

**MINUTES OF THE MEETING OF THE COUNCIL
HELD ON WEDNESDAY, 20 NOVEMBER 2019**

COUNCILLORS

PRESENT	Kate Anolue (Mayor), Sabri Ozaydin (Deputy Mayor), Huseyin Akpinar, Mahmut Aksanoglu, Maria Alexandrou, Ian Barnes, Mahym Bedekova, Sinan Boztas, Alev Cazimoglu, Nesil Caliskan, Mustafa Cetinkaya, Katherine Chibah, Lee David-Sanders, Birsen Demirel, Clare De Silva, Chris Dey, Guney Dogan, Elif Erbil, Ergin Erbil, Susan Erbil, Ergun Eren, Achilleas Georgiou, Alessandro Georgiou, Margaret Greer, Ahmet Hasan, Elaine Hayward, James Hockney, Saray Karakus, Nneka Keazor, Joanne Laban, Tim Leaver, Derek Levy, Mary Maguire, Andy Milne, Gina Needs, Terence Neville OBE JP, Ayfer Orhan, Vicki Pite, Lindsay Rawlings, Michael Rye OBE, George Savva MBE, Edward Smith, Jim Steven, Claire Stewart, Mahtab Uddin, Glynis Vince and Hass Yusuf
ABSENT	Daniel Anderson, Tolga Aramaz, Guner Aydin, Dinah Barry, Chris Bond, Yasemin Brett, Anne Brown, Will Coleshill, Charith Gunawardena, Christine Hamilton, Stephanos Ioannou, Rick Jewell, Bernadette Lappage, Dino Lemonides, Ahmet Oykener and Doug Taylor

1

THE MAYOR'S CHAPLAIN TO GIVE A BLESSING

Father Emmanuel Ogunnaike from St Edmund's Church, Edmonton gave the blessing.

2

PURDAH ANNOUNCEMENT

Jeremy Chambers, Monitoring Officer, advised the Council that they were in an election purdah period where special rules applied. This was a heightened period of sensitivity when it was important to ensure that Council resources were not used for political purposes. Members should not make political statements and be mindful that what they say should not be party political.

3

MINUTES OF THE MEETING HELD ON 18 SEPTEMBER 2019

The minutes of the Council meeting held on 18 September 2019 were received and agreed as a correct record.

**4
APOLOGIES**

Apologies for absence were received from Councillors Anderson, Aramaz, Barry, Bond, Brett, Brown, Gunawardena, Hamilton, Ioannou, Jewell, Lappage, Lemonides, Oykener and Taylor and for lateness from Councillors Aydin, David-Sanders, Dey, Alessandro Georgiou, Laban, Rawlings, Stewart and Achilleas Georgiou.

**5
DECLARATION OF INTERESTS**

There were no declarations of interest.

**6
AMENDMENT TO LICENSING POLICY AND NO SEXUAL ENTERTAINMENT VENUE LICENSING RESOLUTION**

Councillor Savva moved and Councillor Aksagnolu seconded the report of the Licensing Committee proposing approval of Enfield's Licensing Act 2003 Policy and no Sexual Entertainment Venue Licensing Resolution. (Report No: 143)

NOTED

1. The report proposes minor changes to the Council's policy which had been subject to public consultation as well as consultation with the police and health representatives.
2. The changes had been approved and recommended to Council by the cross party Licensing Committee at the meeting held on 16 October 2019.
3. The Council's licensing objectives were the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm.
4. There had been no applications for sexual entertainment venues and it was proposed to extend the resolution to continue not to allow any.
5. Some concern from the opposition members that the consultation had been unsatisfactory, as so few responses had been received. Concern about the licenses granted recently to large scale music festivals and the lack of reference to this in the policy.
6. The view that Licensing was a permissive regime and the presumption had to be that licenses would be granted. It was not possible to pre-determine or prejudice an outcome. Every application was looked at carefully and constraints and conditions applied, where necessary.
7. The changes to the current policy had been agreed cross party by the Licensing Committee and were non-contentious.
8. The Council were trying to build the night time economy and this would always be regulated through licensing conditions.
9. Support for the policy to limit the number of sexual entertainment licences to nil which had been developed in the 1980's in Westminster.

10. Support for the proposals from a public health perspective, preventing substance abuse and protecting children from harm.
11. Clarification from the Monitoring Officer that recommendations could be voted on separately.

