

Cabinet 30 June 2021	 TOWER HAMLETS
Joint report of Ann Sutcliffe, Corporate Director of Place Kevin Bartle, Interim Corporate Director of Resources	Classification: Unrestricted
Additions to Approved Capital programme 2020-21 to 2023-24	

Lead Member	Councillor Rachel Blake, Deputy Mayor and Cabinet Member for Adults, Health and Wellbeing and Capital Delivery Councillor Candida Ronald, Cabinet Member for Resources and the Voluntary Sector
Originating Officer(s)	Jane Abraham, Interim Head of Capital Delivery
Wards affected	All
Key Decision?	Yes
Forward Plan Notice Published	14 May 2021
Reason for Key Decision	Financial Threshold
Strategic Plan Priority / Outcome	1. People are aspirational, independent and have equal access to opportunities; 2. A borough that our residents are proud of and love to live in; 3. A dynamic outcomes-based Council using digital innovation and partnership working to respond to the changing needs of our borough.

EXECUTIVE SUMMARY

The purpose of this report is to seek approval for additions and amendments to the 2020-24 Approved Capital Programme, which have progressed through the capital governance process and where funding sources have been identified and approval required to enable expenditure for the period stated.

This follows the report to Full Council on 4th March 2021, which approved the capital programme for 2021/22 to 2023/24 totalling **£626.566m**, of which **£395.471m** is for the General Fund programme and **£231.095m** is for the Housing Revenue Account, and set out the principle that new schemes will not be brought forward until funding sources have been identified and allocated. Funding sources have been identified and

allocated for all additions and amendments to the programme listed in this report, with the exception of Sewardstone Road which is detailed in the report.

The report also provides detail of the schemes included in the first 1,000 council homes programme for which a total budget of **£232.768m** within the HRA programme has been approved. The programme-wide approach enables delivery outcomes to be maintained by bringing forward or moving back individual projects if issues that impact on delivery arise.

RECOMMENDATIONS

Cabinet is recommended to:

1. Approve the inclusion of £17.083m of the additional capital schemes and amendments to existing capital schemes, as set out in the report, into the council's 2020-24 Approved Capital Programme for the General Fund.
2. Note the detail of the first 1,000 new council homes delivery programme and approve the scheme-specific budgets and identified funding sources within the previously approved total budget of £232.768m.
3. Approve the allocation of £5.000m to enable the direct delivery of Landon Walk scheme as part of the HRA first 1,000 council homes programme, including the purchase and installation of the modular homes, instead of via a loan agreement to PLACE Ltd, currently included in the General Fund approved capital programme funded by £3.820m of borrowing.
4. Approve the inclusion of £1.400m for the delivery of the Sewardstone Road scheme to be funded by RTB receipts (£0.560m) and borrowing (£0.840m) (from the reduction in borrowing achieved through the removal of the PLACE Ltd scheme to fund this) as part of the General Fund programme.
5. Approve the inclusion of £2.980m for the purchase of additional buy-backs to be funded by borrowing (£2.980m) (from the reduction in borrowing achieved through the removal of the PLACE Ltd scheme to fund this).
6. Approve the funding sources for the additions and amendments to schemes in the Approved Capital Programme 2020/21 to 2023/24 as set out in para 4.7, Table 1
7. Agree that approval to proceed to award contracts for works and services be delegated to the Corporate Director of Place, in consultation with the Corporate Director of Resources, subject to the procurement process and approval through the capital governance process and tenders being within agreed budgets. .

1 REASONS FOR DECISIONS

- 1.1 Additional capital schemes have progressed through the capital governance process since the current capital programme was approved by Full Council in March 2021. Funding sources have been identified for these schemes and allocated. In accordance with the council's financial regulations, formal approval from Cabinet is required for these schemes to be included in the 2020-24 Approved Capital Programme. The report includes changes to existing capital schemes which have progressed through the capital governance process and require approval. It also includes detail of the schemes which form part of the first 1,000 homes programme and individual scheme budget allocations from the total approved budget of £232.768m.

