

Title of Report	Capital Update and Property Disposals and Acquisitions Report	
Key Decision No	F S214	
For Consideration By	Cabinet	
Meeting Date	26 February 2024	
Cabinet Member	Cllr Robert Chapman, Cabinet Member for Finance, Insourcing and Customer Service	
Classification	Open	
Ward(s) Affected	All	
Key Decision & Reason	Yes	Spending or Savings
Implementation Date if Not Called In	6 March 2024	
Group Director	Jackie Moylan, Interim Group Director, Finance	

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 and to deliver against the Council's Strategic Plan.
- 1.3 This month we propose an investment of £150k to adapt part of the building at the Daubeney Children's Centre to become a Children and Family Hub. Daubeney Children's Centre has been operating as a multi-agency strategic centre, but has recently been redesignated as a Children and Family Hub. This project is part of our contribution to the Government's Start for Life and Family Hub programme for which we have received grant funding. The programme's objective is to join up and enhance services delivered to families, ensuring all parents and carers can access the support they need when they need it. In this hub we will be able to provide support to parents and carers so they are able to nurture their babies and children thereby contributing to a reduction in inequalities in health and education outcomes for babies, children and their families.

- 1.4 We are also planning to invest in two of our key communications channels, Firstly, an investment of £441k to enhance the Council Website to respond to the changing needs and expectations of our residents. The investment will see significant improvements to the website through redesigning and improving the website content, processes and underlying technology. The Council's website plays a vital role in the Council's service delivery and receives a significant number of visitors every year and this investment will improve the customer experience. We are also planning to invest £50K to implement a new cloud based telephony and contact centre system which will enable Hackney residents to contact the council through the Contact Centre, creating a seamless customer experience. It will also provide telephony access for staff to make internal and external calls, securely from any device, provide performance reporting data on interactions with residents and reduce costs.
- 1.5 We are seeking approval for the use of £500K of Section 106 monies to invest in a Residential Solar PV Pilot which is a pioneer project that will provide a replicable model for solar panel generation across Hackney housing estates. This project will contribute to our net zero ambitions and deliver 1MW generation across similar archetypes that have been identified through a techno-economic feasibility study and subsequent business case carried out by a specialist energy consultant. This is a new innovative approach that will allow Hackney Light and Power to sell solar-generated energy to residents at a reduced cost whilst generating revenue for the Council. This business model gives Hackney Light & Power the ability to recoup capital costs which can then be ring fenced for future energy service projects or grant programmes.
- 1.6 Finally, this report proposes to invest £502K Section 106 monies to establish an Affordable Work Space Fund to be available to businesses on a grant basis to create new or upgraded affordable workspace in the borough. Funding will be allocated to businesses via a competitive grant application process to deliver the capital improvement works to their premises. This will present invaluable support to Hackney businesses during the current cost of living crisis.
- 1.7 I commend this report to Cabinet.

2. Interim 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.

3. Recommendations

- 3.1 **That the scheme for Children and Education Directorate as set out in section 11 be given approval as follows:**

Daubeney Children's Centre and Family Hub: Resource and spend approval of £150k (£73k in 2023/24 and £77k in 2024/25) is requested to enable

Council Officers to progress the building adaptations to part of the building at the Daubeney Children’s Centre to become a Children and Family Hub. Daubeney Children’s Centre has been operating as a multi-agency strategic centre, but has recently been redesignated as a Children and Family Hub.

3.1 **That the scheme for Finance and Corporate Resources Directorate as set out in section 11 be given approval as follows:**

New Telephony System Implementation: Spend approval of **£50k (£14k in 2023/24 and £36k in 2025/26)** is requested to enable Council Officers to progress with the implementation of a new cloud based telephony and contact centre system.

Enhancing the Council Website: Spend approval of **£441k (£37k in 2023/24, £220k in 2024/25 and £184k in 2025/26)** is requested to enable Council Officers to deliver the transformative improvements to the Council’s website through redesigning and improving the website content, processes and underlying technology.

