

**MINUTES OF THE MEETING OF THE COUNCIL  
HELD ON WEDNESDAY, 19 JULY 2017**

**COUNCILLORS**

**PRESENT** Christine Hamilton (Mayor), Doris Jiagge (Deputy Mayor), Abdul Abdullahi, Daniel Anderson, Yasemin Brett, Erin Celebi, Lee Chamberlain, Bambos Charalambous, Jason Charalambous, Katherine Chibah, Lee David-Sanders, Dogan Delman, Nick Dines, Guney Dogan, Sarah Doyle, Patricia Ekechi, Nesimi Erbil, Peter Fallart, Krystle Fonyonga, Achilleas Georgiou, Alessandro Georgiou, Ahmet Hasan, Ertan Hurer, Jansev Jemal, Eric Jukes, Nneka Keazor, Adeline Kepez, Joanne Laban, Bernadette Lappage, Michael Lavender, Dino Lemonides, Derek Levy, Mary Maguire, Andy Milne, Terence Neville OBE JP, Ayfer Orhan, Ahmet Oykener, Anne-Marie Pearce, Vicki Pite, Michael Rye OBE, George Savva MBE, Toby Simon, Alan Sitkin, Edward Smith, Andrew Stafford, Jim Steven, Claire Stewart, Doug Taylor (Leader of the Council) and Glynis Vince

**ABSENT** Ali Bakir, Dinah Barry, Chris Bond, Alev Cazimoglu, Nesil Cazimoglu, Christiana During, Turgut Esendagli, Elaine Hayward, Robert Hayward, Suna Hurman, Donald McGowan, Daniel Pearce and Haydar Ulus

**1  
ELECTION IF REQUIRED OF THE CHAIR/DEPUTY CHAIR OF THE  
MEETING**

Not required.

**2  
THE MAYOR'S CHAPLAIN TO GIVE A BLESSING**

The Mayor's Chaplain had been unexpectedly delayed and was unable to attend the meeting.

**3  
MAYOR'S ANNOUNCEMENTS IN CONNECTION WITH THE ORDINARY  
BUSINESS OF THE COUNCIL**

The Mayor welcomed everyone to the second Council meeting of the summer.

**1. Condolences to Grenfell Tower Survivors**

The Mayor began by offering her sincere, heartfelt condolences and sympathy to the friends and family of people who had lost their lives in the Grenfell Tower tragedy; her sympathy for the turmoil they were going through as the

authorities tried to make sense of what had happened on that fateful June evening.

The Mayor thanked the members of staff here in Enfield for their continued work with the Royal Borough of Kensington and Chelsea and for their efforts to secure new homes for those affected, those who were in distress, without a place to live.

## **2. Engagements since the last meeting**

The Mayor said that, since the last Council meeting, she had been busy with her mayoral duties and had met some exceptional members of the community.

The Mayor highlighted the following from her engagements of the past month.

17th June 2017 – The Mayor had attended a Family Fun Day celebrating Carers Week. Caring was the theme for this year's Mayor's charity. The Mayor said that the work being done by carers was remarkable.

18th June 2017 - The 75th Anniversary of "Operation Squabble" at Christ Church in Southgate. The Mayor said that she found it interesting to attend the event, commemorating the actions of the British pilot, Alfred "Ken" Gatward, a Southgate resident, who on 2 June 1942 had flown over occupied France and dropped a Tricolore (French Flag) on top of the Arc De Triomphe, in one of the most daring, but not forgotten acts of precision flying in World War 2. A replica flag, which now hangs in Christ Church, was presented by representatives of the French Government at a special ceremony in Broomfield Park on 28th July 1949. It has hung in the church ever since. Ken's act of defiance against the occupying forces is now seen as an important symbol of comradeship between the UK and France.

19th June 2017 – The Mayor met 20 National Management Graduate Trainees in the Parlour for lunch during their day of interviews. Following the event she wished them all great success in their future roles.

21st June 2017 - The Mayor attended the House of Commons for the 4th Atul Pathak Community Awards Ceremony and was delighted to see that an Enfield based community group won an award.

23rd June 2017 the Mayor attended the MAD Charity Cricket Match, which she found very enjoyable.