2 ALTERNATIVE OPTIONS

- 2.1 An alternative route for capital programme approvals is through the Quarterly Monitoring Report prepared by Corporate Finance. The next opportunity for approvals to incorporate additional schemes into the programme is late July 2021.
- 2.2 In order to maintain the pace of delivery, this report seeks approval for the schemes listed, between quarterly monitoring, an approach which was agreed by the Mayor in Cabinet in June 2019.

3 DETAILS OF THE REPORT

- 3.1 In March 2021, Full Council approved a capital programme for 2021/22 to 2023/24 totalling **£626.566m**, of which **£395.471m** is for the General Fund programme and **£231.095m** is for the Housing Revenue Account, identifying and allocating founding sources for each programme area.
- 3.2 This report seeks approval for additional capital schemes and amendments to existing schemes, having progressed through the capital governance process to the Capital Strategy Board, to be formally approved by Cabinet and adopted into the 2020-24 Approved Capital Programme.

4 SCHEME DETAILS FOR ADDITIONS/AMENDMENTS TO 2020-24 CAPITAL PROGRAMME

- 4.1 Approval is sought for a net increase to the Approved Capital Programme by **£17.083m**. The capital schemes for which budget approval is required are set out in Appendix 1.
- 4.2 The funding sources identified are newly available and have not been allocated to schemes already in the programme. Allocation of funding sources has taken place through the capital governance process. The principles on which the

capital programme is based are that approved projects will not be added until identified funding sources have been received, or in the case of external grant, confirmed in writing.

4.3 Amendments are proposed to the funding of the following schemes in the General Fund approved capital programme:

- There is a change in the funding sources for the Inclusive Play programme, with £0.200m of SEND grant (Special Provisions Grant for children with special educational needs) being used to replace £0.200m of s106.
- The conversion of 401 Mile End Road to provide temporary accommodation for 15 homeless households is part of the Invest to Save: Conversion of council buildings to temporary accommodation programme. There is a change to the funding source for this scheme, with £0.298m of s106 earmarked for affordable housing being used to replace borrowing.
- In April 2020, Local Implementation Plan (LIP) funding from TfL was withdrawn. In its place, TfL set out criteria for the allocation of funding to address transport and highway-related impacts of the pandemic. Emergency funding was released throughout the year to deliver projects that assisted with social distancing and those which increased cycling and walking. The council was allocated £2.432m through this funding stream and this was spent in 2020/21. This report seeks retrospective approval for a budget allocation of £2.432m for the delivery of highways projects fully funded by grant from TfL.
- The proposal to directly deliver the modular housing scheme at Landon Walk as an alternative to delivery through PLACE Ltd, means that the £3.820m Invest to Save programme can be removed from the current capital programme, subject to sign off through the capital governance process. The borrowing that had been identified to fund the loan, can be used to reduce the overall borrowing requirement, or be made available for other capital project priorities. Further details are set out in paragraph 5.11 below.

4.4 If approved, the additions and amendments set out in the report will be built into the capital outturn report in July 2021.

4.5 The pipeline scheme listed below requires capital receipts or borrowing. There are currently no available General Fund capital receipts (although RTB receipts are available), however, the removal of the loan to PLACE Ltd referred to in paragraph 5.11, will release £3.820m of prudential borrowing, of which £0.840m is being re-allocated to this project.

Project	Narrative	Approved budget	Budget required £m	Funding source for budget requested £m
Sewardstone Road – Adult social Care	Self-contained supported living accommodation for 4 people with complex learning disabilities with specific housing needs; and refurbish the ground floor to improve the existing residential respite service.	0	1.400	£0.560 RTB receipts £0.840 from borrowing
Total			£1.400	

4.6 Where borrowing has been released as a result of the removal from the capital programme of the loan to PLACE Ltd, this has been re-allocated to the buy-back programme. Of the £3.820m borrowing requirement identified for housing delivery, £0.840m has been allocated to Sewardstone Road, as set out in paragraph 4.5 above, leaving the balance of £2.980m for allocation to the buy-back programme.