Following the debate the recommendations in the report were agreed unanimously without a vote.

AGREED

1. To approve the minor changes in the 6th edition of the licensing policy Licensing Act 2003.
2. To continue to resolve not to adopt the sexual entertainment venues licensing in Enfield, as per Annex 7 of the Licensing Policy.

7

QUARTERLY CAPITAL MONITORING 2019/20

Councillor Maguire proposed and Councillor Caliskan seconded the report of the Executive Director Resources proposing changes to the Council's Capital Programme. (Report No: 126)

NOTED

1. Cabinet considered this report at their meeting on 13 November 2019 and agreed to recommend that Council approve the changes to the capital programme.
2. The addendum to the report showing an updated table 6 – HRA Capital Programme provided as a “to follow” document.
3. The report informed members about the position up to the end of September 2019 regarding the Council’s Capital programme (2019/20 to 2022/23). It showed where the Council was investing and the overall expenditure on approved programmes: £111m for the general fund, £96m for the HRA and £17m for the companies.
4. It also includes estimates of capital spending plans and proposed arrangements for funding within current budgets. The Council aims to make maximum use of external funding sources.
5. Changes include an additional investment of £30m for Energetik, budget reprofiling, newly approved schemes, the removal of the Bury Street West Depot to the HRA and major and minor works relating to the Housing Revenue Account as set out in table 6 to the report.
6. The concerns of the Opposition:
 - About committing the Council to further borrowing when it was felt that they were already borrowing too much.
 - On the administration’s past record on project delivery including the small housing sites programme
 - About the reprofiling which was a large amount of money and could in their view also be termed slippage.

- About the lack of detail in the report. It had been in response to a request of the Opposition Leader that the addendum on table 6 had been provided.
 - That the Council had yet to build any homes in Meridian Water, the Energetik agreement with North London Waste was yet to be signed.
 - The lack of transparency in the reports.
 - That the projections were over optimistic, the proposals over ambitious and could drain funds from front line services.
7. The views of the majority group that:
- Reprofiling was a recognised term for updating a programme in dynamic and changing circumstances.
 - The administration was committed to borrowing to enable investment in the borough and the local community to improve the lives of local residents.
 - The investments proposed would enable the Council to continue to attack fuel poverty through Energetik, make significant improvements to Council housing, through estate renewal and major works, so that all residents had somewhere decent to live, also work on developing the green economy and to tackle the problem of the 1 in 3 children living in poverty.
 - The Council had been able to secure large amounts of grant funding because of their trusted partner status.
 - Strong leadership and excellent officers were helping to ensure that no-one was left behind.
 - The Council were also re-developing 91 units of extra care housing at Reardon Court, investing in public health and wellbeing, reducing social isolation and loneliness, improving mental wellbeing, creating a centre for anyone over 18 with mental health problems, even though budgets were being severely cut back.
 - Other schemes involved improving street lighting starting in Edmonton to help people feel safer and also flood alleviation works around Salmon's Brook.
8. The summing up from the Cabinet Member that although it was a lot of money, the reports were transparent and the sums added up. The administration was using the money borrowed to improve the lives of Enfield residents including many people living in temporary accommodation, improving poor housing in the borough, investing in Enfield and Enfield residents.

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

For: 24

Against: 13

Abstentions: 0

AGREED

1. To note the additions to the Capital Programme set out in Table 3 in paragraph 4.18 and approves the addition of the following to the approved Capital Programme:
 - ii. A further investment of £30m to fund Phase 2A of the Energitik business plan to 2024.
 - iii. This is made up of a £5m grant and £9.761m loan from the Heat Network Investment Project.
 - iv. £0.239m further borrowing by the Council
 - v. Match funding requirement of £15m to be sought through MEEF
2. To approve the proposed reductions set out in Table 4 in paragraph 4.20 of the report.
3. To approve the revised five-year approved programme totalling £964m as set out in Appendix A to the report.

