



ADVANCED PUBLICATION OF REPORTS

This publication gives five clear working days' notice of the decisions listed below.

These decisions are due to be signed by individual Cabinet Members
and operational key decision makers.

Once signed all decisions will be published on the Council's
Publication of Decisions List.

1. **MONTAGU INDUSTRIAL ESTATE ACQUISITION - 10 PRINCES ROAD**
(Pages 1 - 10)
2. **MENTAL HEALTH SUPPORTED ACCOMODATION** (Pages 11 - 18)
3. **ENFIELD COUNCIL AND ENFIELD CLINICAL COMMISSIONING (CCG)
JOINT COMMISSIONING FOR COMMUNITY REHABILITATION SUPPORT
SERVICE** (Pages 19 - 28)

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MUNICIPAL YEAR 2018/2019 REPORT NO.**ACTION TO BE TAKEN UNDER DELEGATED AUTHORITY****OPERATIONAL DECISION OF:**

Executive Director
Place

Agenda – Part: 1	KD Num: 4357
Subject: Montagu Industrial Estate Acquisition – 10 Princes Road	
Wards: Edmonton Green	

Contact officer and telephone number: Geoffrey Hayden – 0208 379 4175

Email: geoffrey.hayden@enfield.gov.uk

1. EXECUTIVE SUMMARY

- 1.1. On the 20th September 2016 Cabinet approved the redevelopment of the Montagu Industrial Estate, and approved a £15m Capital Programme for the acquisitions, by way of private treaty or under Compulsory Purchase of land on the estate.
- 1.2. Cabinet delegated authority to the Director of Finance, Resources & Customer Services and the Cabinet Member for Regeneration for acquiring land at the Montagu Industrial Estate.
 - 1.2.1 On the 1st February 2019 the Council were made aware of the sale of 10 Princes Road via Savills the sellers agent.
- 1.3. 10 Princes Road is one of a number of key properties adjoining Council ownership that in conjunction with our assets will unlock the estate redevelopment.
- 1.4. The Council's agents have recommended the proposed acquisition price and have confirmed that these represent best value as set out in section 120 of the Local Government Act 1972.

2. RECOMMENDATIONS

- 2.1 It is recommended that the Executive Director for Place and the Cabinet Member for Property and Economy use their delegated authority from the September 2016 Cabinet Report to approve the purchase of 10 Princes Road.
- 2.2 It is recommended that the contract and legal transfer documents are in a form approved by the Director of Law and Governance

3. BACKGROUND

- 3.1 The Council is preparing a compulsory purchase order for the red outline of the Montagu industrial Estate. This is to enable the Council to acquire the private freeholds and to sever any leasehold interests.
- 3.2 The freehold of 10 Princes Road is available on the market. The property is subject to an existing full repairing and insuring lease to PHS Group Holdings limited. This lease expires in April 2030, but is subject to a rent review in April 2020. The current rental and expected market rent at the first review is shown in the Part 2 report.
- 3.3 If authority is provided to acquire this freehold. The Council will still be required to use its compulsory purchase powers to extinguish the leasehold. However due to the nature of the business and the strong covenant strength. The Council will try to work with PHS to retain their presence and move to one of the new build units.
- 3.4 The location of 10 Princes Road is a strategic location on the estate. Please see the Part 2 report for the location plan and the redevelopment masterplan showing the proposed development over the acquisition site.

4. ALTERNATIVE OPTIONS CONSIDERED

Do nothing and do not purchase

- 4.1 This option is not recommended. The failure by the Council to not pursue this acquisition would be considered a lost opportunity to add this land to our existing holdings to unlock the redevelopment of the estate.
- 4.2 Purchasing this property using CPO powers would be a lengthy and expensive process and would cost more in compensation price than the price agree to purchase the property now.
- 4.3 Not purchase this property now could damage our relationship with our joint venture partner.

5. REASONS FOR RECOMMENDATIONS

- 5.1 The recommendation to purchase this property now is due to the property being available at a lower price than our external valuers compulsory purchase cost estimate for purchasing using CPO powers.

- 5.2 The freehold purchase will come with a sitting tenant of a very strong covenant, therefore there will be limited management and void costs and the Council will receive an income from the date of acquisition.

6. COMMENTS FROM OTHER DEPARTMENTS

6.1 Financial Implications

See Part 2

6.2 Legal Implications

- 6.2.1 The Council has power under section 1(1) of the Localism Act 2011 to do anything that individuals generally may do provided it is not prohibited by legislation and subject to public law principles.

- 6.2.2 Section 120 of the Local Government Act 1972 (LGA) also provides Councils with a specific power to acquire land for the benefit, improvement or development of their area. .