The Mayor attended the African Caribbean Asian Women in Politics Gala Dinner, run by a previous Mayor, now Dr Kate Anolue, who was recently awarded a Doctorate by a Nigerian university.

She also attended a number of events on the Armed Forces Celebration Day.

## **COUNCIL - 19.7.2017**

The North London Sri Lankan Cultural Event was a great success as an all-inclusive community event.

27th June 2017 - The Mayor attended the official opening, alongside Prince Andrew, of the Meridian Angel Primary - a new voluntary aided school.

28th June 2017 - The Governors Awards on the allowed the Mayor to meet some of the boroughs finest governors and was able to thank them for the valued work that they did in our schools.

### **3. Launch of the Mayor's Charity**

On the 30th June 2017, the Mayor launched her charity, Enfield Cares, which was a success. She added a big thank you to all the volunteers who had contacted her about working with us at such a level of commitment, especially Hayes Rees, a McMillan Co-ordinator, who made the evening very special.

### **4. Deputy Mayor's Engagements**

The Mayor also made reference to a few of the many events attended by the Deputy Mayor, Councillor Doris Jiagge, including on Sunday 9th July 2017, the 30th Anniversary of the Ingleborough Estate – an occasion organised to celebrate 30 years of the estate and the work the residents have done to help maintain the area in which they live.

The Mayor thanked Councillor Jiagge for her work and support.

### **5. NHS Event**

The most recent event that the Mayor had attended was on the 5th July 2017, a visit to Chase Farm hospital to celebrate the 1948 launch of the NHS. (The NHS was now in its 69th year and would celebrate its 70th in 2018.) The Mayor met, congratulated and thanked the nurses, doctors, porters and cleaners on duty without which our NHS would not survive. She also presented a NHS birthday card to a nurse working on a 12 hour shift. Tough working! She gave a sincere and warm thanks to all the staff for their work and dedication to our NHS.

## **4 APOLOGIES**

Apologies for absence were received from Councillors Barry, Bond, Alev and Nesil Cazimoglu, During, Esendagli, Elaine and Robert Hayward, Hurman, McGowan, Ulus and for lateness from Councillors Bambos and Jason Charalambous.

**5**

**DECLARATION OF INTERESTS**

The Monitoring Officer reported that she had granted dispensations for all members under Section 33 (a) and (b) of the Members Code of Conduct in relation to the declaration of any disclosable pecuniary interest they had relating to agenda Item 13, Motions – motions 13.2 and 13.7 on housing issues and motion 13.3 on public sector pay.

She had granted the dispensations on the basis that she had been satisfied that were likely to be sufficient members with a disclosable pecuniary interest which would adversely affect the transaction of business that evening. The political representation in the chamber would be similarly affected so as to alter the outcome of any vote on the matter. Members were informed that they would not have to declare their disclosable pecuniary interests on the motions listed and they would be able to remain in the meeting, take part in the debate and vote on these matters. The dispensations were granted for this Council meeting only.

Councillor Simon declared a non-pecuniary interest in item 10 on the Enfield Town Article 4 Directions as he lived within the Enfield Town conservation area and Councillor Alessandro Geogiou declared a disclosable pecuniary interest in Item 13.1 Motion in the name of Councillor Laban on the extension of the Mayor of London's Ultra Low Emission Zone as he worked for a company which had a client who was involved in the industry.

**6**

**MINUTES OF THE MEETING HELD ON 14 JUNE 2017**

The minutes of the Council meeting held on 14 June 2017 were received and agreed as a correct record.

**7**

**ESTATE RENEWAL PROGRAMME UPDATE**

Councillor Oykenor moved and Councillor Lemonides seconded the report of the Executive Director of Regeneration and Environment setting out the progress made on the major schemes within the Council's Estate Renewal Programme. (Report No: 20)

NOTED

1. The report was considered in conjunction with the part 2 report.
2. That Cabinet had approved the report and recommendations for referral on to Council on 13 July 2017.
3. The points highlighted by the majority party:

## COUNCIL - 19.7.2017

- The new schemes were designed to transform the homes of some of the poorest and most vulnerable people in the community, in the most deprived areas.
  - At Highmead, the new scheme including 118 homes (40% affordable), shops and retail units was completed in 2015. A health centre was due to open in summer 2017. Work on the Alma Estate had been recognised as a model of good practice by the GLA, the Dujardin Mews scheme won many awards.
  - Phase one of the Ladderswood scheme had begun and would include clean energy from the Lee Valley Heat Network. Phase 2 of the estate renewal involved the creation of 408 new homes on the New Avenue Estate. Consultation on the Snells and Joyce estates was due to begin shortly. The second phase schemes would benefit from the award of GLA Housing Zone Status.
  - That the Council should be applauded for their success and proud of their achievements especially as it had and always would put people first, consulting with them to help ensure that they are able to have an input in shaping the new proposals.
  - The need to recognise that these projects would increase the supply and quality of housing, replacing old, poorly designed and tired estates, in need of modernisation. Consultations with the residents had been in support of the proposals.
4. The concerns of the Opposition, despite the recognition of the core objective to improve the housing:
- That projects should be delivered on time and on budget,
  - Concerns in relation to reports that are published late with no time for proper consideration and scrutiny. The Council Chamber was not seen to be the place for this.
  - That the information provided was inadequate, not in an easy to understand format, included a lack of costings and income forecasts and that, as a whole, not enough information had been provided to enable Council to know if the projects were being managed properly.
  - About the repeated delays since 2010 when the Labour administration had taken over development of the schemes, two of which were initially proposed by the Opposition.
  - Although supportive of the outcome of the proposals, they could not support the report.
5. As part of his right to reply, Councillor Oykenner said that the delays had arisen out of a desire to ensure that the information included was the best available. Members of the Opposition had received continuous briefings from officers, sat on the Council Housing Board and would therefore have had access to the more detailed information. The Alma and New Avenue estates in particular were in urgent need of

## COUNCIL - 19.7.2017

redevelopment. The new schemes would work well and would generate a surplus for the Council.

Following the debate, the recommendations in the report were put to the vote and agreed with the following result:

For: 29  
Against: 18  
Abstentions: 0

### **AGREED**

1. To note the progress made in delivering the estate renewal programme and to note the commencement of the next stage of the programme.
2. To update the estate renewal scheme budgets as set out in Part 2 of the report as recommended by Cabinet on 13 July 2017.

### **New Avenue**

3. To note that Cabinet had agreed to delegate authority to the Executive Director of Regeneration and Environment to agree and finalise the terms of the shared equity offer to resident leaseholders.
4. To authorise, as recommended by Cabinet, subject to officers fulfilling the requirements of Section 122 (2A) of the Local Government Act 1972 and obtaining the Secretary of State's consent pursuant to Section 19 of the Housing Act 1985, in accordance with section 122 of the Local Government Act 1972, a decision be taken that the land required for the completion of the New Avenue Estate Regeneration Programme (shown outlined in red on the plan set out at Appendix A to this report) should be appropriated from its present purpose for housing to planning purposes to enable the Council to take the benefit of Section 203 of the Housing and Planning Act 2016.

## **8**

### **SMALL HOUSING SITES UPDATE**

Councillor Oykenner moved and Councillor Lemonides seconded a report of the Executive Director Regeneration and Environment updating Council on the small housing site schemes. (Report No: 21)

### **NOTED**

1. This report was considered in conjunction with the part 2 report.
2. That Cabinet had approved the report and recommendations for referral on to Council on 13 July 2017.
3. The points highlighted by the majority group