3.2 **That the s106 Capital funded scheme summarised below and set out in section 11 be approved:**

S106	2023/24 £'000	2024/25 £'000	2025/26 £'000	Total
Capital	100	400	0	500
Tota S106 Capital for Approval	0	400	(0)	500

3.3 **That the s106 Revenue funded scheme summarised below and set out in section 11 be approved:**

S106	2023/24 £'000	Fr Capital 2024/25 £'000	To Revenue 2024/25 £'000	Total
Capital	0	(506)	0	(506)
Revenue	0	0	506	506
Tota S106 Revenue for Approval	0	(506)	506	506

3.4 **That the S106 Capital funded scheme below and set out in section 12 be noted:**

S106	2023/24 £'000	2024/25 £'000	2025/26 £'000	Total
Capital	42	134	84	260
Tota S106 Capital for Noting	42	134	84	260

3.5 **That the schemes outlined in section 13 be noted.**

3.6 The purchase of a ex-right to buy property part funded by the Local Authority Housing Fund (LAHF) Round 2 and the submission of a funding application to the Brownfield Land Release Fund (Round 3) from the Department of Levelling Up, Homes and Communities (DLUHC) for a number of schemes across the Housing Supply and Estate Regeneration Programmes.

4. Reason(s) for Decision

4.1 The decisions required are necessary in order that the schemes within the Council's approved Capital programme can be delivered and to approve the property proposals as set out in this report.

4.2 In most cases, resources have already been allocated to the schemes as part of the budget setting exercise but spending approval is required in order for the scheme to proceed. Where, however, resources have not previously been allocated, resource approval is requested in this report.

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

5. Details of Alternative Options Considered and Rejected

None.

6. Policy Context

6.1 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

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

6.3 Sustainability and Climate Change

6.3.1 As above.

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.

6.5 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.

7. Comments of the Interim Group Director of Finance

7.1 The gross approved Capital Spending Programme for 2023/24 currently totals **£212.700m (£109.552m non-housing and £103.147m 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 **£212.984m (£109.317m non-housing and £103.667m housing)**.

Current Directorate	Revised Budget Position	Feb 2024 Cabinet	Updated Budget Position
	£'000	£'000	£'000
Chief Executive's	366	0	366
Adults, Health & Integration	1,641	0	1,641
Children & Education	13,687	73	13,760
Finance & Corporate Resources	63,061	(350)	62,711
Climate, Homes & Economy	30,798	42	30,839
Total Non-Housing	109,552	(236)	109,317
Housing	103,147	520	103,667
Total	212,700	284	212,984

8. Comments of the Acting Director of Legal, Democratic and Electoral Services

8.1 The Interim Group Director, Finance is the officer designated by the Council as having the statutory responsibility set out in section 151 of the Local Government Act 1972. The section 151 officer is responsible for the proper

administration of the Council's financial affairs.

- 8.2 In order to fulfil these statutory duties and legislative requirements the Section 151 Officer will:
- (i) Set appropriate financial management standards for the Council which comply with the Council's policies and proper accounting practices, and monitor compliance with them.
 - (ii) Determine the accounting records to be kept by the Council.
 - (iii) Ensure there is an appropriate framework of budgetary management and control.
 - (iv) Monitor performance against the Council's budget and advise upon the corporate financial position.
- 8.3 Proposals for capital spending shall be submitted to Cabinet for acceptance into the capital programme recommended to Full Council for adoption (paragraph 2.17, Financial Procedure Rule FPR2, Section A, Part Five of the Council's Constitution).
- 8.4 Once the capital programme has been approved, Cabinet exercises control over capital spending and resources and may authorise variations to the capital programme provided such variations are within available resources and are consistent with Council policy (paragraph 2.18, Financial Procedure Rule FPR2, Section A, Part Five of the Council's Constitution).
- 8.5 Section 106 Town and Country Planning Act 1990 permits anyone with an interest in land to enter into a planning obligation which is then enforceable by the local planning authority. Planning obligations are private agreements intended to make acceptable developments which would otherwise be unacceptable in planning terms. Frequently such obligations require the payment of a financial contribution to compensate for the loss or damage created by the development or mitigate against the development's impact. Local authorities must have regard to the legal tests laid down in Regulation 122 of the Community Infrastructure Levy Regulations 2010 prior to requiring a developer to enter into a s106 obligation. Hackney Council approved the Planning Contributions Supplementary Planning Document on 25 November 2015 under which contributions are secured. Once completed, s106 agreements are legally binding contracts and financial contributions can only be used for the purposes specified within the obligation itself.
- 8.6 The Council also receives payments under the Community Infrastructure Levy Regulations 2010 based upon the Council's adopted charging schedule adopted in 2015 (this is separate to the Mayor of London's CIL). The Council's adopted Regulation 123 list details the infrastructure that the payments received will be spent upon. In addition, there is a neighbourhood element to CIL and areas where development is taking place will receive a proportion of the receipts to be spent in local neighbourhoods, this includes the Hackney Community Fund.

