

# Public Document Pack



## OVERVIEW & SCRUTINY COMMITTEE

Monday, 14 August 2017 at 10.00 am  
Conference Room, Civic Centre, Silver  
Street, Enfield, EN1 3XA

Contact: Elaine Huckell  
Scrutiny Secretary  
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Council website: [www.enfield.gov.uk](http://www.enfield.gov.uk)

Councillors: Derek Levy (Chair), Abdul Abdullahi, Guney Dogan, Nneka Keazor,  
Michael Rye OBE and Edward Smith

Education Statutory Co-optees: 1 vacancy (Church of England diocese representative), Simon Goulden (other faiths/denominations representative), Tony Murphy (Catholic diocese representative), Alicia Meniru & 1 vacancy (Parent Governor Representative).

Enfield Youth Parliament Co-optees (2)

Support Officer - Susan O'Connell (Scrutiny and Governance Officer)  
Penelope Williams - (Governance and Scrutiny Secretary)

## AGENDA – PART 1

### 1. WELCOME & APOLOGIES

### 2. DECLARATIONS OF INTEREST

Members of the Council are invited to identify any disclosable pecuniary, other pecuniary or non-pecuniary interests relevant to items on the agenda.

### 3. CALL-IN OF REPORT: MERIDIAN WATER: STATION UPDATE AND BUDGET (Pages 1 - 24)

To receive and consider a report from the Chief Executive outlining details of a call-in received on the Cabinet decision taken on the Meridian Water Station Update and Budget: (Report No: 46).

The decision that has been called in was taken at Cabinet on 26 July 2017 and included on the Publication of Decision List No: 16/17-18 (List Ref:2/16/17-18) issued on 28 July 2017.

This report will be considered in conjunction with the information included on the part 2 agenda.

It is proposed that consideration of the call-in be structured as follows:

- Brief outline of reasons for the call-in by representative (s) of the members who have called in the decision.
- Response to the reasons provided for the Call-In by the Cabinet members responsible for taking the decision.
- Debate by Overview & Scrutiny Committee and agreement on action to be taken.

#### **4. EXCLUSION OF PRESS & PUBLIC**

To consider, if necessary, passing a resolution under Section 100A(4) of the Local Government Act 1972 excluding the press and public from the meeting for the item of business listed in Part 2 of the agenda on the grounds that it will involve the likely disclosure of exempt information as defined in those paragraphs of Part 1 Schedule 12A to the Act (as amended by the Local Government (Access to Information) (Variation) Order 2006), as are listed on the agenda (Members are asked to refer to the Part 2 agenda)

## MUNICIPAL YEAR 2017/2018 REPORT NO. 46

### MEETING TITLE AND DATE:

Overview & Scrutiny  
Committee,  
14 August 2017

### REPORT OF:

Chief Executive

Contact officers and telephone  
numbers:

Jayne Middleton-Albooye, Acting Assistant Director Legal and Governance

Tel: 020 8379 6431

Email: [jayne.middleton-albooye@enfield.gov.uk](mailto:jayne.middleton-albooye@enfield.gov.uk)

Claire Johnson, Governance Team Manager

Tel: 020 8379 4239

E mail: [claire.johnson@enfield.gov.uk](mailto:claire.johnson@enfield.gov.uk)

**Agenda – Part: 1**

**Item: 3**

**Subject:** Meridian Water: Station Update and Budget

**Wards:** Upper Edmonton and Edmonton

**Key Decision No: 4470**

**Cabinet Member consulted: N/A**

### 1. EXECUTIVE SUMMARY

- 1.1 This report details a call-in submitted in relation to the following decision:  
**Cabinet Decision by Cabinet (26 July 2017):** Meridian Water: Station Update and Budget.
- 1.2 Details of this decision were included on Publication of Decision List No. 16/17-18 (Ref. 2/16/17-18 – issued on 28 July 2017).
- 1.3 In accordance with the Council's Constitution, Overview and Scrutiny Committee is asked to consider the decision that has been called-in for review.
- 1.4 The members who have called-in this decision do not believe it falls outside of the Council's Policy Framework.