4.7 The total net increase in the Approved Capital General Fund Programme proposed is **£17.083m**, funded by external grant, RTB receipts, s106 contributions, CIL funding and borrowing. No further capital receipts have been generated since the report to Full Council in March 2021, although progress continues to be made in the disposal of property to increase the availability of capital receipts to support the delivery of the capital programme. The changes to the funding sources are shown in Table 1.

Table 1 – General Fund Programme

Schemes	Funding source					
	Grant	RTB receipts	s106	Borrowing	CIL	Total
Inclusive Play	0.200		(0.126)			0.074
Improving Sports Facilities in Parks			0.023			0.023
Wood Wharf Primary School Additional					1.790	1.790
Ford Square and Cavell Street Gardens			0.310			0.310
Air Quality Audits/ Green Screens for Primary Schools			0.050			0.050
Hale Street Mural			0.043			0.043
Mayer Parry Bridge	0.150				1.227	1.377
Lochnagar Bridge	2.600				1.227	3.827
Poplar Reach Bridge	0.260				1.227	1.487
South Dock Bridge					5.000	5.000
London Fruit & Wool Exchange			0.110			0.110
401 Mile End Road TA			0.298	(0.298)		0.000
TfL and DfT 20/21 LIP funded works	2.432					2.432
Modular Homes PLACE ltd				(3.820)		(3.820)
Addition to Buy-back programme				2.980		2.980
Sewardstone Road: Adult social Care		0.560		0.840		1.400
Total	5.642	0.560	0.708	(0.298)	10.471	17.083

5 **FIRST 1,000 COUNCIL HOMES PROGRAMME SCHEME DETAILS**

- 5.1 In September 2020, Cabinet approved a budget of **£232.768m** for 2020/21 – 2022/23 to contribute towards the delivery of the first 1,000 council homes. The first 1,000 council homes programme is shown in Table 2 below.

Table 2 – First 1,000 council homes programme

First 1,000 council homes programme		
New build	521	Detail shown in App 2
S106 purchases	157	
Temporary accommodation	23	
Buy-backs	147	
Property purchases (including out of borough)	249	
Total	1,097	

- 5.2 There have been no additional funding allocations within the HRA Capital Programme since that date, although initial feasibility, concept design and early consultation work continues to progress.
- 5.3 The outcome of the Savills report including any funding implications will be presented to Cabinet in the coming months. As part of the resulting report to Cabinet, an increase to the HRA Capital Programme will be sought, to enable the extent of the next phase of the new council homes delivery programme to be established and schemes progressed to planning, subject to funding being available.
- 5.4 When the overarching budget for the delivery of the first 1,000 council homes was approved in September 2020, scheme-specific budget allocations, which form part of this approved budget, were not included. As a result, scheme-specific budget approvals have not been presented to Cabinet since September 2019.
- 5.5 This report sets out the schemes which form part of the first 1,000 homes programme and seeks approval for, or changes to, scheme-specific budget allocations where they are required, as shown in Appendix 2.
- 5.6 The programme-wide approach enables individual schemes to be brought forward or moved back if issues that impact on delivery arise, enabling progress in delivering new council homes to be maintained. If schemes listed in the first 1,000 homes programme need to be removed, replacement schemes will be brought forward from the next phase. Proposed schemes, such as Tent Street, Hereford estate, Southern Grove and Buxton Street, previously listed in the capital programme, have been replaced with schemes that are able to progress more quickly.

- 5.7 Where budgets were previously approved for these schemes, this has been reallocated to schemes in the current first 1,000 council homes programme. Other changes include setting up Locksley D as a separate budget, having previously been part of Locksley A.
- 5.8 As a result of updating the scheme-specific budgets for the HRA first 1,000 homes programme, there has been some realignment of funding sources. These are shown in Table 3 below.