- 6.2.3 The proposed acquisition must also comply with the Council's Property Procedure Rules.

- 6.2.4 The contract and legal Transfer document transferring the property will be in a form approved by the Council's Director of Law and Governance

6.3 Property Implications

- 6.3.1 The property implications are in the body of this report.

7. KEY RISKS

- 7.1 The risk has been assessed as limited. The council will carry out all due diligence on the legal title, covenant strength of the tenant and carry out all relevant inspections and surveys on the property prior to exchanging to ensure there is limited risk.

8. INTERNAL DEPARTMENT IMPLICATIONS/CONSULTATION

- 8.1 Highways consulted no implications
- 8.2 Planning consulted no implications
- 8.3 Corporate Maintenance & Construction consulted no implications

9. IMPACT ON COUNCIL PRIORITIES – CREATING A LIFETIME OF OPPORTUNITIES IN ENFIELD

9.1 Good homes in well-connected neighbourhoods

The proposed redevelopment of this site will significantly enhance the working environment of the estate's workforce. It will also have a positive impact on the surrounding neighbouring residents, particularly those residing on the estates boundary, as the built environment will significantly improve and relate better to adjacent residential units. The uses will significantly improve can provide additional accommodation to a much higher standard. There will also be an increase in the supply of much needed new housing for different tenures and income levels.

9.2 Sustain strong and healthy communities

Local residents, businesses and key stakeholders within and in close proximity to the Estate will be consulted about the scheme. A significant economic multiplier effect is envisaged, and it is estimated that c. 2520 jobs could be created and safeguarded as part of the redevelopment.

9.3 Build our local economy to create a thriving place

9.3.1 The proposed redevelopment will provide a greater range of commercial employment use space. This will allow SMEs to be provided with suitable accommodation within the borough and also permit business to expand or shrink as required.

9.3.2 The provision of new commercial space will also allow the borough to attract new businesses and given the range of unit typologies to be provided, will support businesses in their growth trajectories. The retention of employment use space within the borough will also benefit the borough's workforce by providing employment opportunities in close proximity to where they live. Additionally, the creation of new jobs will also improve spending power within the borough.

10. EQUALITIES IMPACT IMPLICATIONS

Corporate advice has been sought in regard to equalities and an agreement has been reached that an equalities impact assessment is neither relevant nor proportionate for the approval of this report to agree the acquisition of 10 Princes Road Montagu Industrial Estate. However it should be noted that projects or work stream deriving from this may be subject to a separate Equalities Impact Assessment. Therefore any projects or work stream will be assessed independently on its need to undertake an EQIA to ensure that the council meets the Public Sector Duty of the Equality Act 2010.

11. PERFORMANCE AND DATA IMPLICATIONS

The acquisitions will be managed by Strategic Property Services and external consultants. The property will be added to the Montagu Industrial Estate portfolio and managed by Strategic Property Services

and external agents until the property is ready to transfer to the Joint Venture for redevelopment.

12. HEALTH AND SAFETY IMPLICATIONS

The Property is subject to a full repairing lease. An asbestos report will be provided. Property Services will undertake condition and health and safety surveys prior to acquisition to identify any major structural or health and safety concerns.

13. PUBLIC HEALTH IMPLICATIONS

- 13.1 The Montagu Industrial Estate suffers from high levels of pollution and ground contamination due to the activities undertaken by certain businesses currently located on the Estate. The redevelopment of the Estate will consequently have a positive impact on the environment, surrounding residents and the estate's new workforce.
- 13.2 Many of the current structures on the estate have asbestos containing materials. As a result, appropriate investigations will need to be undertaken prior to any demolition.

Background Papers

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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MUNICIPAL YEAR 2018/2019 REPORT NO.**Part 1****MEETING TITLE AND DATE:**

Portfolio Decision by:

Bindi Negra**Director of Health & Adult Social Care**

And

Cllr Cazimoglu**Key Decision: 4464****REPORT OF:**

Doug Wilson

Head of Service Development**Agenda – Part 1****Item:****Subject: Mental Health Supported Accommodation Framework****Wards: All****Cabinet Member:****Councillor Cazimoglu, Cabinet Member for Health and Social Care**

Contact officer and telephone number:

Iain Hart - Mental Health Service Development Manager

020 8379 4270

1. EXECUTIVE SUMMARY

1.1 This Delegated Authority Report sets out details of the current support provision for Mental Health supported accommodation within the community.

1.2 Part 2 of this report provides details on the framework model.

2. RECOMMENDATIONS

2.1 To agree the proposal to remodel and recommission supported accommodation service through a framework.

3.0. BACKGROUND

3.1 The Enfield Joint Mental Health Strategy 2014-2019 states in its executive summary... 'significant action is needed to enable adults with mental health problems to maximise their potential to:

- Live independently with flexible support when and if it is needed.

