate programme as the project will be funded by borrowing done by the local authority.

11.2 Climate, Homes & Economy

11.2.1 **Fairchilds Garden, Dalston Streets and Spaces programme and Hoxton Public Realm:** Resource and spend approval is requested to fund the improvements in these three sites: **£290k in 2023/24 for Fairchilds Garden, £429k in 2024/25 for Dalston Public Realm and £200k for 2024/25 for Hoxton Public Realm.** The Department for Levelling Up, Housing and Communities (DLUHC) launched the UK Shared Prosperity Fund (UKSPF) on 13 April 2022. The Council has successfully awarded £1,804,824 (£918k capital and £886k revenue). The OFP Cabinet report will be going to the April 2023 Cabinet detailing the full breakdown of funding for Revenue. This approval covers the capital element of £918k. The UKSPF succeeds EU Structural and Investment funds (ESIF) in the UK. The fund is intended to reduce inequalities between communities, as part of the government's wider levelling up agenda. The UK SPF funding will support a suite of projects designed to deliver against two government funding priorities:

- Community and Place: Enable places to invest to restore their community spaces and relationships and create the foundations for economic development at the neighbourhood level.
- Supporting Local Businesses: Enable places to fund interventions that support local businesses to thrive, innovate and grow.

The Hackney UKSPF allocation will be split across these two work streams as follows:

INVESTMENT PRIORITY	BOROUGH ALLOCATION		
	CAPITAL	REVENUE	TOTAL
Communities & Place	£918,691	£444,497	£1,363,188
Supporting Local Businesses	N/A	£441,636	£441,636
TOTAL UK SPF	£918,691	£886,133	£1,804,824

The UKSPF capital element will fund three Communities & Place projects:

- Dalston streets and spaces programme (including Gillett and Dalston squares)
- Hoxton Street upgrade
- Fairchilds Garden open space upgrade

Dalston Street and Spaces Programme (including Gillett and Dalston Squares) £429k in 2024/25: Dalston is a vibrant, creative major town centre in the London Borough of Hackney. It is home to 12,746 people and the fourth densest ward in the borough. Dalston also attracts a high number of visitors at night due to its night time economy. Changes in the way people move around, how they work and where they shop, as well as how they spend their time is radically changing the function and form of the town centre. The UKSPF presents the Council and local community with an opportunity to improve Dalston's town centre squares, Gillett Square and Dalston Squares, as places that better serve the community. Both squares have been heralded for their qualities since they were developed in 2006 and 2011 respectively, yet are failing to fulfil their potential. The squares are extremely important to different sections of the community, and perform a multitude of functions as places to play, congregate and share experiences.

Recent community consultations in Dalston have highlighted a number of areas where the Council can improve the existing provision for Gillett Square and Dalston Square such as including additional and improved green infrastructure, reducing anti-social behaviour and crime, more positive activation and better play facilities and reducing the number of vacant commercial units at Dalston Square. This project is expected to deliver:

- 220 sqm public realm improvements
- 6 trees planted
- 12-14 themed markets (including young people led market) and cultural/community events.
- Increased visitor numbers (both squares).
- Increase in programmed events and activities.
- Improve infrastructure to support activation.
- Increase green infrastructure and SUDs
- Reduce anti-social behaviour and criminal activity and improve perception of safety
- Improved governance and management of Gillet and Dalston Square

- Better connection between Hackney Services for young people and positive activation of the public realm.

The Dalston Streets and Spaces Programme will deliver the following benefits:

- Work with the community to codesign improvements to Gillett Square and Dalston Square, understanding the characteristics and the role each square plays in Dalston’s tapestry of streets and spaces.
- Implement high impact public realm improvements at Gillett Square and Dalston Square. Where feasible, link public realm improvements into wider town centre public realm improvements through a consistent use of materials to create a coherent sense of identity.
- Deliver a series of activations in spaces throughout Dalston town centre, namely themed occasional markets (complementary to Ridley Road market) and cultural activation and events in Gillett and Dalston Square
- Improve Dalston's green infrastructure.
- Help to build capacity within the community to deliver sustainable stakeholder led activities and future activations in the town centre.

The capital funding will be used to appoint architects / urban designers to address community issues and concerns raised via the Dalston Conversation and the Dalston Plan consultations, which captured the concerns of local residents, businesses and visitors to Dalston. Through the design commission, the project will also collect baseline data at the start of the design process and post implementation to capture measurable impacts.