Table 3 – Realignment of HRA funding

	GLA grant	RTB receipts	s106	Borrowing	HRA/MRR	Total
March 2021	8.269	65.466	5.191	151.653	2.190	232.768
June 2021	6.754	64.088	5.191	155.411	1.324	232.768
Difference	(1.515)	(1.378)	0.000	3.758	(0.866)	0.000

- 5.9 A number of the new housing schemes provide replacement community spaces as part of the development. This has resulted in a realignment of funding sources, because Right-to-Buy receipts cannot be used for the delivery of community spaces, which has largely led to an increase in prudential borrowing.
- 5.10 The £3.800m of additional borrowing will not have a significant impact on the HRA position for the second 1,000 homes. It is anticipated 2020-21 underspends within HRA general balances will be greater than modelled in the HRA business plan and will net out any additional borrowing.
- 5.11 As part of the programme listed above, the proposed scheme at Landon Walk will provide 16 new modular homes. Originally, the intention was for the delivery to be via a loan agreement from the council to PLACE Ltd, using grant funding from the GLA. A recent review of the loan agreement concluded that direct delivery was a better financial option for the council. The loan agreement had been for the purchase of the units only and the council would be responsible for the cost of installation, including demolition and clearance of the site, laying of foundations etc. GLA grant is still available for direct delivery.
- 5.12 Progressing the direct delivery approach has positive financial implications. The Invest to Save: Modular homes potential loan to PLACE Ltd programme can be removed and the borrowing identified to fund the loan, can reduce overall borrowing requirement or be made available for other capital project priorities.
- 5.13 The £232.768m includes a budget allocation for contributions to housing association-led schemes at Ocean Estate and Blackwall Reach, costs incurred in early works to bring forward schemes in the next phase and a small contingency.
- 5.14 The programme includes a £9.000m budget allocation for the Community Benefit Society. As the current programme does not include any identified

activity for the council's housing companies, there is an opportunity to free up this allocation for an alternative scheme.

- 5.15 The council has recently submitted a bid for the GLA for external funding to support the new build delivery programme. Grant allocations are expected to be announced in the summer.

6.0 COMMENTS OF THE CHIEF FINANCE OFFICER

- 6.1 This report asks Cabinet to approve a net increase of **£17.083m** to the General Fund programme. The General Fund programme total forecast budget for 2020-21 of £119.390m and the 3-year budget for 2021-24 of £395.471m, approved by Full Council on 4th March 2021, will increase to £121.822m and £410.122m respectively.
- 6.2 The proposed financing changes to the General Fund capital programme approved by Full Council on 4th March as a result of proposals contained within the report are detailed in Table 1 paragraph 4.7. The required funding sources that underpin the proposals have been identified for the proposed projects and the allocation of funding sources has already taken place through the capital governance process, with the exception of Sewardstone Road and the increase in the buy-back programme, which is reliant on the approval of borrowing.
- 6.3 The grants in relation to Mayer Perry Bridge, Lochnager Bridge, Poplar Reach Bridge totalling to £3.010m can only commence once the cash has been received by the council. In addition, of the £2.432m of TfL and DfT 2020-21 LIP works grants, the council to date has received £0.426m of this grant, the remainder of this balance is still outstanding.
- 6.4 The total approved programme for the First 1,000 council homes for 2020-23 of £232.768m remains unchanged from that approved at Full council on 4th March 2021. However, as a consequence of scheme specific project re-alignments and updates, the funding profile has been amended. This has resulted in a net increase to the HRA borrowing requirement of £3.758m, substituted from previous funding related to GLA grants, RTB receipts and HRA Major Repairs Reserve.