9. Comments of the Director of Strategic Property Services

None required.

10. VAT Implications on Land and Property Transactions

None required.

11. Capital Programme 2023/24 and Future Years

11.1 Children and Education

11.1.1 Daubeney Children's Centre and Family Hub: Resource and spend approval of **£150k (£73k in 2023/24 and £77k in 2024/25)** is requested to enable Council Officers to progress the building adaptations to part of the building at the Daubeney Children's Centre to become a Children and Family Hub. Daubeney Children's Centre has been operating as a multi-agency strategic centre, but has recently been redesignated as a Children and Family Hub. The current configuration of the children's centre does not meet the space requirements for a Children and Family Hub. The project will include some adaptations to the building to provide for additional space and equipment for the new hub, to include 5 new hot desk spaces, a multi-functional parents/consultation room, improved access to reception area and associated mechanical and electrical works.

In April 2022 the government announced that 75 local authorities would be taking part in the Start for Life and Family Hub programme. The programme is supported by a £300 million government investment up to 2025. In February 2023 the government formally announced that Hackney was one of the local authorities to be awarded a grant. The programme's objective is to join up and enhance services delivered through transformed family hubs in local authority areas, ensuring all parents and carers can access the support they need when they need it. The programme will:

- provide support to parents and carers so they are able to nurture their babies and children, improving health and education outcomes for all
- contribute to a reduction in inequalities in health and education outcomes for babies, children and families across England by ensuring that support provided is communicated to all parents and carers, including those who are hardest to reach and/or most in need of it
- build the evidence base for what works when it comes to improving health and education outcomes for babies, children and families in different delivery contexts

Children and Family Hubs offer information, help and support to families from conception up until age 19 (or 25 for young people with SEND). They bring together staff working across a range of different services, including the Council, health services and voluntary and community organisations (VCS).

The hubs will act as a ‘one stop shop’ to offer guidance and advice on a range of circumstances.

Daubeney Children’s Centre is housed in a single storey building constructed in approximately 2008 in the Clapton Park ward in the east of the borough. The centre shares its site with Daubeney Primary School’s nursery and is just down the road from Daubeney Primary School. The Daubeney Children’s Centre building sits on the Daubeney Primary School site and is owned by the local authority.

The reconfigured space will provide opportunities to reach more Hackney children and families and provide a multi-use space for a range of partners from the VCS, Statutory services and health. The space will allow improved community access, provide an efficient layout, suitable spaces and sanitary provision at the site.

This capital approval will allow the Council to deliver the programme which aims to join up and enhance services delivered through a transformed family hub ensuring all families can access the support they need. This demonstrates the Council’s commitment to tackling inequalities, ensuring every child in Hackney has the best start in life and lives a fairer, safer and active life. This approval will have no net impact on the capital programme as it will be funded by grant.

Project milestone	Estimated completion date
Feasibility	January 2024
Detailed design	March 2024
Procurement	April / May 2024
Start on site	May 2024
Completion	Aug / Sept 2024

11.2 Finance and Corporate Resources

11.2.1 **New Telephony System Implementation:** Spend approval of **£50k (£14k in 2023/24 and £36k in 2024/25)** is requested to enable Council Officers to progress with the implementation of a new cloud based telephony and contact centre system. Following extensive engagement across the Council’s service teams and soft-market testing, the decision was made to proceed with procurement of a new telephony service and contact centre software. This will continue to be based on a cloud model, retaining the benefits of flexibility, scalability, resilience and reduced vendor lock-in.

Back in 2016, the Council introduced a cloud based service for telephony and contact centre software (NFON), and in 2021 moved to the current supplier (Vonage). In May 2023 the current contract with Vonage reached its second

anniversary. While the Council has the option to extend the contract with Vonage by up to a further two years, our assessment of the Council's user needs and the market for these services concluded that it would be advantageous to procure an alternative system.