8

JOYCE AVENUE AND SNELLS PARK ESTATE REDEVELOPMENT

Councillor Caliskan moved and Councillor Needs seconded the report of the Executive Director Place on additional funding for the redevelopment of the Joyce Avenue and Snells Park Estate. (Report No: 134A)

NOTED

1. The recommendations in the report had been considered and agreed for recommendation to Council at a Cabinet meeting held on 6 November 2019.
2. The view of the Leader that this signalled an innovative development proposal that would improve the life chances and opportunities for Edmonton residents.
3. Acknowledgement of the hard work of officers and many conversations with local residents over the past 2 years which had enabled the administration to bring the proposals to this crucial stage.
4. Awareness that residents in the area had suffered greatly from crime and anti-social behaviour, including drug dealing and daylight prostitution, thought to be linked to serious youth violence. These residents felt abandoned and wanted significant investment and improvement.
5. The principles that underpinned this new “Enfield Model” of estate renewal included: that every regeneration scheme should benefit its residents. The Council would lead and control the project which would be phased in over 15 years, allowing residents to move directly from their old to their new homes, with no need for decanting or to move out of the area. Every resident, including private renters, would be offered a home on the new estate.
6. The Council would retain ownership of nearly all the homes. It would provide hundreds of new council homes as well as homes for rent with

long term tenancies and a local lettings scheme which won't be eligible for right to buy. They would be really affordable and not cost more than one third of household income.

7. The build to rent model would also improve standards in the private rented sector which was currently failing to provide good housing.
8. The project made provision for key public sector workers including those working in the nearby North Middlesex Hospital.
9. The improvements would extend to designing new neighbourhoods to help create stronger communities, addressing local problems and building the local economy. The Council was also putting in a good growth fund bid from the GLA to improve the high street at the Angel Edmonton, Fore Street.
10. Acknowledgement that the scheme would be expensive but it would create over 2000 new affordable homes. High level financial modelling showed the scheme's viability with repayment over 50 years.
11. This report was requesting agreement to the financing to enable the project to be bought to the ballot and final planning stage.
12. Whilst acknowledging the significant problems on these estates, being keen to see them addressed and approving the principles behind the redevelopment, the Opposition had the following concerns relating to:

- The financing of the whole scheme and its affordability.
- The £4m cost of bringing the report to ballot and the length of time leading up to the ballot.
- The view that the scheme should have been designed and surveyed before this point and expenditure capped in case the scheme was not acceptable to residents, when it came to the ballot.
- The proposed increase in density and lack of reference to supporting infrastructure, such as school places and health facilities.
- The prevention of the right to buy option for future residents.
- The 15-year time frame for the works. Residents would be living on a construction site for the next 15 years.
- That the Council should be carrying out the project itself and not putting it out into the private sector.
- The building on the Florence Hayes Open Space which was one of the very few green spaces in the area.
- Concern about the possibility that there will be a failure to deliver the scheme considering the administration's current record with regard to projects such as Meridian Water.
- That money borrowed does have to be paid back.
- The view that the scheme should be reconsidered.

13. The support of the majority group that:
 - Enfield desperately needed more housing and this scheme would provide huge benefits to local people. It was also an opportunity to design out crime.

- Housing was an important factor in public health. This was one of the most deprived parts of the borough and many residents were living in very poor conditions.
 - The scheme would provide energy efficient good quality homes and high-quality open space, increasing the number of affordable homes helping to bring this area up to the standards of the more affluent parts of the borough.
 - The £4m includes the cost of designing the scheme and bringing it forward to planning.
 - The costs would be repaid over 50 years.
 - Making improvements costs money. The Council had to borrow to invest.
 - During engagement activities the residents had made it clear that they loved Edmonton and wanted to stay.
 - Housing was a significant determiner of health. Good housing was essential for all. There is great inequality in the borough. Edmonton residents can expect 28 years of ill health compared with the 15 year average.
 - Migrant communities benefit the borough and should be treated with respect. The borough should welcome all communities.
14. The summing up of the Leader that the work over the last 18 months had been about developing potential models of redevelopment that can balance the creation of new neighbourhoods without sacrificing the interests of those already living in the area. These crucial issues for people who have been ignored for too long needed addressing. The Council has a grant from the Government to share the cost of the proposals. People deserved investment in their areas. It is a viable and ambitious proposal for the people of Edmonton.