## **2. RECOMMENDATIONS**

**2.1** That Overview and Scrutiny Committee considers the called-in decision and either:

- (a) Refers the decision back to the decision making person or body for reconsideration setting out in writing the nature of its concerns. The decision making person or body then has 14 working days in which to reconsider the decision; or
- (b) Refers the matter to full Council; or
- (c) Confirms the original decision.

Once the Committee has considered the called-in decision and makes one of the recommendations listed at (a), (b) or (c) above, the call-in process is completed. A decision cannot be called in more than once.

If a decision is referred back to the decision making person or body; the implementation of that decision shall be suspended until such time as the decision making person or body reconsiders and either amends or confirms the decision, but the outcome on the decision should be reached within 14 working days of the reference back. The Committee will subsequently be informed of the outcome of any such decision.

## **3. BACKGROUND/ INTRODUCTION**

- 3.1 Please refer to Section 3 in the Cabinet Decision Report.

## **4. ALTERNATIVE OPTIONS CONSIDERED**

None – Under the terms of the call-in procedure within the Council's Constitution, Overview & Scrutiny Committee is required to consider any eligible decision called-in for review. The alternative options available to Overview & Scrutiny Committee under the Council's Constitution, when considering any call-in, have been detailed in section 2 above.

## **5. REASONS FOR RECOMMENDATIONS**

To comply with the call-in procedure within the Council's Constitution.

## **6. COMMENTS OF THE DIRECTOR OF FINANCE, RESOURCES AND CUSTOMER SERVICES AND OTHER DEPARTMENTS**

### **6.1 Financial Implications**

The financial implications relating to the called-in decision have been detailed in Section 6.1 of the Cabinet Decision Report.

## **6.2 Legal Implications**

S 21, S 21A-21C Local Government Act 2000, s.19 Police and Justice Act 2006 and regulations made under s.21E Local Government Act 2000 define the functions of the Overview and Scrutiny committee. The functions of the committee include the ability to consider, under the call-in process, decisions of Cabinet, Cabinet Sub-Committees, individual Cabinet Members or of officers under delegated authority.

Part 4, Section 18 of the Council's Constitution sets out the procedure for call-in. Overview and Scrutiny Committee, having considered the decision may: refer it back to the decision making person or body for reconsideration; refer to full Council or confirm the original decision.

The Constitution also sets out at section 18.2, decisions that are exceptions to the call-in process.

## **6.3 Property Implications**

The property implications relating to the called-in decision have been detailed in Section 6.3 of the Cabinet Decision Report.

## **7. KEY RISKS**

The key risks identified relating to the called-in decision have been detailed in the Cabinet Decision Report.

## **8. IMPACT ON COUNCIL PRIORITIES**

The way in which the called-in decision impacts on the Council priorities relating to fairness for all, growth and sustainability and strong communities have been detailed in the Cabinet Decision Report.

## **9. EQUALITIES IMPACT IMPLICATIONS**

The equalities impact implications relating to the called-in decision have been detailed in the Cabinet Decision Report.

## **10. PERFORMANCE MANAGEMENT IMPLICATIONS**

The performance management implications identified relating to the called-in decision have been detailed in the Cabinet Decision Report.

## **11. HEALTH AND SAFETY IMPLICATIONS**

The health and safety implications identified relating to the called-in decision have been detailed in the Cabinet Decision Report.

## **12. PUBLIC HEALTH IMPLICATIONS**

The public health implications identified relating to the called-in decision have been detailed in the Cabinet Decision Report.

### **Background Papers**

None

# APPENDIX 1

**Call-In: Cabinet Decision: Meridian Water:  
Station Update and Budget**

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## Appendix 1

**MUNICIPAL YEAR 2017/2018 REPORT NO.42****MEETING TITLE AND DATE:**

Cabinet  
26<sup>th</sup> July 2017

**REPORT OF:**

Executive Director -  
Regeneration and Environment

**Agenda – Part: 1****Item - 7**

**Subject:** Meridian Water: Station Update and Budget

**KD Num 4470**

**Wards: Upper Edmonton & Edmonton Green**

Contact officer and telephone number:

Alan Fleming 020 8379 5346

Email: [alan.fleming@enfield.gov.uk](mailto:alan.fleming@enfield.gov.uk)