To deliver the implementation of the new system, the Council's ICT service requires 2 additional Associate Digital Analysts for a period of up to 6 months to assist with the work required. The implementation phase will require these additional resources to work with teams to help design, setup and configure the new RingCentral system, understanding staff requirements to determine the most appropriate product modules, setting up accounts, call queues, call groups, contact centre light, number porting and working with the supplier to assist with post implementation support. These improvements and advancements will bring about the following benefits:

- Allow Hackney residents to contact the council through the Contact Centre to create a seamless customer experience.
- Provide telephony access for staff to make internal and external calls, securely from any device (including personal devices)
- Enable customer service teams to provide performance reporting data on interactions with residents
- Ability to provide an omnichannel communication strategy
- Reduce costs for the Council as well as improved KPIs & Metrics

The migration is expected to take approximately 6 months (based on benchmarking with comparable organisations) and will be delivered by transferring users and call groups from the current telephony system to the new telephony system. As part of the migration process, call groups will be reviewed and user requirements validated to ensure that the Council secures best value from the new service. This will be delivered through an agile project with regular planning and prioritisation and stakeholder engagement through various 'show & shares'.

The Council's move to cloud based services has provided significant benefits in terms of the relative ease of changing telephony providers and reduced capital outlay. A traditional 'on premises' system would have required substantial up front investment in specialist hardware. This is not the case with cloud services so the investment needed to change providers is much reduced.

The Council has adopted a ICT strategy based on the Government's Technology Code of Practice, which includes adoption of public cloud technologies. This enables the best use of modern technology, increases flexibility and resilience and also reduces lock-in to technology suppliers. The use of cloud based telephony was an important part of the Council's ability to continue to provide telephone based contact for residents and businesses following the cyberattack in October 2020.

This approval will ensure all Council Services across have an effective and efficient telephony system that enables high quality communication with our residents and businesses. This capital expenditure demonstrates the Council's commitment to putting residents first and transforming both our services and the way we work to a modern and innovative environment. This project supports all the Priorities of the Council's 2018-2028 Sustainable Community Strategy. This approval will have no net impact as the resources already form part of the capital programme.

11.2.2 Enhancing the Council Website: Spend approval of **£441k (£37k in 2023/24, £220k in 2024/25 and £184k in 2025/26)** is requested to enable Council Officers to deliver the transformative improvements to the Council's website through redesigning and improving the website content, processes and underlying technology. Extensive user research was conducted by the Council's ICT Customer Experience Team, into accessibility, usability and service processes, to gain a deeper understanding of the website user experience. The Council's website plays a vital role in the Council's service delivery. It receives a significant number of visitors every year.

Year	Users who have initiated at least one session during the date range
2022	2,338,756
2021	2,382,025
2020	2,085,209
2019	1,784,308

Our users are increasingly accessing the Council's website via mobile. In 2018, when the current website was built, the majority of users accessed it via desktop and the new WordPress website was designed to improve mobile support. Since then access from mobile devices has continued to grow and now represents a majority of visits to the website.

Type	2018	2019	2020	2021	2022	2023
Desktop	58%	56%	50%	44%	43%	42%
Mobile	36%	39%	47%	54%	55%	56%
Tablet	6%	5%	3%	2%	2%	2%

Following all the extensive user research by the Council's ICT Customer Experience Team, the decision was made to proceed with further enhanced online access to the Council's services. To do this team have established four key areas of opportunity for improvement:

No	Key Areas	Summary
1.	Residents:	Acceleration and scaling up of content redesign, enabling more residents to access the service they need online.
2.	Technology:	Further upgrades and accessibility and functionality enhancements to the WordPress CMS software and development of the medium term CMS platform strategy.
3.	Content Quality and Publishing Process:	Optimise this process to reduce the amount of time the team spends managing the website inbox to increase efficiency and scale up our strategic content transformation
4.	Hackney Design System:	Improve management and functionality of the system in order to improve user experience and deliver greater consistency of user interfaces across Hackney platforms and services.

To deliver the transformative improvements, the Council's ICT service requires an Associate Content Designer, Software Engineer and Lead Content Designer. It is proposed to recruit on a fixed term basis over the proposed two year period as this is lower cost than agency recruitment, external consultancy and also aligns with the longer term talent strategy.