## COUNCIL - 19.7.2017

- That the small housing site schemes had been delayed due to a serious private sector failure. The original proposal had involved the construction of 94 apartments (37 affordable and 57 for market sale). The Council had set up a private rental company Enfield Innovations Limited to manage the rental of the 57 private homes on its behalf.
  - The sub-contractor employed to build the properties had fallen into administration, following the Government withdrawal of renewable energy grants. This had caused delays to the project which had been protracted while a solution was sought with the main contractor. The recommendations in the report had been put forward to rectify the current situation and provide a financially viable way to complete the projects. Not agreeing would risk further delay and further cost overruns.
4. The concerns of the Opposition in relation to:
- The late presentation of the report to Cabinet, which had not been available until the day of the meeting.
  - That it had taken over seven and a half years to reach this point and still building work on four of the seven sites had not started and only 22 of the original 94 homes had been completed.
  - The poor response of the Council to the company failure, over eighteen months ago, and the delays in sorting out a new contract to complete the works.
  - The risks involved in the proposed recommendations which could involve the Council in considerable extra costs.
  - That the Council's delays were letting down young people, desperate for homes.
  - That the Council were not acting within their powers in the way that the original scheme had been developed.
5. The response of the Majority Group
- The need to acknowledge the problems arising from reduction in funding from the Conservative and Coalition Governments which had led to the Council losing £120million and which left it struggling to maintain services. The Conservative Government appeared to have set out to attack councils and council housing.
  - That the project had been beset with problems because of Government intervention in withdrawing the green energy grants.
  - That the work on the report had continued until the last minute to enable the best possible solution to be found to ensure that the Council could balance the books and complete the works.

Following the debate the recommendations were put to the vote and agreed with the following result:

For: 29  
Against: 19  
Abstentions: 0

**AGREED**

1. To approve as recommended by Cabinet (13 July 2017) the additional budget as set out in part 2 of this report to complete the two sites with Kier as set out in part 2 of this report and terminate the Development Agreement on terms including to complete Phase 1 for the additional sums set out in part 2 of this report.
2. To note that Cabinet (13 July 2017) agreed to delegate authority to the Executive Director Regeneration and Environment and the Executive Director of Finance, Resources and Customer Services to conclude the details of the termination agreement referred to in 2.1 above. This will take into consideration the revised fixed price contract sum for partial completion of the Development Agreement in respect of completing 47 homes on three sites at St Georges, Parsonage Lane and Tudor Crescent only (Phase 1) as part of a negotiated commercial settlement.
3. To approve, as recommended by Cabinet (13 July 2017), subject to the Development Agreement being terminated with Kier, to approve the recommended procurement options as set out in Part 2 of this report for Phase 2 (Holtwhites Hill, Jasper Close, Forty Hill and Lavender Hill)
4. To approve, as recommended by Cabinet (13 July 2017), the additional budget required for Phase 2, as set out on part 2 of the report.

**9**

**ANNUAL TREASURY MANAGEMENT REPORT 2016/17**

Councillor Lemonides moved and Councillor Sitkin seconded the report of the Executive Director Finance, Resources and Customer Services presenting the Council's Annual Treasury Management Report for 2016-17 in accordance with treasury management practices. (Report No: 16)

**NOTED**

1. The Council was required by legislation to produce a review of the actual prudential and treasury indicators for 2016/17 summarising the outturn position.
2. The points highlighted by the majority group:
  - Council has continued with its cautious approach and has kept within its borrowing and investment limits.

## COUNCIL - 19.7.2017

- The Council has increased its borrowing by £116m to £554.7m, but almost all the borrowing has been done through the Public Works Loans Board and the loans are spread over 50 years.
  - The Council has also taken advantage of the low level interest rates which this year were reduced from 4.21% to 3.7%. Because of the low interest rates investment income had reduced by £25,000, although the team have achieved an average investment rate of 0.35% outperforming the benchmark rate.
  - The Council has complied with the prudential indicators within the Treasury Management Strategy.
3. The concerns of the Opposition in relation to:
- The increase in debt level which had been rising fast since the current administration took office.
  - The increase in borrowing which would have to be paid back eventually, burdening future generations with debts.
  - The investments in what they saw as risky projects, dependent on rising property values.
  - The differences between actual and projected costs.
  - The increased use of the facility to borrow against revenue items.
  - Borrowing for entrepreneurial purposes.
  - The repayments on loans which would potentially need to be paid for, using money diverted from front line services.
4. The request, in response to a statement made by the majority group, that the Monitoring Officer produce a memorandum on what is and is not lawful in relation to council borrowing for entrepreneurial purposes.
5. In response, the view of the majority group that all the projects that the Council was involved with were legal operations, and that the borrowing had resulted in savings overall: Housing Gateway was saving £2m a year on temporary accommodation. If the auditors were not happy with what the Council was doing then the Council would not have been able to do it.