**1. EXECUTIVE SUMMARY**

- 1.1 On the 11th March 2015, the Cabinet approved report No184 (KD4029) to proceed with the investment in the development of new rail infrastructure at Meridian Water. The Cabinet report outlined funding improvements to the Angel Road Station forming part of the Lee Valley rail programme enhancement.
- 1.2 Meridian Water comprises approximately 85 hectares in the south east of the Borough and is one of the largest regeneration areas in London. New rail infrastructure is crucial to deliver the Meridian Water Regeneration Scheme and will unlock the potential for 10,000 homes and 6,700 jobs in the area.
- 1.3 This report seeks authority from Cabinet to approve the allocation of funding from the existing Neighbourhood Regeneration capital programme and enter into further agreements with Network Rail to ensure the delivery of the new Rail Infrastructure at Meridian Water.
- 1.4 This report should be read in conjunction with the Part Two report setting out the full financial details and legal agreement in relation to the proposals going forward.

## **2. RECOMMENDATIONS**

- 2.1 Cabinet approve additional funding from the Neighbourhood Regeneration Capital Programme to deliver the new Rail Infrastructure for Meridian Water. (see Part 2 for full financial details and legal agreement)
- 2.2 Cabinet authorise entering into further Implementation Agreement and subsequent variations within the approved budget – refer to 'Part 2' for financial details.
- 2.3 Cabinet delegate authority to the Executive Director of Regeneration and Environment to enter in agreements relating to the maintenance and operation of the station – refer to 'Part 2' for financial details.
- 2.4 Cabinet authorise entering into a pre-contract arrangement with Barratt (Planning Services Agreement) to develop design and progress towards the submission of reserved matter for the Zone 1 planning application – see 'Part 2' for financial details.

## **3. BACKGROUND**

### **3.1 Background Context**

- 3.1.1 Meridian Water comprises approximately 85 hectares in the south east of the Borough and is one of the largest regeneration areas in London. Roughly 55 hectares is developable land. Located within the Central Leaside growth area and the Mayor of London's wider Upper Lee Valley Opportunity Area it has significant redevelopment potential.
- 3.1.2 New rail infrastructure is crucial to deliver of the Meridian Water Regeneration Scheme unlocking the potential for 10,000 homes and 6,700 jobs in the area.
- 3.1.3 In March 2015, Cabinet approved the decision (KD 4029) to proceed with the investment into a new station at Meridian Water. This decision endorsed the option to relocate the existing Angel Road Station to a new location south of the North Circular that would give direct and frequent connection to the Meridian Water development. The new railway station forms part of the Zone 1 planning permission.
- 3.1.4 The funding package approved by Cabinet in March 2015 provided for only a basic station design that neither provided for essential 24/7 publically accessible route over the railway line nor did it provide for a design in keeping with the high quality aspirations to encourage investment in Meridian Water for the residential development. The initial costing of the station was reported to Cabinet at the time.
- 3.1.5 In May 2015, it was established that there were a number significant failings in the base station design and during 2015 /16 the Council worked with Network Rail to develop an enhanced station. The key objectives were (1) the

essential connectivity of a 24/7 publicly accessible stairs and lifts over the railway line, including ensuring that the station is accessible for all users, (2) clearly raising the design quality of the station to align it with the ambition of Meridian Water and (3) compliance with the requirements of a Crossrail 2 station to ensure the development will be ready for future rail ambition avoiding expensive changes to the station in the future. Site plan of the station and current visualisation sketches are attached at Appendix 1 to this report.

- 3.1.6 Although progress was initially slow with Network Rail (**NR**), a strong partnering relationship has now been established and they, along with all stakeholders involved in the Lee Valley infrastructure programme, are supportive of the Council's objectives.
- 3.1.7 In 2016 Network Rail have started work on the third tracking of the West Anglia Main Line (WAML) for the stretch between Stratford – Tottenham Hale and Angel Road (STAR). Work is scheduled to be complete by the end of 2018.
- 3.1.8 The Council has entered into two agreements with NR to date under the delegated authority of the March 2015 Cabinet report.
- 3.1.9 In 2015 the Council entered into a Development Services Agreement to progress with the design for the new station and rail infrastructure. This was then followed by the Phase 1 Implementation Agreement (**Phase 1 Agreement**) for detailed design and enabling works for the third track and station, authorised on 15<sup>th</sup> December 2016, under delegated Operational Decision by the Executive Director Regeneration and Environment and signed in January 2017. The initial station cost reported to Cabinet in December 2016, was updated and reported in this Operational Report.
- 3.1.10 NR released an official price for the GRIP 3 station design in January 2017. There has been a series of workshops to focus on engineering this design and price down. (see Part 2)
- 3.1.11 Works on the enabling works and track commenced in January 2017, but works to the station officially start in September 2017. The target completion date for the station is May 2019 in order to enable new train services to start operating from timetable change May 2019.