An events programme will be developed, based on learnings from previous and similar events carried out in Hackney, e.g. Dalston Music festivals, interactive play, Dalston Children's Festival and Food Markets. The aim of this programme is to activate Dalston streets and spaces as well as engaging the local community and supporting the local economy. Specifically engage with young people to divert them to positive activities in Dalston. This approval will have no net impact on the capital programme as it will be solely funded via GLA UK Shared Prosperity Funding.

Milestone (subject to change)	Date
Procure architects	June 2023
6 Facilitate free to access town centre cultural events and pop-up markets	December 2023
Completed cultural and markets programme	March 2025
RIBA Stage 2 / 4 report	December 2023
Start on site public realm interventions	March / April 2024
Public realm practical completion	March 2025

Hoxton Street Upgrade (£200k in 2024/25): In 2020, the Area Regeneration team commissioned PRD (Partnering Regeneration Development) to deliver an evidence gathering report in order to gain a better understanding from local people in Hoxton about their everyday lives, their needs, their perceptions on how the area is changing, and how the Council could better improve local access to socio-economic opportunities. A key finding from the report showed that anti-social behaviour and the poor upkeep and condition of communal areas on council estates greatly affected residents' wellbeing and community cohesion. Cramped living environments and the lack of access to a balcony or a garden also amplified the effects of Covid-19 lockdowns on residents' wellbeing and mental health. Based on the findings, the PRD report recommended the Council take a proactive approach to deliver inclusive projects which strengthen the community and tactical urban interventions that change perceptions and improve the quality of life. The project is expected to deliver:

- 20 new trees and SUDS
- Wayfinding designed with the community featuring heritage and art
- Improved access to Hoxton Street community garden
- Improved lighting for greater pedestrian safety
- Modular planting, cycle stands and public art
- 20 volunteering opportunities created

This project is expected to deliver transformative public realm improvements to support local residents, market traders, businesses and organisations on and around Hoxton Street. 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 funding will be used to appoint a landscape architect/urban design team to produce a design and options strategy that will need to be taken from RIBA Work Stage 0 'Strategic Definition' to RIBA Stage 7 'In Use'. The landscape architect/urban design team will also manage the delivery contractor on behalf of the Council, to ensure the implementation meets the same standard of the designs. The Council will procure a contractor to implement the interventions through community co-production. Engagement with local VCS organisations and businesses may also encourage continued use of the interventions after they're developed. £268k funding has been secured from the capital receipt of Regan Way approved by the February 2023 Cabinet. Not yet secured but to follow will be £44k s106 funding to go towards this project bringing the total funding for this project as £512k.

Milestones (subject to change)	Date
Appointment of landscape architect/urban design team	June 2023
Co-design process	August 2023
Production of detail design	September 2023

DPD signed	October 2023
Construction ITT released	October 2023
Tender evaluation	November 2023
Appointment of contractor	November 2023
TTRO and TMO permits arranged	January 2024
Works notification letters distributed	February 2024
Start on site	February 2024
Completion	May 2024

Fairchild's Garden (£278k in 2023/24): This park, previously known as Hackney Road Recreation Ground, is a small park located on the busy Hackney Road. It is the former burial ground of St Leonard's Church Shoreditch and is the last resting place of Thomas Fairchild, a notable local horticulturist. The site is managed and maintained by the Council's Parks and Green Spaces Service as a recreational ground under the Burial Act 1853. This capital budget will contribute to the project design proposals and include new landscaping, paths, improved access, seating, fencing, timber decking and a kiosk in the northern part of the site that will provide children's play equipment, food and drink and contain a toilet. There will also be a new table tennis table. This project will transform Fairchild's Garden into a safe, welcoming, flexible space which meets the needs of the local community. Benefits include:

- Increase usage of the site
- Improved pedestrian access
- Infrastructure to support a catering kiosk, toilet and storage facilities
- Infrastructure to support mobile children's play equipment
- Celebrate the heritage of the site
- Improved biodiversity
- Site meets Green Flag criteria
- Potential maintenance income from the proposed kiosk

This capital funding will be used to improve a local green space facility for the growing population and ensure residents have the space to exercise and stay healthy and have access to good local facilities. This budget builds upon the Council's Capital £200k contribution and £273k of Section 106 funding already approved and allocated in the capital programme. This approval will have no net impact on the capital programme as it will be solely funded via GLA UK Shared Prosperity Funding.