7.0 COMMENTS OF LEGAL SERVICES

- 7.1 The Council is required by section 151 of the Local Government Act 1972 to make arrangements for the proper administration of its financial affairs. The Council's chief finance officer has established financial procedures to ensure the Council's proper financial administration. These include procedures for budgetary control and the expenditure of different funding streams. It is consistent with these arrangements for Cabinet to receive information and requests relating to the allocation of funding.
- 7.2 The allocations of the various funding streams referred to in this report are in line with the various legal frameworks which relate to each funding stream.

- 7.3 Where reference is made to the allocation of S.106 funds, such allocation will occur (or has occurred as the case may be) in line with the Council's application procedure and in any event the money will be applied to schemes which conform to the conditions under the relevant S.106 agreement.
- 7.4 Recommendation 7 refers to a delegation to the Corporate Director to commit the Council to expenditure of the various sources of funds. Any such commitment will be subject to the Council running an appropriate level of procurement exercise having regard to the Council's constitution and the relevant domestic and European Law.
- 7.5 The winning bidder for each exercise will be chosen against pre-published evaluation criteria which will represent an appropriate blend of price and quality with respect to the subject matter of each procurement. The award to the best scoring bidder on this basis will not only comply with the relevant procurement law and the Council's constitution but will also assist the demonstration of the Council's compliance with its Best Value Duty.

8.0 CRIME AND DISORDER (SECTION 17) IMPLICATIONS

- 8.1 Under Section 17 of the Crime and Disorder Act 1998, the Council is under a legal duty when exercising its various functions to have due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area, including anti-social behaviour adversely affecting the local environment and the quality of life of residents; the misuse of drugs, alcohol and other substances and re-offending. It is anticipated that a number of the capital schemes proposed will have beneficial consequences for crime and disorder in the borough through the enhancement of the public realm, improving life chances for children and young people, improving our counter terrorism resilience and through the upgrade of critical infrastructure like CCTV.

9.0 EQUALITIES IMPACT ASSESSMENT

- 9.1 All residents of the Borough are likely to be affected to varying degrees by the proposals in the Capital Programme. To ensure there is not a disproportionate impact on individuals or groups that share a protected characteristic under the Equality Act 2010, the Equality Impact Assessment screening tool is applied to each individual project and submitted with scheme proposals as part of the process of seeking approval through the capital governance process.
- 9.2 The council's capital governance process will not approve proposals which lead to discrimination, unless mitigation measures have been put in place. All projects included in the capital programme are expected to reduce inequality and foster cohesion in the borough.
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Linked Reports, Appendices and Background Documents

Appendices

- 1. General Fund: Summary of scheme details**
- 2. Housing Revenue Account: Detail of schemes within first 1,000 council homes programme**

Background Documents – Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2012

- NONE

Officer contact details for documents:

N/A

Appendix 1

General Fund: Summary of scheme details

Row	Project	Narrative	Total approved budget (March 2021)	Of which, the following is already included in the Mar 21 approval	Additional budget required (after March Full Council)	Total Full Council approval (after governance)	Revised new budget for approval (all years)	Funding source for additional budget requested
			£m (1)	£m (2)	£m (3)	£m (4) (2 + 3)	£m (5) (1 + 3)	
1	Inclusive Play	Increase to approved budget of £1.600m to make improvements at Poplar Recreation Ground, Weaver's fields, Glamis Road Adventure Playground and Wapping Gardens Playground to make them more inclusive for children with disabilities	1.957	0.357	0.074	0.431	2.031	£0.200m SEND (Special Provisions Grant) £0.231m s106 received
2	Improving Sports Facilities in Parks	Increase to the approved budget of £1.000m to fund improvements to sports facilities at Wapping Gardens playground, including resurfacing the sports area, the tennis court and installing a new outdoor gym	1.075	£0.075	0.023	0.098	1.098	£0.098m s106 received
3	Wood Wharf Primary School Expansion	Additional budget of £1.790m required to fund project, following completion of detailed cost estimate for the project.	4.849	0	1.790	1.790	6.639	£1.790m CIL received
4	Ford Square and Cavell Street Gardens	Increase budget required to enable provision of inclusive playground at Ford Square, measures to reduce anti-social behaviour, provision of multi-use fenced games area at Cavell Street Gardens and improved planting, hard landscaping and seating.	0.350	0	0.310	0.310	0.660	£0.310m s106 received