The Associate Content Designer role will backfill established content designer capacity to focus on the proactive content improvement work set out in this proposal. The Lead Content Designer will provide the leadership for the project, setting and shaping the vision, standards, processes and strategic direction for hackney.gov.uk. The Software Engineer role will be embedded in the team to manage technical improvement work. The software engineer may also need to work on the Council's intranet platform support (expected to be about 5%-10% of their time). This is still a relatively limited resource setup for an ambitious programme of content and platform enhancement, so may need to be reviewed and scope assessed and prioritised once we have completed discovery work.

The skills and roles in the Council's Customer Experience Team is organised around a roadmap of work, which focuses on Customer Services and the website (the main two interfaces residents have with the Council). As such, this website improvement project will also have the following resources: product manager, user researcher, service designer, data and insight analyst (possibly a delivery manager). These will be delivered through an agile project with regular planning and prioritisation and stakeholder engagement through show & shares. These improvements and advancements will bring about the following benefits and outcomes:

Benefits	Outcomes
Make sure the website has the right content and a good user experience so that more people use it as their first point of contact, shifting transactional demand to digital channels	<ul style="list-style-type: none"> More users are able to find out and/or do what they need to do online, reducing telephony/email/face to face demand into Customer Services

Benefits	Outcomes
A website that greatly improves the speed and ease with which users find what they need	<ul style="list-style-type: none"> Improved navigation speed and accuracy for users Reduction in time taken to find desired information/complete task
A more inclusive and accessible website which enables more users to self-serve	<ul style="list-style-type: none"> Both the website technology and content should be accessible in line with WCAG 2.1 (AA standard) The website & content enables digital inclusion through inclusive language The website signposts people to the right place to get help and continue their journey in order to meet their goals (staying online where possible)
The right product and interaction patterns for the right context	<ul style="list-style-type: none"> A cohesive design system with GOV.UK styles, components, and patterns An improved navigation solution that works across all screen sizes and device types
A better content publishing process, improving operational efficiency and productivity	

This approval will deliver significant upgrades to the Council's website content designed around our users' needs. By working closely with our service partners on proactive content improvement we can make sure that residents have the opportunity to find out everything they need to know and do via the website, and that this information is up to date. This will enhance the resident experience and maximise the website's value by increasing digital uptake.

This capital expenditure demonstrates the Council's commitment to putting residents first and tackling inequality by making the website inclusive and accessible. This project supports all the Priorities of the Council's 2018-2028 Sustainable Community Strategy. This approval will have no net impact as the resources already form part of the capital programme.

Project milestone	Estimated completion date
Recruit internally and externally for new roles	January 2024
New hires start	February 2024
Year 1 - technology (CMS) reviewed; content audit and proactive content review plan; review and improve the content management process to increase efficiency; start proactive content improvement based on top tasks/web traffic improving searchability, usability	March 2025
Year 2 - decision on new CMS - if moving then a business case with	August 2026

Project milestone	Estimated completion date
migration plan, if staying with WordPress continue to optimise; continue proactive content improvement; improving searchability, usability and searchability; improve management and functionality of the design system	
End of fixed term contracts	

11.3 S106 Capital for approval

11.3.1 Capital Resource and Spend approval of £500k (£100k in 2023/24 and £400k in 2024/25) is requested for **Residential Solar PV Pilot (Estates)**. These works will be financed by S106 contributions and carried out in accordance with the terms of the appropriate S106 agreements.

Agreement No.	Project Description	Site Address	2023/24 £'000	2024/25 £'000	2025/26 £'000	Total	
2019/2116	Residential Solar PV Pilot	Kennaway Estate, Stoke Newington Church Street, Hackney, London, N16 9JD	96	0	0	96	
2016/4414		Majestic Hotel, 392-394 Seven Sisters Road N4 2PQ	4	35	0	39	
2017/1720		22-24 Powell Road, London, E5 8DJ	0	1	0	1	
2018/1124		Unilateral undertaking relating to Garages Site at Daubeney Road, Hackney, London, E5 0JQ	0	12	0	12	
2020/3363		141 Evering Road, Hackney, London, N16 7BU	0	2	0	2	
2019/0462		Quick and Tower House, 65 Clifton Street, EC2A 4JE	0	2	0	2	
2018/4172		The Laundry, 2-18 Warburton Road, Hackney, London, E8 3FN	0	22	0	22	
2020/4188		Finsbury Park Methodist Church, 1 Wilberforce Road, Hackney, London, N4 2SN	0	1	0	1	
2018/2948		2-16 Bayford Street, Hackney, London, E8 3SE	0	52	0	52	
2020/1546		61 Queens Drive, London, N4 2BG	0	7	0	7	
2017/5024 or 2012/1731		Marian Court, Link Street, London, E9 6DT	0	267	0	267	
Total S106 Capital for Approval			100	400	0	500	

Residential Solar PV Pilot: The Residential Solar PV pilot will be a pioneer project that will provide a replicable model for solar panel generation across Hackney housing estates. The project will deliver 1MW generation across similar archetypes that have been identified through a techno-economic feasibility study and subsequent business case carried out by specialist energy consultant, Emergent Energy.