Milestones	Date
Business Case Report Sign Off	November 2022
Issue Tender:	December 2022
Tender Returns:	January 2023
Tender Evaluation:	January 2023

Contract Approval Report Approved	January 2023
Mobilisation Period:	February 2023
Start on site / Contract Commencement:	March 2023
Construction Complete	August 2023

In summary the capital expenditure for all 3 sites (Dalston Square, Hoxton and Fairchild's Gardens) will create improvements to Dalston town centres, public realm improvements at Hoxton and improvements to local green spaces at Fairchild Gardens. The improvement contributes to the Council's aim of connecting green spaces, and creating more liveable neighbourhoods and maintenance of the Council's parks and green spaces ensuring our residents have the space to exercise and stay healthy and have access to good local facilities. This capital spend supports the Council's Community Strategy 2018-2028 Priority 3 'A greener and environmentally sustainable community which is prepared for the future'. All three approvals will have no net impact on the capital programme as it will be solely funded via GLA UK Shared Prosperity Funding.

11.2.2 Haggerston Park Changing Places Toilet: Resource and spend approval of **£47k in 2023/24** is required to reflect the grant award to fund part of the cost of the Changing Places Toilet Facility that has been installed in Haggerston Park. In March 2022, the Council was successfully awarded external funding from The Changing Places Fund, from the Department for Levelling Up Housing and Communities, to support the installation of Changing Places Toilet(s). As a result £47k in 2022/23 is requested to reflect the grant funding allocated to this project. The Government allocated £30m to increase the number and spread of Changing Places Facilities across England. Local Authorities were invited to opt in to receive a proportion of the funding by submitting an expression of Interest. The available funding was equivalent to the average cost of installing at least one Changing Places facility in the LA's area. In total Hackney was awarded £330K to fund 4 Changing Places Toilets across the borough - this represents the first installation of the programme.

The Haggerston Park toilets were in a very poor state of repair and in urgent need of renovation to make them accessible, to bring them up to current building standards and to make them safe and pleasant to use. The refurbishment of the park toilets presented an opportunity to improve the accessibility of the park for disabled people and working in partnership with Public Health a Changing Places facility was installed as part of the toilet block refurbishment. This is the first Changing Places facility in a park in Hackney. This facility is large and enables people that are limited in their own mobility to go to the toilet. Changing Places facilities in parks and green spaces will enable disabled people to meet with friends and family, enjoy days out and partake in leisure and sport activities. The improvement of the toilets and the creation of a Changing Places facilities will meet business needs by reducing health and safety concerns, ongoing maintenance costs, improving the amenities for park users and making parks, green spaces and leisure centres

safe and accessible for all. The new Changing Places facilities at Haggerston will deliver the following outputs and outcomes:

- New 12 sqm space created
- Guldmann GH3 200KG SWL Traverse Hoist System
- Wash Dry Assisted Closomat WC pan
- Electric assisted Vario changing bed with bed guard and mattress
- Standard Line electrically adjustable sink basin
- Grab rails and WC pan support arms
- Large mirror
- Colostomy shelf
- Large nappy bin
- Large towel roll holder and towel for use with bed
- Mobile changing screen
- Signage
- Chair/bench for sitting on or for putting changing bags on

The toilet facilities in Haggerston Park are fully accessible to all and meet the requirements of the Equality Act 2010 and the Changing Places Consortium. It will increase visitor numbers to the park, increase customer satisfaction and reduce customer complaints. 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' and 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 grant.

11.2.3 Clissold House Park Toilets: Resource and spend approval of **£250k in 2023/24** is requested towards the cost of refurbishing the Clissold House park toilets. Hackney's Parks and Green Spaces Strategy has a commitment to "Refurbish all of our park toilets". In recent years the toilets in Hackney Downs, Haggerston Park, London Fields and Millfields have all been refurbished, and converted into a more robust style of facility. The new facilities are more hardwearing, easier to clean, easier to restock and less prone to vandalism than the old facilities. The park toilets in Clissold Park are the final facilities that need to be refurbished. They are regularly vandalised, with soap dispensers and toilet roll holders regularly broken off - they are also regularly flooded, require extremely frequent maintenance and in a really poor condition. This project seeks to refurbish the facilities, bringing them in line with the other upgraded facilities in other parks. The toilet cubicles will be made more robust using harder-wearing vandal-proof materials, and using a design that makes it easier to clean and restock. The project will expect to deliver:

- 70m² of toilet facilities improved (male 25m², female 30m², accessible toilet 15m²)
- 1 male cubicle and 4 urinals, 1 disabled, and 5 female cubicles improved, including 3 baby change, 9 sink units and three hand dryers.