### 3.2 **Planning Services Agreement**

- 3.2.1 The Planning Services Agreement is intended to be an interim agreement between the Council and the preferred Master Developer Barratt London (**Barratt**) in relation to applications for the approval of the reserved matters under the outline planning permission. The principle is that Barratt will undertake the planning services for Zone 1 (Willoughby Lane) on an "at risk" basis until the Master Development Framework Agreement (**MDFA**) is entered into, at which point the Planning Services Agreement falls away.

- 3.2.2 If, for whatever reason, the MDFA has not been entered into by a stated longstop date (called the Contribution Date in the Planning Services agreement) then Barratt can recover their reasonable and properly incurred planning costs from the Council up to a maximum contribution of £500,000.

#### **4. ALTERNATIVE OPTIONS CONSIDERED**

- 4.1 **Do nothing.** This would fail to achieve the objectives set out for delivery of Meridian Water, and lose the significant economic, social and environmental benefits set out with the Meridian Water Masterplan.

#### **5. REASONS FOR RECOMMENDATIONS**

- 5.1 The Meridian Water station adds a new station to the TfL tube and rail map, so quite literally puts Meridian Water on the map. The existing station at Angel Road is inaccessible, intimidating, cut off from Meridian Water and far from the Council's aspiration for a new neighbourhood at Meridian Water station.
- 5.2 The new station overcomes all of the limitations of the existing station whilst providing an enhanced customer experience as well as being Crossrail 2 ready.
- 5.3 The entry into of the Planning Services Agreement with Barratt, ahead of the entry into of the MDFA, is to ensure that the planned delivery of homes is not further delayed so that work on Reserved Matter approvals can proceed in advance of the final approval of the MDFA.

#### **6. COMMENTS OF THE EXECUTIVE DIRECTOR OF FINANCE, RESOURCES AND CUSTOMER SERVICES, AND OTHER DEPARTMENTS**

##### **6.1 Financial Implications**

Contained within Part 2 report

##### **6.2 Legal Implications**

Contained within Part 2 report

##### **6.3 Property Implications**

Contained within Part 2 report

#### **7. KEY RISKS**

##### **7.1 Risk**

It is currently anticipated that the MDFA will be signed with Barratt London in September 2017. However, there is a risk that the MDFA will not be entered into by this time.

## **Mitigation**

In the short term, the Planning Services Agreement acts as a mitigation by ensuring that Barratt continue to undertake planning services in order to progress the Zone 1 detailed Planning Application in advance of the formal MDFA being signed. However, in mitigation of the possibility that the MDFA is never entered into, the Council would be able to approach another developer (including those who participated in the Master Developer procurement process) and enter into a new contractual development agreement for the scheme. The delivery of a high quality, accessible and newly located station is a precondition for any development in Meridian Water. Therefore whoever is the development partner for the scheme it is essential that the advanced station is delivered as set out in this report. The Council would also benefit from the novation of the design and planning works for Zone 1 already completed by Barratt which could be used to complete the planning process.

## **8. IMPACT ON COUNCIL PRIORITIES**

- 8.1 Development in Meridian Water would be guided by the Masterplan and other relevant policy documents which, amongst other objectives, seek to achieve fairness for all, sustainable growth and development of strong communities.

## **9. EQUALITY IMPACT IMPLICATIONS**

- 9.1 As part of the detailed design for the future station, there will be an undertaking to ensure that it will be fully accessible and in particular that it meets DDA requirements.
- 9.2 A summary of the EQIA should be provided with specific reference to the elements which relate to the east-west crossing and station design. If the east-west access and station design have not been specifically addressed then an EQIA scoping assessment should be undertaken.
- 9.3 Equality and diversity should be considered from the start of all projects to make sure they are embedded in the decision making process and to avoid costly design changes.