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

For: 24

Against: 14

Abstentions: 0

AGREED

1. To agree a further budget in the sum of £4m for work required to deliver a ballot and planning application as noted in Section 5.4.7 to be added to the Council's HRA Capital Programme, as recommended by Cabinet at its meeting on 6 November 2019.
2. To note that Cabinet agreed at its meeting on 6 November 2019:
 - To continue to develop proposals to deliver the vision for the Joyce and Snells estates as set out by residents.
 - To ensure that the interests of residents remain paramount, to approve the concept that the Council undertakes the role of lead

developer for the life of the scheme and brings the project forward to a planning application.

- To delegate to the Director of Housing and Regeneration authority to procure and spend against this budget, including a project team to develop the scheme to planning, including all supporting documentation, site investigations and surveys. To note that any expenditure prior to ballot could be abortive in the event of a negative vote.
- Subject to a positive result from testing of residents' views through an engagement and consultation period, delegate authority to the Director of Housing and Regeneration in consultation with the Executive Director of Resources and the Leader and to initiate a ballot of residents.

9

EXTENSION OF THE TIME ALLOWED FOR DEBATE

Councillor Ergin Erbil moved and Councillor Savva seconded a motion that the time allowed to debate reports be extended by 15 minutes. This was agreed without a vote.

10

MERIDIAN WATER: FINANCIAL MODEL AND 10 YEAR BUDGET

Councillor Caliskan proposed and Councillor Maguire seconded the report of the Executive Director Place recommending a detailed capital budget for the Meridian Water regeneration programme for the remainder of 2019-20, 2020-21 and 2021-22 financial years. (Report No: 104A)

NOTED

1. Cabinet agreed to recommend the report and recommendations to Council following their meeting on 16 October 2019.
2. The Council has made great progress on the Meridian Water scheme over the past 18 months and the report sets out how the Council will build on this success and plan for the future.
3. The Council's award of £156m from the Housing Infrastructure Fund, one of the biggest single external funding agreements ever secured will enable the Council to build the infrastructure to unlock the huge potential of the scheme.
4. The new train station is now in place and services have increased. The first development partner has been recruited and Meridian One delivering 700 new homes should be ready by late 2021. Progress has also been made towards Meridian Two to deliver 250 affordable homes.
5. Meanwhile use plans have been successful and are helping to generate income.

6. A planning application for 2,300 homes, a primary school and essential community facilities for the next stage has been submitted.
7. The financial modelling is robust. With the Council acting as the master developer Meridian Water is a viable project. It will be a sustainable, mixed community of benefit to local residents with a good mix of tenures and employment opportunities.
8. The Council will have to be able to pay off borrowing and have enough capacity in the Housing Revenue Account and Capital stocks to improve other housing services.
9. The report sets out and recommends a detailed capital budget for Meridian Water for the next 2 and a half years to 2021-22. It also sets out a 10 year indicative capital budget to 2029 for the programme.
10. About 40% of the costs set out in this report for 2021-22 will be provided from grant funding reducing the council borrowing requirements.
11. The scheme projects that the Council will be a net recipient of £193m over the 30 year period. Money which will be used to invest in the Council housing stock.
12. The concern of the Opposition whilst supporting the meanwhile uses:
 - About the affordability of the scheme and the amount of debt being built up.
 - The lack of scrutiny of this decision.
 - That costs could be covered by property sales if a different model other than the social value model was used.
 - The lack of information about the proposed budget of £286m and the forecast income which it was felt should have been included in the part one report.
 - The long delays to the project and the lack of homes built after 10 years.
 - That the Housing Infrastructure Fund whilst welcome would only cover a small amount of the costs.
13. The response of the majority group that:
 - The Council was borrowing to invest and had a vital role to play in developing housing for the borough's residents.
 - The meanwhile uses were valuable. The creative economy created 1 in 6 jobs in London. Meridian Water has provided useful space for makers and creative users. It was a hive of activity with all the associated benefits. Events such as the recent Field Day had festival attracted over 28,000 people bringing life to the area and putting Enfield on the creative map.