The overall benefits of this project are:

- Toilets commensurate with the facilities in the rest of the park
- Less money will need to be spent on regular repairs
- The new toilets will need to be closed less often for repairs and/or cleaning
- Less complaints will be received from members of the public
- Will help to deliver the Parks and Green Spaces Strategy target
- Will lead to an increase in customer satisfaction

Milestones	Date
Project scoping and Engagement	April - June 2023
Issue Tender:	July 2023
Tender Returns:	August 2023
Tender Evaluation:	August 2023
Contract Approval Report Approved	September 2023
Mobilisation Period:	October 2023
Start on site / Contract Commencement:	October 2023
Construction Complete	February 2024

This capital expenditure will significantly improve the existing park toilets in Clissold House, Clissold Park. The Council's Capital Strategy has a commitment to "Maintenance of the Council's parks and green spaces - ensuring our residents have the space to exercise and stay healthy and have access to good local facilities." 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 an impact on the corporate programme as the project will be funded by borrowing done by the local authority.

11.2.4 Clissold Park Old Paddling Pool: Resource and spend approval of **£150k in 2023/24** is requested to find and deliver an alternative use for the old paddling pool site at Clissold Park. Clissold Park Paddling Pool recently came to the end of its life, and was permanently closed in 2020. The facility was replaced with a brand new splash pad on the site of the old bowling green, which opened in June 2022. As part of the splash pad project a commitment was made to bring the site of the old paddling pool area back into some form of park use (it is currently inaccessible to park users). Therefore not leaving a redundant and deteriorating asset in-situ i.e. the old paddling pool. Initial consultation indicated that local people wanted to see the area converted into a new outdoor gym facility surrounded by a wildflower meadow, although alternative suggestions were put forward during the consultation process. Further consultation will be undertaken with park users to determine exactly how the old paddling pool space should be brought back into use, designs produced and changes

implemented. The old railings surrounding the area will likely be removed and the space integrated into the wider park. The project expected delivery will be:

- 6000m² of green space will be improved
- 4150m² of green space will be made accessible to the public
- 1850m² of wildflower meadow could potentially be created
- 1 new outdoor gym potentially created
- 5 new trees potentially planted

Milestones	Date
Consultation commences:	June 2023
Issue Landscape Architect Tender:	June 2023
Tender Returns:	July 2023
Tender Evaluation:	July 2023
Contract Approval Report Approved	August 2023
Designs started:	August 2023
Start on site / Contract Commencement:	January 2024
Construction Complete	March 2024

The capital spend will remove a redundant and deteriorating asset from the park and not leave it in-situ to continue to cause challenges. The project will also significantly improve an existing inaccessible part of Clissold Park. The refurbished area of the park will help to create more liveable neighbourhoods and contribute to outstanding play, culture, and sport facilities. The Council's Capital Strategy has a commitment to "Maintenance of the Council's parks and green spaces - ensuring our residents have the space to exercise and stay healthy and have access to good local facilities." 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' and Priority 5 'A borough with healthy, active and independent residents'. This approval will have an impact on the corporate programme as the project will be funded by borrowing done by the local authority.

11.2.5 Former Side-By-Side Site: Resource and spend approval of **£300k (£150k in 2023/24 and £150k in 2024/25)** is requested to fund the return of the former side by side nursery site into use within Springfield Park. The Side by Side nursery site is approximately 2150m² in size, located at the top of a hill at the Eastern point of Springfield Park. It is surrounded by a mixture of mature trees, shrubs and scrub. Before its use as a nursery, the site was accessible to park users via a pathway into the park, and once housed a public play area. The site has until recently served as the location for the Side by Side nursery which has moved to its new site. The project will start the process of restoring the site back to its original use as parkland / park use with the following improvements:

- Demolition and removal of the dilapidated temporary buildings
- Improve security by repairing/replacing broken fences
- Installation of new security gates

The current space is due to be vacated by the nursery in the near future and presents a potential risk of anti-social behaviour, fly tipping, unauthorised occupation and becoming an eyesore to local residents. Bringing the site back into use will allow the following improvements:

- Prevent the site falling into a state of further degradation
- Make the site more aesthetically pleasing to residents
- Provide an opportunity to bring the site back into park use
- Provide an opportunity to relocate park operations into the space away from its current location to make Springfield Park more accessible and welcoming
- 2150m² (0.215 ha) of land will be returned to Hackney's Leisure, Parks and Green Spaces service allowing it to once again benefit the whole community.