Following the debate the recommendation in the report was put to the vote and agreed with the following result:

For: 29  
Against: 19  
Abstentions: 0

**AGREED** to approve the 2016/17 Treasury Outturn report.

**10**

**ENFIELD TOWN ARTICLE 4 DIRECTIONS**

Councillor Anderson moved and Councillor Pite seconded the report of the Executive Director Regeneration and Environment reviewing the Enfield Town Article 4 Directions. (Report No: 38)

NOTED

1. The points highlighted by the majority group:
  - Council has a duty to protect, preserve and enhance its conservation areas. Over several years in the past it has introduced three Article 4 directions to allow it to remove permitted development rights to protect the building and design of the Enfield Town area. Due to recent changes in legislation, there is now a need to update these directives. A review has been carried out, the recommendations in the report put forward and commended to Council.
  - The review had also taken account of the proposals in the Enfield Town Masterplan, which had recently been released for consultation.
  - The proposals were being put in place to rationalise the existing regulations and to protect the interests of Enfield Town, one of the borough's oldest conservation areas, from inappropriate modifications.
  - The proposals would allow permitted development rights to be removed from the wider area. These were fair and transparent proposals which were to be put out for public consultation before a final decision which would be delegated to the Planning Committee.
  
2. The concerns of the Opposition:
  - That the implementation of the directions would not take effect immediately and therefore would allow unscrupulous people to make changes before they are implemented.
  - About the lack of enforcement action taken and the lack of adequate resources to implement any actions.
  - That the heritage of Enfield Town had not been looked after as well as it could have been.
  
3. The response from the Majority Group that there had to be a time delay when introducing such changes as they had to be subject to consultation. There were challenges in carrying out enforcement action particularly in the light of Government cuts, when the financial situation was so tight, but the Council were doing their best to put in place a structure on which to base enforcement.

## COUNCIL - 19.7.2017

Following the debate the recommendations were put to the vote and agreed unanimously:

### **AGREED**

1. To approve the serving of a non-immediate Article 4(1) Direction under The Town and Country Planning (General Permitted Development) Order (2015) upon all properties and shown on the attached map at Appendix 1 for the whole of the Enfield Town Conservation Area, withdrawing permitted development rights as set out in the schedule attached at Appendix 2.
2. To authorise the statutory consultation as set out in The Town and Country Planning (General Permitted Development) (England) Order (2015) Schedule 3.
3. To authorise the Planning Committee to have regard to the representations received during consultation and confirm or cancel the new Article 4 (1) Direction or as directed by the Secretary of State and to cancel the existing 1978 and 2006 directions.
4. To note that the existing Article 4 Directions covered 343 residential properties in the conservation area of which 29 were addressed as flats and that the new order would cover 900 residential properties of which 215 were addressed as flats.

### **11**

### **AUDIT AND RISK MANAGEMENT COMMITTEE ANNUAL REPORT 2016/17**

Councillor Maguire moved and Councillor Dogan seconded the Annual Report of the Audit and Risk Management Committee, setting out the work of the Committee over the past year 2016/17.

### **NOTED**

1. The importance of checks and good governance when dealing with public money, making sure that it was properly spent and accounted for, ensuring governance best practice and preventing fraud and corruption.
2. Items covered this year included, a special meeting to look in detail at the statement of accounts, contract waivers and procurement, counter fraud, internal recovery of property, the impact of BREXIT, borrowing, deprivation of liberty standards, money laundering, covert RIPA (Regulation of Investigatory Powers Act).
3. Thanks to Councillor Dogan, Vice Chair, Chaitali Roy, Independent Member, BDO and all the officers who have supported the committee.

## COUNCIL - 19.7.2017

4. Councillor Laban's endorsement of all that had been said on behalf of Councillor Robert Hayward, and his thanks to everyone involved.
5. That the Independent Member's name, Chaitali Roy, should be included in the report.

**AGREED** to note the report.

### 12

#### **COUNCILLOR CONDUCT COMMITTEE ANNUAL REPORT 2016/17**

Councillor Stewart moved and Councillor Vince seconded the Annual Report of the Councillor Conduct Committee setting out the work carried out by the Committee over the past year (2016/7).