Councillor Ergin Erbil moved motion 13 (j) that the question now be put, seconded by Councillor Ian Barnes. This was agreed after a vote with the following result:

For: 21

Against: 14

Abstentions: 0

After this the recommendations were put to the vote and agreed with the following result:

For: 21
Against: 14
Abstentions: 0

The following councillors asked for their names to be recorded as voting against:

Councillor Maria Alexandrou
Councillor Clare De Silva
Councillor Chris Dey
Councillor Alexandro Georgiou
Councillor Elaine Hayward
Councillor James Hockney
Councillor Joanne Laban
Councillor Andy Milne
Councillor Terry Neville
Councillor Lindsay Rawlings
Councillor Michael Rye
Councillor Edward Smith
Councillor Jim Steven
Councillor Glynis Vince

AGREED

1. To note the Meridian Water 30-year Financial Model which confirms the overall financial viability of delivering Meridian Water.
2. To authorise expenditure of the detailed Meridian Water programme budget totalling £286m to cover the remainder of 2019-20, plus the 2020-21 and 2021-22 Financial Years to undertake the projects and activities set out within this report.
3. To note the indicative Meridian Water programme budget which covers the period 2022-23 through to 2028-29 totalling £245m, which is included within the Financial Model baseline.
4. To authorises the addition of £286M to the approved capital programme.
5. To notes the estimated budget requirements for 2022/23 to 2028/29 of £245M, which would be approved as part of the 10-year capital programme.

11

EXTENSION OF THE TIME ALLOWED FOR DEBATE

Councillor Ergin Erbil moved and Councillor Maguire seconded a motion that the time allowed to debate reports be extended by 15 minutes. This was agreed after a vote with the following result:

For: 20

Against: 11

Abstentions: 0

12

COMMITTEE MEMBERSHIP

AGREED to confirm the following changes to Committee memberships:

- Audit and Risk Management Committee: Councillor Yasemin Brett to replace Councillor Huseyin Akpinar.
- Licensing Committee: Councillors Mayhym Bedekova and Mahmut Aksonoglu to be appointed Vice Chairs.

13

NOMINATIONS TO OUTSIDE BODIES

There were changes to the nominations to outside bodies.

14

DATE OF NEXT MEETING

NOTED that the next ordinary Council meeting will take place on Wednesday 29 January 2020 at 7pm.

15

EXCLUSION OF PRESS AND PUBLIC

Councillor Ergin Erbil moved and Councillor Ian Barnes seconded a motion to pass a resolution under Section 100A(4) of the Local Government Act 1972 excluding the press and public from the meeting for any items of business moved to part 2 on the grounds that it involves the likely disclosure of exempt information as defined in those paragraphs of Part 1 of Schedule 12A to the Act (as amended by the Local Government (Access to Information) (Variation) Order 2006) as listed on the agenda.

This was agreed after a vote as follows:

For: 22

Against: 11

Abstentions: 0

16

MERIDIAN WATER FINANCIAL REVIEW AND 10 YEAR BUDGET

Councillor Caliskan proposed and Councillor Maguire seconded the part 2 report of the Executive Director Place on Meridian Water: Financial Model and 10 year budget. (Report No: 105A)

NOTED

1. The report was recommended to Council by Cabinet at its meeting on 16 October 2019.
2. The proposals for Meridian Water are detailed and will deliver 10,000 new homes and 6,000 jobs. By keeping control and taking on the role of master developer the Council will be able to ensure that the plans are coherent and benefit the people of Enfield.
3. The comments of the Opposition that they were genuinely concerned about the escalating costs of the proposals, especially within the first three years. It was risk that if it went wrong would fall to residents and council taxpayers of Enfield. The opposition members had a fundamental disagreement with the way the project was being developed and felt it should be reconsidered.
4. The comments of the majority group that the financial models were sound and had been tested land receipts would be used to reduce the debt. Over a 30 year period the council would benefit by £193m.
5. That in the past members had decided on the night to discuss reports in part 1 which officers had placed in part 2.
6. The Leader summed up by saying that the project was ambitious but the financial costs had been responsibly worked out. Over the last 18 months the council had begun to deliver homes in Meridian Water, a significant number of extra affordable housing for local residents that could not be sold to overseas buyers. This money will be well spent providing homes and jobs but will also provide a return over the longer term.

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

For: 23

Against: 11

Abstentions: 0

The following councillors asked for their names to be recorded as voting against:

Councillor Maria Alexandrou
Councillor Clare De Silva
Councillor Elaine Hayward
Councillor James Hockney
Councillor Joanne Laban
Councillor Terry Neville

Councillor Lindsay Rawlings
Councillor Michael Rye
Councillor Edward Smith
Councillor Jim Steven
Councillor Glynis Vince

AGREED to note the contents of the report.