This capital spend will significantly improve an existing unused space. The Council's Capital Strategy has a commitment to "Maintenance of the Council's parks and green spaces - ensuring our residents have the space to exercise and stay healthy and have access to good local facilities." 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' and Priority 5 'A borough with healthy, active and independent residents'. This approval will have an impact on the corporate programme as the project will be funded by borrowing done by the local authority.

11.2.6 Haggerston Park ATP Surface Replacement: Resource and spend approval of **£600k (£30k in 2023/24 and £570k in 2024/25)** is requested to replace the existing 3G pitch in Haggerston Park which is in a poor condition. The carpet has lifted and moved in a number of places, particularly around the goal mouth areas, and the pile is separating from the carpet backing when swept / cleaned leaving several "bald" areas. The Council is proposing to replace the 3G carpet with a suitable Football Association (FA) / Football Foundation (FF) approved product. The Council has long recognised the impact that sport and physical activity can have on the achievement of its vision and priorities, and over the last five years has made significant improvements to both the quality and operation of its leisure facilities and green spaces. The development of new facilities has raised expectations and acted as a catalyst for further change to provide modern, cost effective facilities and services that meet the needs of the local community.

Haggerston Park is situated in the East of Hackney bordered by Queensbridge Road. Haggerston Park has an all-weather 3G pitch comprising a 40mm pile length sand and rubber filled 3g carpet above an in-situ formed shockpad of average thickness 26mm. The pitch base is of impervious hot rolled asphalt with a crowned (turtle back) profile. The overall artificial grass rectangle is of

approximate dimensions 98m x 70m. The artificial surface area has a macadam surround. The 3G pitch is a dual use facility, in that it is used by Bridge Academy during the day time (Monday - Friday) and the local community during evenings, weekends and school holidays. The facility is primarily used for football. There are inlaid permanent line markings for 1 x 11 a-side football pitch and 2 x 5 a-side football pitches.

The proposal is to replace the 3G carpet with a suitable Football Association (FA) / Football Foundation (FF) approved product, and whilst it is hoped that the existing shock pad can be overlaid with the new carpet, testing will be undertaken to determine both the condition of the shock pad and whether the carpet can be removed without causing irreparable and unviable damage to the existing shock pad. 6860m² of pitch will be improved and made safe.

This capital spend will significantly improve an existing public space and maintain existing provision. The refurbished area of the park will help to create more liveable neighbourhoods and contribute to outstanding play, culture, and sport facilities. The Council's Capital Strategy has a commitment to "Maintenance of the Council's parks and green spaces - ensuring our residents have the space to exercise and stay healthy and have access to good local facilities." 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' and Priority 5 'A borough with healthy, active and independent residents'. This approval will have an impact on the corporate programme as the project will be funded by borrowing done by the local authority.

11.2.7 Parks and Green Spaces Green Building Fund: Resource and spend approval of **£500k (£50k in 2023/24, £150k in 2024/25 and £300k in 2025/26)** is requested to fund the work to replace carbon intensive boilers in the Council's Parks and Green Spaces Service's buildings (primarily its depots, toilets and other ancillary buildings) with sources of heat that produce less carbon. In 2019 Hackney Council declared a climate emergency and committed to reach net zero emissions by 2040, which means that the Council will not be a net contributor to climate change by 2040. The Council's Parks and Green Spaces Strategy includes a commitment to "Work towards becoming a Zero Carbon service" by 2031. In 2022 Buro Happold were appointed to identify and quantify the service's activities that create emissions, assess possible high level actions to reduce emissions and their potential impact on the baseline by 2030, and provide guidance on modelling accuracy, materiality and future improvements to emissions assessments. The study indicates that the Hackney Parks and Green Spaces service's emissions amounted to 740 tCO₂e in 2018. This is equivalent to 2% of the Council's total estimated Scope 1 and 2 emissions. This was predominantly from use of energy and fuel in buildings and vehicles, which amounted for 70% of the total emissions. In order to reduce the Service's carbon emissions, investment is needed in its buildings to provide heat and power from cleaner sources. The project is expected to deliver:

- A reduction in carbon emissions
- Potentially a reduction in energy bills

- Delivery of Parks and Green Spaces Strategy target

This capital spend will significantly improve existing park assets. By investing in new air or ground source heat pumps in Parks and Green Spaces buildings, electricity and gas bills will decrease, reducing the amount of resources spent on energy bills annually. The Council's Capital Strategy has a commitment to "Maintenance of the Council's parks and green spaces - ensuring our residents have the space to exercise and stay healthy and have access to good local facilities." 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 an impact on the corporate programme as the project will be funded by borrowing done by the local authority.

11.2.8 Parks and Green Spaces Pathway Repair Programme: Resource and spend approval of **£1,000k (£250k in 2023/24, £350k in 2024/25 and £400k in 2025/26)** is requested to repair and resurface a significant number of the pathways that traverse the 58 parks and green spaces in the borough. Many of the paths are currently in a poor state of repair which presents a health and safety risk to park users, in the form of trip hazards, and can restrict access to some parks and green spaces. Hackney is the third most densely populated borough in the UK*, but it is also one of the greenest in inner London with 58 parks and green spaces covering some 282 hectares, 28 of which have been awarded the green flag quality mark. *GLA, Land area and population density, 2018. There are just over 253,000m² of pathways in the borough's parks and green spaces. The dedicated pathway repair and resurfacing programme will:

- Remove all trip hazards
- Ensure that the pathways are fully accessible
- Improve the infrastructure for parks operations vehicles
- Reduced money spent on regular patch repairs and ongoing maintenance
- Reduced number of complaints and injury claims
- Easier maintenance for Parks Operations
- More attractive parks and green spaces
- Unsafe and inaccessible areas of parks and green spaces will become accessible to all
- Improved accessibility will increase visitor numbers
- Increased feeling of ownership by local residents and park users through involvement in project scope development
- Improved visitor satisfaction levels
- Improve the appearance of the parks and green spaces and make them more welcoming
- Help meet Green Flag criteria

The capital spend will have a positive impact on the Council's parks and green spaces. The pathways improvement project will contribute to the reduction of inequality by making previously inaccessible parks and green spaces welcoming and accessible to all. The resurfaced pathways will create a safer environment and improve the appearance of the local neighbourhoods. The project will enable long term investment in the infrastructure of parks and green

spaces which will reduce the resources required for ad hoc repairs and ongoing maintenance. Sustainable innovations will always be introduced where possible.

The improvement of the pathways will help the council to; deliver outstanding parks and green spaces, to provide every child and young person with opportunity for their best life, to provide access to play and sport and to improve the health and wellbeing of the residents and visitors to the borough. The Council's Capital Strategy has a commitment to "Maintenance of the Council's parks and green spaces - ensuring our residents have the space to exercise and stay healthy and have access to good local facilities." 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 an impact on the corporate programme as the project will be funded by borrowing done by the local authority.

11.2.9 Parks and Green Spaces Depot Refurbishment - Phase 2: Resource and spend approval of **£2,500k (£150k in 2023/24, £1,050k in 2024/25 and £1,300k in 2025/26)** is requested to fund the Council's Park Depot Refurbishments Phase 2 to include Clissold Park, Hackney Marshes, London Fields and Springfield depots. The Council's Project Team in the Leisure, Parks and Green Spaces team are currently working on plans to improve Parks depots at Millfields, Haggerston and Hackney Downs. The new Millfields depot is due for completion in early 2023. This funding will enable the team to resolve the existing issues in the borough's remaining park depots listed above. All of the depots listed require urgent upgrades as they are of extremely poor quality. These improvements will ensure the Council's depot based staff have access to the same quality of accommodation as Council's office based staff. This includes the facilities to support service delivery and that the staff feel equally as valued as office based staff. The existing temporary buildings at Hackney Marshes, Clissold and Springfield Parks have been repaired and patched up on multiple occasions and have now reached the end of their life needing to be replaced. The existing depot building at London Fields needs to be expanded to provide additional changing facilities and the site reconfigured to adapt to the planned expansion of the London Fields Lido which adjoins the site.