## **10. PERFORMANCE MANAGEMENT IMPLICATIONS**

- 10.1 Delivery of a comprehensive regeneration scheme at Meridian Water is a corporate priority within the Council's Business Plan for 2016-2018. Completion of the Masterplan and the delivery of phased infrastructure improvements including increased rail services, station improvements and new homes will help to meet the strategic priority: "a borough that attracts inward investment and supports sustainable regeneration and growth."

## **11. HEALTH AND SAFETY IMPLICATIONS**

- 11.1 The opportunity to have an advanced station design is likely to have positive health and safety benefits in terms of improving accessibility, passenger safety and user experience of the new station.

## **12. PUBLIC HEALTH IMPLICATIONS**

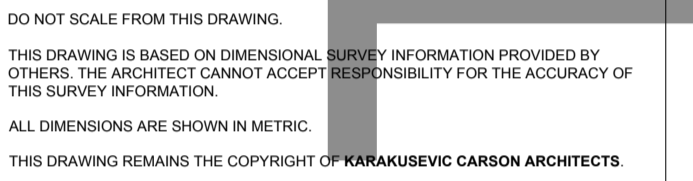
- 12.1 A key component of planning within Meridian Water should be to build healthy lifestyles into everyday life. Part of this will be to provide viable and sustainable transport as an alternative to the car. Transport for London (TfL) has estimated that up to 25% of commuting Londoners meet physical activity guidelines through walking to the bus, tube, train etc. Providing rail services and a pleasant and attractive walking environment will therefore help reduce transport emissions and ensure physical activity.

### **Background Papers**

None

### **Appendices**

Appendix 1: Station Site Plan and Visualisations of the Report



## NOTES

-  STATION BUILDING SITE APPLICATION BOUNDARY  
 STATION PUBLIC REALM APPLICATION BOUNDARY

N.B.

ZONE 1 OUTLINE APPLICATION SHOWN AS  
ILLUSTRATIVE CONTEXT

Rev	Reason for issue	Date
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Karakusevic Carson Architects

Unit E03  
The Biscuit Factory  
100 Clements Road  
London SE16 4DG  
[mail@karakusevic-carson.com](mailto:mail@karakusevic-carson.com) | 0207 566 6300