5	Air Quality Audits/ Green Screens for Primary Schools Exposed to High Pollution	Budget allocation required to raise awareness of external air quality/air pollution issues for a small number of primary schools in the City Fringe area of the Borough and to provide infrastructure to mitigate the negative health effects of air pollution from traffic.	0	0	0.050	0.050	0.050	£0.050m s106 received
6	Hale Street Mural	Budget required to restore the historical mural on Hale Street that commemorates the Poplar Rate Rebellion of 1921 and the wall on which its sited, which, due to environmental damage, is decaying.	0	0	0.043	0.043	0.043	£43,445k s106 received
7	Mayer Parry Bridge	Increased budget allocation required for river bridge to connect Canning Town and the Leaway from the 2,800 home Leven Road Scheme and surrounding areas. Start on site anticipated 2023/24	3.823	0	1.377	1.377	5.200	£1.227m CIL received £0.150m Grant (SIP: Strategic Investment Pot)
8	Lochnagar Bridge	Increased budget allocation required for river bridge to Ailsa Wharf scheme (780 homes) and surrounding area. Start on site anticipated 2022/23.	1.173	0	3.827	3.827	5.000	£1.227m CIL received £2.600m Grants (GLA, SIP)
9	Poplar Reach Bridge	Increased budget allocation required for bridge to the Leaway, Star Lane DLR and key social infrastructure from Leven Road and surrounding areas. Start on site anticipated early 2024.	3.363	0	1.487	1.487	4.850	£1.227m CIL received £0.260m Grants (SIP, LLDC: London Legacy Development Corporation)
10	South Dock Bridge	Increased budget allocation required for pedestrian bridge crossing. Start on site anticipated in 2022/23	15.000	0	5.000	5.000	20.000	£5.000m CIL received
11	London Fruit and Wool Exchange	Increased budget required to create workspace for employment training following tender process	0.780	0	0.110	0.110	0.890	£0.110m s106 received

12	401 Mile End Road Temporary Accommodation	Increased budget required to carry out additional essential works (roof, windows, drainage) to 401 Mile End Road (leased for 10 years from Gateway) for use as medium term TA for 15 homeless households who would usually be placed outside of the borough at high cost to the local authority	1.211	0.426	0	0.426	1.637 (increase contained within conversions to TA budgets)	£0.128m RTB (30%) received £0.298m s106 affordable housing received
13	TfL 20/21 Grant funding to the Councils Local Implementation Plan (LIP)	As a replacement for withdrawn funding, TfL set criteria to allocate funding to address the transport and highways related impacts of the pandemic and released ad-hoc emergency funding throughout the year to deliver projects that assisted with social distancing and discouraged use of the public transport network by facilitating more use of cycling and walking.	0	0	2.432	2.432	2.432	£2.432m LIP
14	Sewardstone Road	Budget required to deliver self-contained supported accommodation for 4 adults with complex learning disabilities and refurbish ground floor to improve respite service	0	0	1.400	1.400	1.400	£0.560m RTB receipts received; £0.840m prudential borrowing
15	Addition to current GF buy-back programme.	Addition to current GF buy-back programme to provide additional homes for TA, funded by the release of borrowing from the removal from the programme of the loan to PLACE Ltd.	30.000	0	2.980	2.980	32.980	£2.980m prudential borrowing
16	Modular homes potential loan to PLACE Ltd	Agreement for potential loan for modular housing units to enable the provision of temporary homes on meanwhile sites across the borough	3.820	0	(3.820)	(3.820)	0	(£3.820) prudential borrowing
17	Total		67.401	0.858	17.083	17.941	84.910	