The depots also need to be upgraded to help meet the Council's commitment to become carbon neutral by 2030. A review of the existing electric vehicle charging points will be undertaken and adequate provision provided to meet the immediate need as well as ensuring future capacity can be met. The ICT infrastructure at the depots will also be reviewed by the Council's ICT and works undertaken to ensure that the immediate need is met as well as ensuring that future capacity can be met. The Improvements will include:

- Replacement buildings will be sufficiently insulated and appropriate quality provision
- Appropriate and secure storage for equipment and machinery (out of the weather to improve its longevity and also to prevent theft)
- Installation of solar panels if appropriate
- Installation of electric vehicle charging infrastructure
- Installation of sustainable drainage

This capital spend will improve existing park assets and contribute to fighting against climate change and working towards a net zero Hackney. It will provide adequate facilities to meet basic staff welfare and operational needs, be more modern and efficient buildings, provide equality of facilities between office based and operational and between male and female staff. The Council's Capital Strategy has a commitment to "Maintenance of the Council's parks and green spaces - ensuring our residents have the space to exercise and stay healthy and have access to good local facilities." 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 an impact on the corporate programme as the project will be funded by borrowing done by the local authority.

11.2.10 Play Area Phase 2 and Phase 3 Refurbishment: Resource and spend approval of **£2,500k (£580k in 2023/24, £920k in 2024/25 and £1,000k in 2025/26)** is requested to fund the Phase 2 of the Park Play refurbishments in Hackney Downs, Clapton Common, Stonebridge Gardens and Well Street Common and Phase 3 refurbishment of park play areas in London Fields (x2), Clissold Park and North Millfields. The majority of the Borough's play spaces in parks are in need of significant improvement to address physical infrastructure addressing long term maintenance, health and safety issues and to improve their play value. The existing play spaces in these locations do not meet the needs of the local communities which they serve. The Borough's parks are hugely important to the borough's residents and play areas are a key feature in attracting families to them. Good play spaces help to encourage physical activity amongst children and are important in helping to maintain children's physical and mental health. The refurbishment of the borough's play areas provides an opportunity to broaden their appeal to a wider age range of children and help Hackney to meet its commitment as a Child Friendly Borough. A phased approach has been taken in terms of improving the borough's play areas.

Sites for improvement have been identified using a selection criteria which indicates the need based on the age, physical condition of the play area, play value and the health and wellbeing of residents. Play areas which have undergone significant improvements since 2014 or are already part of the wider capital programme were not included in the prioritisation process. Six park play areas are being improved through phase 1 with all sites on track for completion by the end of 2022 (Butterfield Green x2, Clapton Pond, Clapton Square, Haggerston Park and Stoke Newington Common).

Phase 2 of the project is well underway with designs produced and public consultation undertaken on four further sites, Clapton Common, Hackney Downs, Well Street Common and Stonebridge Gardens. Work is currently being undertaken to develop the designs ready for tender and to apply for Common Land consent. Phase 3 of the project will focus on improving other play provision in the borough. The refurbishment will address:

- health and safety issues and

- ongoing maintenance issues
- increase play value
- Provide spaces which appeal to a wider age range of children and encourage them to be more active

Phase 2 Sites	Area improved in m2
Clapton Common	1500
Hackney Downs	2140
Stonebridge Gardens	1400
Well Street Common	1200

The capital expenditure will address the cost of ongoing play repairs where much of the play equipment is reaching the end of its life due the sustained heavy use over the last 11 years. As identified in the 22/23 Capital Strategy the population of Hackney is increasing and set to grow by 13% by 2033. The Borough's parks and green spaces are going to be essential in meeting the needs of the local community in providing space for recreation and their health and well being needs. The increase in population will provide increased pressure on the boroughs existing green assets and therefore a gradual phased approach must be taken in order to upgrade existing assets to ensure that they are fit for purpose and resilient enough to meet the increased use. 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' and Priority 5 'A borough with healthy, active and independent residents'. This approval will have an impact on the corporate programme as the project will be funded by borrowing done by the local authority.

APPENDICES

Appendix 1 - Site Plan Blackwell Close Project Boundary

Appendix 2 - Plan identifying residential garage to be acquitted at 26 Blackwell Close, Clapton Park Estate, London E5 0TA

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)
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	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