PROJECT

MW Angel Road Station (Meridian Water Station)  
London Borough of Enfield

Proposed Bridge / Deck  
Level Plan

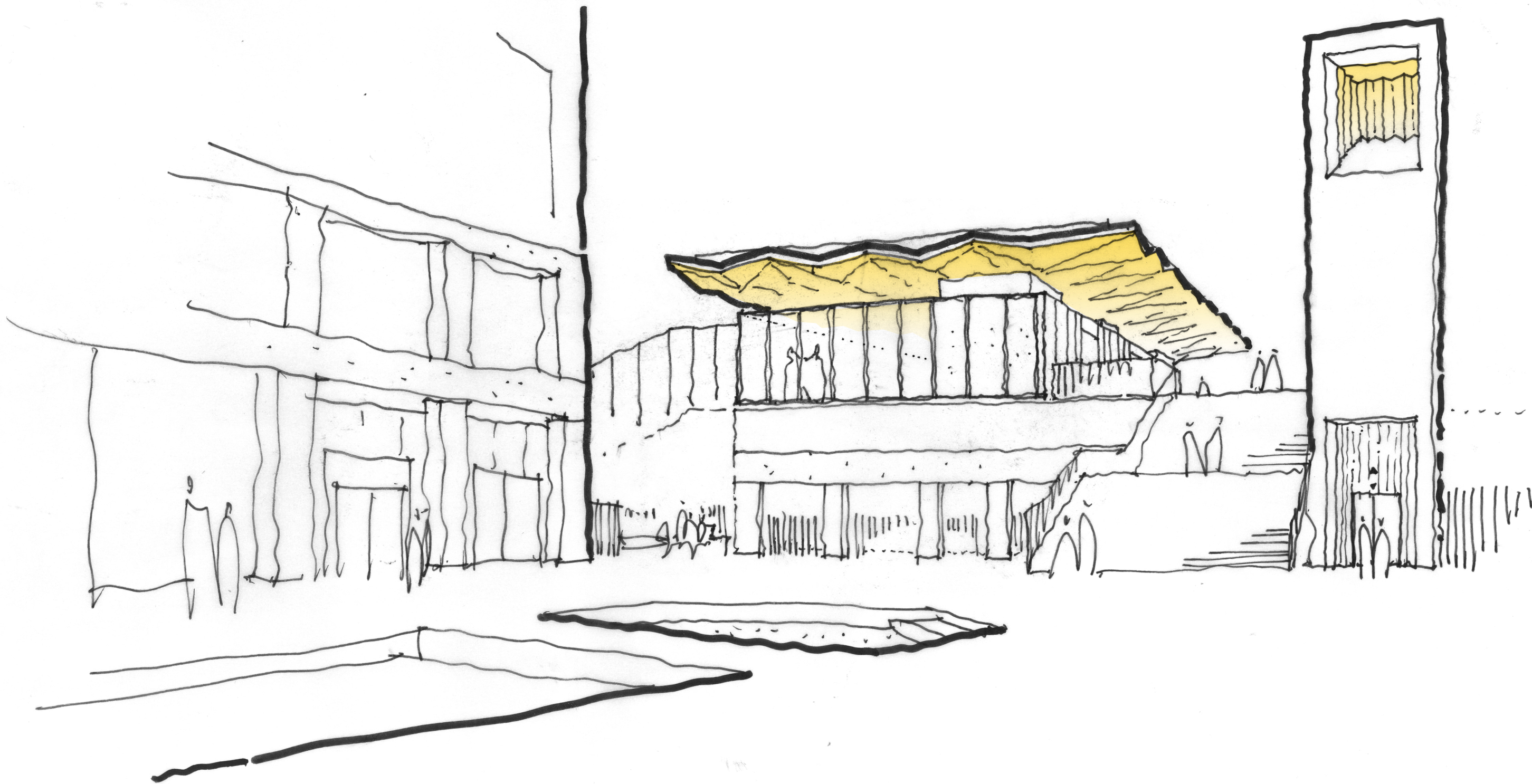
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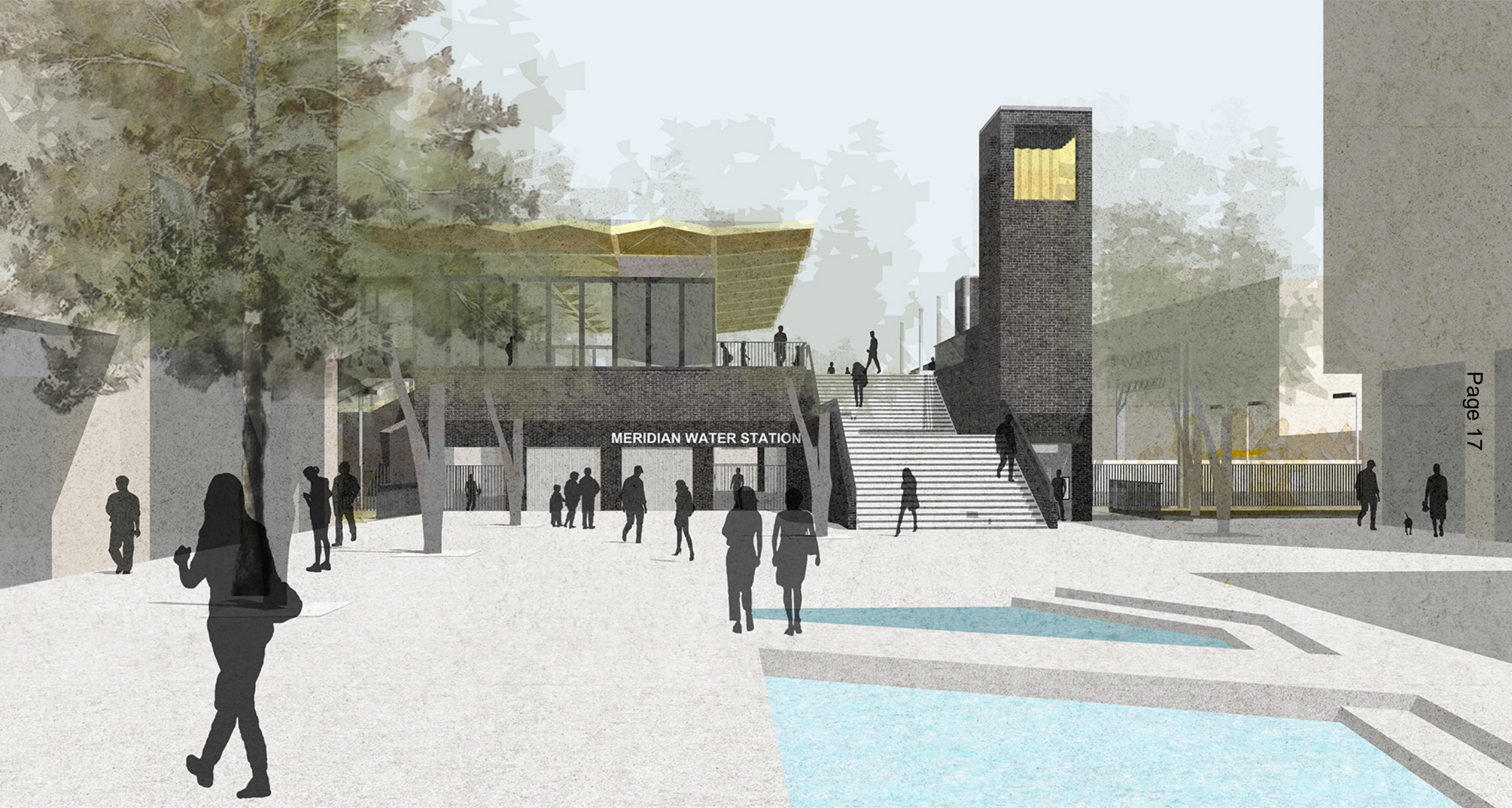
DRAFT ISSUE