- Develop meaningful relationships and participate in the communities in which they live and work.
- Live in secure, settled accommodation with a job or meaningful occupation and support to maximise their income'

- 3.2 Later within the Joint Mental Health Strategy under 'Service Gaps' it mentions 'settled accommodation' as being an area to develop.
- 3.3 Currently within Enfield there is a shortage of appropriate accommodation; with over 7000 people needing general needs temporary accommodation and 100+ bookings per month for approaches to accommodation. The reasons for the demand for general needs accommodation is well documented; but with the pressures securing appropriate accommodation for Mental Health service users is made additionally complex.
- 3.4 Most placements for supported accommodation are undertaken on a spot basis, many of these services support individuals with medium to high support needs. Alongside the spot purchases arrangements are a few contracts for high end specialist community-based services.
- 3.5 There is currently an oversupply of supported accommodation within the borough the reasons for this and the impacts this has forms part of the background for part two of this report.
- 3.6 The Integrated Learning Disabilities Service (ILDS) had similar problems and their approach to stabilise the market and ensure that we had an appropriate supply of accommodation and providers capable of supporting vulnerable clients was to create and tender for a supported accommodation framework.
- 3.7 The aim is to replicate the achievements of ILDS and learn from their best practice.
- 3.8 Approval to tender the framework was given by the Procurement and Commissioning Board on the 20th December 2018.

4. ALTERNATIVE OPTIONS CONSIDERED

- 4.1 See part 2 of this report

5. Recommendations

- 5.1 See part 2 of the report

6. COMMENTS OF THE DIRECTOR OF FINANCE AND CORPORATE RESOURCES AND OTHER DEPARTMENTS

6.1 Financial Implications

See part 2 of the report

6.2 Legal Implications

- 6.2.1 Section 111 of the Local Government Act 1972 permits local authorities to do anything which is calculated to facilitate or is conducive or incidental to the discharge of their functions. The proposals in this report will enable the Council to comply with its functions.
- 6.2.2 Furthermore, the Council has a general power of competence under Section 1 (1) of the Localism Act 2011 to do anything that individuals may do, provided it is not prohibited by legislation and subject to public law principles.
- 6.2.3 Where applicable, the Council must ensure that the services are procured in accordance with the Public Contracts Regulations 2015. The services must also be procured in accordance with the Council's Constitution, and in particular, the Contract Procedure Rules.
- 6.2.4 The Framework Agreement must be in a form approved by the Director of Law and Governance.
- 6.2.5 The Director has power to approve the recommendations under CPR 1.22.

7. KEY RISKS

- 7.1 See part 2 of the report.

8 IMPACT ON COUNCIL PRIORITIES

- 8.1 Good homes in well-connected neighbourhoods**
The proposed tender is assisting service users to reintegrate safely back into the community.
- 8.2 Sustain strong and healthy communities**
It creates a pathway of support that meets service user's needs as they improve their wellbeing and gain greater independence.
- 8.3 Build our local economy to create a thriving place**
As service users gain greater independence they will add to the local economy.

9. PERFORMANCE MANAGEMENT IMPLICATIONS

- 9.1. The framework supports delivery of the key performance indicator 1H - *The proportion of adults in contact with secondary mental health*

services living independently, with or without support. Which we are currently in the lower quartile for in London.

10 HEALTH AND SAFETY IMPLICATIONS

10.1 No Health & Safety implications have been identified.

11. Background Papers

11.1 No Background Papers have been attached

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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MUNICIPAL YEAR 2018/2019 REPORT NO.

Part 1

MEETING TITLE AND DATE:

Portfolio Decision by:
Bindi Negra
 Director of Health & Adult Social
 Care
 And
 Cllr Cazimoglu

Key Decision: KD 4464

REPORT OF:

Doug Wilson
Head of Service Development

Agenda – Part 1

Item:

**Subject: Enfield Council and Enfield Clinical
 Commissioning Group (CCG) joint
 commissioning for Community Rehabilitation
 Support Service**

**Cabinet Member:
 Councillor Cazimoglu,
 Cabinet Member for Health and Social Care**

Contact officer and telephone number:

Jamie Ford tel: 0208 379 3746

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1. EXECUTIVE SUMMARY

- 1.1 This Delegated Authority Report sets out details of the current support provision for Enfield residents with high mental health needs that require more intensive support within the community.
- 1.2 Part 2 of this report proposes the remodelled service.