Housing Revenue Account: Detail of schemes within first 1,000 council homes programme

Scheme Name	No of new homes	Total budget required for each scheme	As at March 2021	GLA Grant	RTB	s106	Borrowing	HRA/MRR	Total
Completions (Locksley A, Jubilee, Baroness)	77	2.918	19.450	0.608	0.134		2.176		2.918
Barnsley Street	53	25.110	23.759	1.507	5.524		18.079		25.110
Hanbury Street	7	3.000	2.867	0.270	0.510		2.220		3.000
Sidney Street	5	2.500	2.392	0.200	0.450		1.850		2.500
Keats House	11	5.275	4.500	0.422	1.002		3.851		5.275
Strahan Rd	9	4.097	2.720	0.123	1.106		2.868		4.097
Strahan Community Centre	0	0.723	0.480				0.723		0.723
111-113 Mellish Street	22	7.229	5.777	1.518	1.084		4.626		7.229
Mellish Street Community Centre	0	3.098	2.476				3.098		3.098
Lowder House	18	6.900	6.500	0.621	1.173		5.106		6.900
Locksley D	17	9.904	0.000	1.486	0.891		7.527		9.904
Bancroft and Wickford	33	12.408	15.000		3.722		8.686		12.408
Bancroft TMC	0	1.692	0				1.692		1.692
Heylyn Square	33	13.300	13.978		3.990		9.310		13.300
Heylyn Square retail unit	0	0.700	0				0.700		0.700
St Pauls Way	23	7.368	8.491		2.210		5.158		7.368
St Pauls Way Community Centre	0	1.617	0				1.617		1.617
Norman Grove	17	7.500	7.484		2.250		5.250		7.500
Waterloo Gdns	14	6.048	6.930		1.814		4.234		6.048
Waterloo Gdns community provision	0	1.152	0				1.152		1.152
Gill Street	15	6.840	6.500		2.052		4.788		6.840
Gill Street community provision	0	0.760	0				0.760		0.760

Arnold Road	62	22.646	25.000	6.794	5.191	10.662		22.646	
Arnold Rd B1 units	0	1.705	0			1.705		1.705	
Shetland Road	19	8.000	8.500	2.400		5.600		8.000	
Vawdrey Close	4	1.900	0.013	0.570		1.330		1.900	
Yorkshire Rd (Brunton Wharf)	33	12.750	12.750	3.825		8.925		12.750	
Land adj to Montefiore Centre	4	2.500	2.000	0.750		1.750		2.500	
62 East India Dock Road	1	0.150	0.065	0.045		0.105		0.150	
137 Solander Gardens 0.160m	1								
Clichy Estate - initial stage	N/A	2.000	1.215	0.600		1.400		2.000	
Ashington House - initial stage	N/A	1.000	0.961	0.300		0.700		1.000	
Landon Walk (inc purchase of units)	16	5.000	0.049	1.500		3.500		5.000	
Rooftops	26	12.800	0	3.840		8.960		12.800	
91a Wapping Lane 0.150m	1								
New build total	521	200.590	179.857	6.754	48.538	5.191	140.106	0.000	200.590
Barchester Court (s106 purchase)	115	17.362	15.374	5.209		12.153		17.362	
HRA - Indicative schemes		2.400	1.903	0.720		1.680		2.400	
Housing Capital Pipeline		0.234	3.452	0.070		0.164		0.234	
Community Benefit Society		9.000	9.000	9.000				9.000	
Blackwall Reach regeneration		1.324	2.190				1.324	1.324	
Ocean Block H		0.022	0			0.022		0.022	
Contingency (unallocated)		1.837	20.992	0.551		1.286		1.837	
		32.179	52.911	0.000	15.550	0.000	15.305	1.324	32.179
Total		232.768	232.768	6.754	64.088	5.191	155.411	1.324	232.768