REVISION DATE	DRAWN BY ED	SCALE 1/200 @ A1
FIRST ISSUED	CHECKED BY GF	PROJECT NUMBER 280









MERIDIAN WATER STATION

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# **APPENDIX 2**

**Call-in request form submitted by 7 Members of  
the Council**

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## CALL-IN OF DECISION

(please ensure you complete all sections fully)

Please return the completed original signed copy to:  
Claire Johnson, Scrutiny Team, 1<sup>st</sup> Floor, Civic Centre

TITLE OF DECISION: MERIDAN WATER STATION UPDATE + BUDGET

DECISION OF: 7 AUGUST 2017 KD 4470

DATE OF DECISION LIST PUBLICATION: FRIDAY 28 JULY 2017

LIST NO: 16/17-18

(\* N.B. Remember you must call-in a decision and notify Scrutiny Team within 5 working days of its publication).

A decision can be called in if it is a corporate or portfolio decision made by either Cabinet or one of its sub-committees, or a key decision made by an officer with delegated authority from the Executive.

- (a) COUNCILLORS CALLING-IN (The Council's constitution requires seven signatures or more from Councillors to call a decision in).

(1) Signature:  D. PEARCE

Print Name: D. PEARCE

(2) Signature:  P. FALLART


Print Name: PETER FALLART

(3) Signature:  E. JUKES

Print Name: ERIC JUKES

(4) Signature:  L. CHAMBERLAIN

Print Name: LEE CHAMBERLAIN

(5) Signature:  N. DINES

Print Name: NICK DINES

(6) Signature:  G. VINE

Print Name: GLYNIS VINE

(7) Signature:  A. MILNE

Print Name: ANDY MILNE

(8) Signature:  E. CELEBI

Print Name: ERIN CELEBI

 EDWARD SMITH

EDWARD SMITH

- (b) SCRUTINY PANEL RESOLUTION (copy of minute detailing formal resolution to request call-in to be attached).

NAME OF PANEL:

DATE OF PANEL:

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# **APPENDIX 3**

**Reasons for Call-in by Councillors calling in the decision  
(Please see item 5 on the part 2 agenda)**

**&**

**The briefing note prepared in response to called in decision  
(Please see item 5 on the part 2 agenda)  
(To follow)**

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