A new innovative approach identified by Emergent will allow Hackney Light & Power to sell solar-generated energy to residents at a reduced cost whilst generating revenue for the council. This business model gives Hackney Light & Power the ability to recoup capital costs which can then be ring fenced for future energy service projects or grant programmes.

The installation of the panels will contribute to a significant carbon reduction. It is estimated that 212.33 tCO₂e will be saved each year. This is an estimate based on 1MW generation using the BEIS conversion factors for company reporting 2022 (assumed kWh * 0.21233 = kgCO₂e). Assuming a lifespan of 20 years, the estimated total carbon savings will be 4,246.6 tCO₂e.

HLP will report back to the s106 board with actual carbon savings once the panels are in operation alongside detailed carbon saving reporting for other projects financed through the carbon offset fund.

11.4 S106 Revenue for approval

11.4.1 Revenue Resource and Spend approval is requested for the **Affordable Work Space Fund** £506k in 2025/26 of reallocation of small pots of funds moved into one larger. These works will be financed by S106 contributions and carried out in accordance with the terms of the appropriate S106 agreements.

Agreement No.	Project Description	Site Address	2023/24 £'000	Fr s106 Capital 2024/25 £'000	To s106 Revenue 2024/25 £'000	Total
2015/2643	Reallocated from South Hackney Affordable Workspace Programme Funds	32-34 Wharf Road, London N1 7EG	0	(238)	0	(238)
2014/2819		1A&1C Shepherdess Walk N1 7QE	0	(162)	0	(162)
2006/0390		Bateman's Row 1-6	0	(13)	0	(13)
2007/1781	Reallocated from Morning Lane Railway Arch	5 Mill Row, De Beauvoir N1 5RL	0	(15)	0	(15)
2006/2724		11 Mill Row, De Beauvoir N1 5RL	0	(15)	0	(15)
2007/0537	Allocations	3 Mill Row De Beauvoir N1	0	(16)	0	(16)
2006/1197		Phipp Street EC2A 4NU	0	(47)	0	(47)

Agreement No.	Project Description	Site Address	2023/24 £'000	Fr s106 Capital 2024/25 £'000	To s106 Revenue 2024/25 £'000	Total
2015/2643	To Affordable Work Space Fund	32-34 Wharf Road,London N1 7EG	0	0	238	238
2014/2819		1A&1C Shepherdess Walk N1 7QE	0	0	162	162
2006/0390		Bateman's Row 1-6	0	0	13	13
2007/1781		5 Mill Row, De Beauvoir N1 5RL	0	0	15	15
2006/2724		11 Mill Row, De Beauvoir N1 5RL	0	0	15	15
2007/0537		3 Mill Row De Beauvoir N1	0	0	16	16
2006/1197		Phipp Street EC2A 4NU	0	0	47	47
Total S106 Revenue for Approval			0	(506)	506	506

Affordable Work Space Fund: This approval will enable Council Officers to consolidate various small allocations of affordable workspace S106 funding into one larger workspace fund to be available to businesses on a grant basis to create new or upgraded affordable workspace in the borough.

The Council will create an Affordable Workspace Fund in the form of a capital grant available to affordable workspace providers and businesses in affordable workspaces. Eligible expenditure will include creating new or improving existing affordable workspace, and energy efficiency measures.

Funding will be allocated to businesses via a competitive grant application process (similar to the £2.5m Hackney Business Support Fund). Project addresses/locations will be confirmed in approved applications to the Hackney workspace fund and set out in grant agreements between the successful applicants and the Council.

Most applicants to the Affordable Workspace Fund are expected to be businesses/workspace providers and they will be responsible for delivering the capital works to their premises and having the requirement permissions and approvals in place to carry out these works. This will be captured in a grant agreement between the Council and successful applications and monitored by the Council to ensure that the funding provided to applications has been used for its intended purpose.