2. RECOMMENDATIONS

- 2.1 To agree the proposal to remodel and retender the pathway for service users with high/complex mental health needs, currently in secure units or locked rehab, requiring a well-supported transition back into the community.

3.0. BACKGROUND

- 3.1 Currently the medium to high need support for mental health service users is in part delivered by One Housing Group.
- 3.2 The current provision delivers support into 22 units of accommodation based across two sites.

LBE & Enfield CCG joint Commissioning for Mental Health Step Down Service at Park Rd & Emerald House DAR

- 3.3 These services based at Park Road Edmonton and Emerald House Ponders End; although effective at delivering support to service users with medium to high mental health needs are currently staffed inappropriately to support service users with complex behavioural needs or who require clinical or psychological support.
- 3.4 Enfield CCG and Enfield Council are recommissioning a pathway that supports service users moving from a complex care inpatient rehabilitation service / Acute Mental Health Ward; initially into an intensive support environment that works closely with the Mental Health Trust rehabilitation team; providing a wraparound support environment for service users at the scheme.
- 3.5 There are approximately 120 service users in acute wards that might move into the locked rehab for intensive support. Currently there are 10 male and 6 female service users on the locked ward with an average length of stay of 12 months. Not all these service users will require high end support services. The aim is to move safely those service users into a community setting in a phased way that keeps the intensive support whilst they make the transition.
- 3.6 Due to the requirement of having appropriate accommodation, the proposed tender will be for accommodation and support combined for an initial contract length of 3 year with options to extend for a further two sets of two years subject to satisfactory levels of quality service delivery.
- 3.7 This proposal will provide a clear pathway from the acute wards back into the community but conversely a pathway that allows people who might go into crisis the option to access intensive services that do not require them being readmitted onto an acute ward.
- 3.8 The pathway in and out of this service through the Mental Health Resource Panel.
- 3.9 Permission to go to tender was granted by the Procurement Board on the 20th September 2018.

4. ALTERNATIVE OPTIONS CONSIDERED

- 4.1 See part 2 of this report

5. Recommendations

- 5.1 To agree the proposal to remodel and retender the pathway for service users with high/complex mental health needs, currently in secure units or locked rehab, requiring a well-supported transition back into the community.

6. COMMENTS OF THE DIRECTOR OF FINANCE AND CORPORATE RESOURCES AND OTHER DEPARTMENTS

6.1 Financial Implications

See part 2 of the report

6.2 Legal Implications

- 6.2.1 The Council has the power under section 1(1) of the Localism Act 2011 to do anything that individuals generally may do provided it is not prohibited by legislation and subject to Public Law principles.
- 6.2.2 Additionally Section 111 of the Local Government Act 1972, enables local authorities to do anything, which facilitate or are conducive or incidental to the discharge of their functions.
- 6.2.3 The services which are the subject of this report are above the threshold (currently £615,278.00) for Schedule 3 Services (Social and other Specific Services) under the Public Contracts Regulations 2015 (the Regulations). Therefore a European tendering exercise will be required in accordance with the Regulations.
- 6.2.4 The decision to procure these services is a Key Decision as it involves expenditure of £250,000 or above (see CPR 1.22.4). Therefore it must comply with the Council's governance process in respect of Key Decisions including publication of the proposed decision in the Forward Plan.
- 6.2.5 The Council will also need to comply with its own Contract Procedure Rules in respect of the award of the contract. Before any decision to award a contract is made, advice must be taken from the Director of Law and Governance on the appropriate mechanism for that decision.
- 6.2.6 The Director/Cabinet Member has power to authorise the procurement under CPR 1.22

6.3 Procurement Implications

- 6.3.1 This procurement has followed a restricted competitive procurement process conducted in accordance with The Public

Contracts Directive 2014/24/EC, as implemented by the 2015 Regulations.

6.3.2 Agreement to go to procurement was granted by the Procurement Board on the 20th December 2018.

7. KEY RISKS

7.1 See part 2 of the report.

8 IMPACT ON COUNCIL PRIORITIES

8.1 Good homes in well-connected neighbourhoods

The proposed tender is assisting service users to reintegrate safely back into the community.

8.2 Sustain strong and healthy communities

It creates a pathway of support that meets service user's needs as they improve their wellbeing and gain greater independence.

8.3 Build our local economy to create a thriving place

As service users gain greater independence they will add to the local economy.

9. PERFORMANCE MANAGEMENT IMPLICATIONS

9.1. The contract and service utilisation will be regularly monitored. The new pathway will arrangements will help improve the Mental Health delayed transfer of care.

10 HEALTH AND SAFETY IMPLICATIONS

10.1 No Health & Safety implications have been identified.

11. Background Papers

11.1 No Background Papers have been attached

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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