#### NOTED

1. Councillor Stewart, the Chair of the Councillor Conduct Committee's thanks to Penelope Williams for putting together the report and to Jayne Middleton-Albooye and Asmat Hussain (Monitoring Officers) for their work on the committee over the past year, to the other committee members and the two independent persons for their support.
2. The Committee had been kept busy last year dealing with complaints. Next year they intended to be more proactive in providing training to members to help avoid future complaints.
3. The Vice Chair Councillor Vince reiterated the comments of the Chair and hoped that this year members would be better behaved.

**AGREED** to note the Annual Report 2016/17 of the Councillor Conduct Committee.

### 13

#### **CHANGE IN ORDER OF BUSINESS**

Councillor Stewart moved and Councillor Achilleas Georgiou seconded a proposal under paragraph 2.2(B) of the Council procedure rules to change the order of items on the agenda to take the motions in the following order: 13.2, 13.3, 13.9, 13.4 followed by the order on the agenda.

The change in the order was agreed, without a vote.

The minutes reflect the order of the meeting.

### 14

#### **MOTIONS**

##### **13.2 Motion in the name of Councillor Doug Taylor**

Councillor Taylor moved and Councillor Chibah seconded the following motion:

“Council notes the terrible fire at Grenfell Tower and believes that lessons must be learnt for the future by Government and all landlords.

1. The public inquiry must have broad term of reference and be supported by the victims and their families of the fire.
2. Government should use the recommendations of the inquiry to improve regulation of buildings and building works.
3. Government should provide full funding to Councils and registered social landlords to implement fully the recommendations of the inquiry.
4. Private sector landlords and other providers of accommodation should equally be required to implement any findings of the inquiry relevant to their sector.”

Following the debate the motion was agreed unanimously.

### **13.3 Motion in the name of Councillor Krystle Fonyonga**

Councillor Fonyonga moved and Councillor Achilleas Georgiou seconded the following motion:

“This Council believes that the Government should lift the public sector pay cap and to fully finance the increase in salaries. The Leader of the Council and the Leader of the Opposition are asked to write to the Prime Minister informing her of this Council’s position.”

Following the debate the motion was put to the vote and agreed with the following result:

For: 30  
Against: 18  
Abstentions: 0

### **13.9 Motion in the name of Councillor Alan Sitkin**

Councillor Sitkin moved and Councillor Ekechi seconded the following motion:

“This Council had been deeply opposed to the DWP’s (Department for Work and Pensions) previous plans to shut the Edmonton Fore Street Job Centre Plus (JCP) and is delighted that our efforts lobbying Government and JCP – and inducing other local authorities to do the same – has had the effect of getting the DWP to reverse this ill-conceived decision. To ensure JCP permanent presence in Enfield’s most deprived neighbourhoods, the Council authorises the leaders of the majority and minority group to write a joint letter of the Secretary of State asking that any future decisions regarding the

## COUNCIL - 19.7.2017

allocation of JCP assets in Enfield should be in discussion with and agreement by the Council.”

Following the debate the motion was agreed unanimously.

### **13.4 Motion in the name of Councillor Ayfer Orhan**

Councillor Orhan moved and Councillor Pite seconded the following motion:

“Now that Theresa May faces a revolt over her education policy by her own MP’s perhaps she will finally listen. So far she has failed to listen to professionals in the education sector and to Enfield parents who have called for ‘Fairer Funding’ for all schools. This Council asks Cllr Orhan to continue her campaign in highlighting to our residents of the financial risks to struggling schools in Enfield of the Governments policy and to write once again to the minister responsible for schools and demand extra money for all schools in Enfield.”

Following the debate the motion was put to the vote and agreed with the following result.

For: 28  
Against: 16  
Abstentions: 0

Motions 13.1, 13.5, 13.6, 13.7, 13.8 lapsed under the guillotine arrangements.

## **15 CHANGE IN THE ORDER OF THE AGENDA**

Councillor Stewart moved and Councillor Achilleas Georgiou seconded a proposal under paragraph 2.2(B) of the Council procedure rules to change the order of items on the agenda to take the part 2 items, 20 Estate Renewal Update and 21 Small Housing Sites as the next items on the agenda.

The change in the order was agreed, without a vote.

The minutes reflect the order of the meeting.