Robust project and grant monitoring procedures were put in place for the £2.5m Hackney Business Support Fund so these protocols are already established in the Council's Regeneration and Economic Development Service.

12. S106 Capital for Noting

12.1 The s106/CIL Corporate Board Meetings dated 5 July 2023, 18 September 2023 and 7 December 2023 considered the following bids for resource and spend approval. As a result **£260k (£42k in 2023/24, £134k in 2024/25 and £84k in 2025/26)** will be spent in accordance with the terms of the appropriate s106 agreements.

Agreement No.	Project Description	Site Address	2023/24 £'000	2024/25 £'000	2025/26 £'000	Total	
2018/4172	Hackney Central	The Laundry, 2-18 Warburton Road, Hackney, London, E8 3FN	0	33	0	33	
2014/1460	Railway Arches Art	Great Eastern Buildings Reading Lane London E8 1DR	5	28	0	33	
2016/3602 & 2013/3602	Tree Planting 211-227 Hackney Rd	211-227 Hackney Road, London, E2 8NA	29	0	0	29	
2017/0596	Legible London Signing	183-187 Shoreditch High Street, bounded by Holywell Lane, New Inn Yard, and rail viaduct, London, E1 6HU	7	0	0	7	
2012/3871		Land @ Curtain Road, Hewett Street, Great Eastern	0	0	0	0	
2014/2552	Car Club	Zaim Trading Estate Leaside Road, London, E5 9LU	0	0	2	2	
2015/0877		5-29 Sun Street, 1-17 Crown Place 8-16 Earl Street, and 54 Wilson Street, London, EC2M 2PS (ONE CROWN PLACE)	0	0	14	14	
2018/2681		Block B (Phase 2) Woodberry Down, Woodberry Grove, N4 2NL	0	0	10	10	
2016/4414		Majestic Hotel, 392-394 Seven Sisters Road N4 2PQ	0	0	16	16	
2016/0901		28 Powell Road, London, E5 8DJ	0	0	2	2	
2016/1814		225 City Road,, London, EC1V 1JT	0	0	6	6	
2020/1667		Land On Wimbourne Street, Hackney, London, Hackney, N1	0	0	12	12	
2020/1567		Land on Buckland Street, N1 6TR	0	0	12	12	
2020/4110		209-223 Hoxton Street, London, N1 5LG	0	0	1	1	
2015/0555		1A Downs Road, London E5 8QJ	0	0	7	7	
2015/3968		Homerton Baptist Church Barnabas Road, London E9 5SD	0	0	3	3	
2018/4172		Highway Works at The Laundry, 2-18	The Laundry, 2-18 Warburton Street E8 3FN	0	73	0	73

Agreement No.	Project Description	Site Address	2023/24 £'000	2024/25 £'000	2025/26 £'000	Total
	Warburton Street E8 3FN					
2020/4256	Towards Net Zero Carbon Study Update	3 Princess Crescent, Hackney, London, N4 2HH	1	0	0	1
Total S106 Capital for Noting			42	134	84	260

13. For Noting

- 13.1 Cabinet is requested to note the purchase of an ex-Right to Buy Property as part of the Afghan Resettlement Scheme to be part funded from the Housing AMP capital programme. The property costing £520k will be part funded by the Local Authority Housing Fund (LAHF) Round 2 funding and part funded from the Council's housing capital budget and held within the HRA.
- 13.2 In October 2023, the Council was successful in being awarded £1.8m in Brownfield Land Release Fund (BLRF) funding from DLUHC Round 2, for Kings Crescent Phases 3 & 4. The BLRF funding is for unlocking brownfield sites in Council ownership for housing delivery, and is targeted towards providing up front capital to address viability issues arising from abnormal costs of a proposed development. Cabinet to note the Council's intention to apply for Brownfield Land Release Fund (Round 3). The requirements of this round of funding are that a contractor needs to be in place (in contract) by March 2025, and land must be released by March 2028. The sites we are exploring funding for are Marian Court, Frampton Park Estate, De Beauvoir, and Fairbank - the strategic case (and strength of our bids) is being tested / workshopped with our Regional Programme Managers at One Public Estate to determine the best fit for the funding.

APPENDIX

None.

BACKGROUND DOCUMENTS

None.

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**Comments for the Acting
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