## **16 EXCLUSION OF PRESS AND PUBLIC**

**AGREED** in accordance with Section 100(A) of the Local Government Act 1972 to exclude the press and public from the meeting for consideration of Items 20 and 21 listed on Part 2 of the agenda on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 3 (information relating to the financial or business affairs of any particular person (including the authority holding that information) of Part 1 of Schedule

12A to the Act (as amended by the Local Government (Access to Information) (Variation) Order 2006).

**17**

**ESTATE RENEWAL PROGRAMME UPDATE**

Councillor Oykenor moved and Councillor Lemonides seconded the part 2 report of the Executive Director Regeneration and Environment on the Estate Renewal Programme (Report No: 23)

**NOTED**

1. The majority group view that the increases proposed in the project budgets had arisen because:
  - More units were being built,
  - To make sure that the projects were financially viable
  - To enable the Council to gain vacant possession of all the properties required.
  
2. The concerns of the Opposition, although supportive in principle of the estate regeneration, including:
  - The feeling that the Alma scheme was over ambitious and that a more modest proposal would be more acceptable.
  - The costs increases were too large.
  - That it would be difficult to relocate so many people including leaseholders who may not want to move.
  - Fear that the administration was not fully understanding of the problems ahead.
  - The uncertainty around being able to achieve the surplus forecast.
  
3. The response of the Majority Group that they had already decanted a significant number of people and purchased over half of the leases. The ruling administration was proud of their achievements in increasing the number of homes available.

Following the debate the recommendations were put to the vote and agreed with the following result:

For: 29  
Against: 16  
Abstentions: 0

**AGREED**

1. To note that Cabinet (13 July 2017) had agreed to delegate authority to the Executive Director of Finance, Resources and Customer Services to monitor and review the financial implications to the Council of the housing projects that connect into the LVHN.

**Alma Estate-**

2. To note that Cabinet (13 July 2017) had agreed to delegate authority to the Executive Director of Regeneration and Environment, acting in consultation with the Executive Director of Finance Resources and Customer Services, to enter into the relevant Supplemental Development Agreement and Phase Lease agreements as set out in the part 2 report.
3. To note the Revised Net Position to the Council and the overall improvement. Further details in the part 2 report.
4. To approve an increase in the total budget for vacant possession, council homes and other items as detailed in the report.
5. To note that Cabinet (13 July 2017) had approved the changes to the DA contained within the SDA and Phase 1 related leases to facilitate the regeneration of the Alma Estate in accordance with the contents of this part 2 report and the Part 1 report.
6. To note that Cabinet (13 July 2017) had agreed to delegate authority to the Executive Director of Regeneration and Environment, acting in consultation with the Executive Director of Finance Resources and Customer Services to enter into the relevant Supplemental Development Agreement and Phase Lease documents.
7. To note that work was being undertaken to examine the option of the Council purchasing circa twenty of the Newlon shared ownership for Alma leaseholders and in the event this purchase option is recommendable, notes a further Cabinet report will be brought forward.

**New Avenue -**

8. To note the total value of the New Avenue scheme to the Council as set out in the part 2 report.
9. To approve an increase in the total Budget for vacant possession, purchase of additional council homes and other items as detailed in the report.
10. To authorise a commitment to underwrite planning and design work undertaken by Countryside Properties up until the Development Agreement is entered into. Further details in the part 2 report.

**Ladderswood**

11. To authorise an increase to the budget to finance tenant decant costs, project costs, staffing and security costs as set out in the part 2 report.

**COUNCIL - 19.7.2017**

12. To note that Cabinet (13 July 2017) had agreed to delegate authority to the Director of Regeneration and Environment, acting in consultation with the Director of Finance Resources and Customer Services, to seek to negotiate with the developer, a Deed of Variation to the development agreement as detailed in the part 2 report.
11. To note that Cabinet (13 July 2017) had agreed to delegate authority to the Director of Regeneration and Environment, acting in consultation with the Director of Finance Resources and Customer Services the entering into a Deed of Variation to the development agreement.

**18  
SMALL HOUSING SITES UPDATE**

Councillor Oykenor moved and Councillor Lemonides seconded the part 2 report of the Director of Regeneration and Environment updating members on the small housing sites. (Report No: 24)

**NOTED**

1. That because of the private sector failure the costs had increased and to ensure the financial viability of the project and preserve the numbers of affordable council homes, the properties that were to have been rented privately will now have to be sold according the original scheme.
2. The project had suffered serious problems and because of the cuts to local government it was difficult to provide new council homes. However these problems had now been overcome and the Council would now be able to build 37 new affordable homes (20 to be rented and 17 for shared ownership) and also maintain Enfield Innovations Limited as a going concern.
3. The concerns of the Opposition in relation to the increased costs of the schemes including the extra costs due to weather damage, the limited information provided in the report, and the 18 month delay in taking action to remedy the situation. They felt that the administration had more questions to answer.

Following the debate Council voted to approve the recommendations in the report with the following result:

For: 29  
Against: 17  
Abstentions: 0

**AGREED**

1. To note the overall positive financial viability of the project as detailed in Paragraph 6.13 of the part 2 report.

## COUNCIL - 19.7.2017

2. To note that Cabinet (13 July 2017) agreed to delegate authority to the Director of Regeneration and Environment and the Director of Finance, Resources and Customer and Services to negotiate a commercial settlement to vary the Development Agreement (DA) and conclude a revised fixed contract sum for partial completion of the Development Agreement to complete 47 homes at the Parsonage Lane, St Georges and Tudor Crescent sites only, to be called Phase 1, at a cost set out in detail in the part 2 report.
3. To note that subject to the revised agreement being entered into with Kier (as per recommendation 2.2) to approve as recommended by Cabinet (13 July 2017) a direct contract award to complete the construction works at the four remaining sites as set out in the part 2 report.
4. To approve, as recommended by Cabinet (13 July 2017) the additional budget required to complete 47 homes (Phase 1), plus the funds to enable completions of the 47 homes in Phase 2.
5. To note that Cabinet (13 July 2017) agreed to delegate authority to the Director Regeneration and Environment, and the Director of Finance, Resources and Customer and Services to renegotiate the terms of the Facility Letter (funding agreement) as set out in the part 2 report.

### 19

#### **DURATION OF COUNCIL MEETING**

The Mayor advised, at this stage of the meeting, that the time available to complete the agenda had now elapsed so Council Procedure Rule 9 would apply.

NOTED that in accordance with Council Procedure Rule 9 (page 4-8 – Part 4), the remaining items of business on the Council agenda were considered without debate.

### 20

#### **COUNCILLOR QUESTION TIME**

##### **1. Urgent Questions**

There were no urgent questions.

##### **2. Questions by Councillors**

NOTED

1. The thirty nine questions on the Council agenda and the written responses provided by the relevant Cabinet Members.

21

**COMMITTEE MEMBERSHIP**

**AGREED** to confirm the following changes to Committee memberships:

- Learning Difficulties Partnership Board – Councillor Ekechi to replace Councillor McGowan
- Joint Consultative Group for Teachers and Staff Forum – Councillor Stewart to fill the vacancy
- Council Housing Board – Councillor Achilleas Georgiou to replace Councillor N Cazimoglu
- Deaf Community Forum - Councillor Abdullahi to fill the vacancy

Associate Cabinet Member - Councillor Barry to replace Councillor Charalambous as the Associate Cabinet Member for Enfield West.

22

**NOMINATIONS TO OUTSIDE BODIES**

**AGREED** to confirm the following changes to the nominations on outside bodies:

- Lee Valley Regional Park Authority: that Councillor Christine Hamilton be confirmed as the Council's Member of the Lee Valley Regional Park Authority for a 4 year term (1 July 2017 to 30 June 2021) and that Councillor Levy be re-appointed her deputy for a 4 year term (1 July 2017 to 30 June 2021).
- London Councils - Pensions Common Investment Vehicle (CIV) Sectoral Joint Committee – Councillor Levy to be appointed deputy.
- Red Lion Homes: The Assistant Director for Regeneration and Environment to be appointed as the Council's representative on Red Lion Homes – a new for profit registered provider which is being set up with the support of the Council.

23

**CALLED IN DECISIONS**

None received.

24

**DATE OF NEXT MEETING**

NOTED that the date of the next ordinary Council meeting would take place on Tuesday 19 September 2017 at 7pm.

