



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. **FOUR HILLS PUBLIC REALM IMPROVEMENTS** (Pages 1 - 16)
2. **POST TENDER REPORT FOR CHURCHBURY LANE WINDOW STRENGTHENING AND FIRE SAFETY WORKS TO CHEVIOT, PARSONAGE AND INVAHOE** (Pages 17 - 26)

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MUNICIPAL YEAR 2019/2020 REPORT NO. PL 19/154 P**ACTION TO BE TAKEN UNDER DELEGATED AUTHORITY****PORTFOLIO DECISION OF:**

Cllr Guney Dogan Cabinet Member for Environment & Sustainability

Agenda – Part:	KD Num: KD5046
Subject: Four Hills Public Realm Improvements	
Wards: Chase	

Contact officer and telephone number:

Ian Russell: 020 8132 0964

E mail: ian.russell@enfield.gov.uk

1. EXECUTIVE SUMMARY

- 1.1 The aim of the Four Hills Public Realm improvements project is to create a more desirable environment for the Four Hills Housing Estate through the construction of rain gardens, wildflower swales and natural play features which will enhance the space for residents.
- 1.2 Rain gardens and other SuDS features will be used to reduce surface water runoff in Enfield Town catchment and improve the quality of water discharging into Saddlers Mill Stream.

2. RECOMMENDATIONS

- 2.1 To approve the proposed public realm improvements as described in this report at the following locations (see Appendix 1):
 - Four Hills Estate (location 1)
 - Blossom Lane (location 2)
 - Wetherby Road (location 3)
- 2.2 Accept funding from the Thames Regional Flood and Coastal Committee (as shown in Table 1) and seek additional funding both internally and externally from partner organisations identified in this report. Delivery of the scheme will be on a phased basis as funding is secured.
- 2.3 To delegate authority to the Head of Highway Services to authorise the placing of orders through any of the Council's existing relevant term contracts or to invite and evaluate tenders/quotations and, where suitable tenders/quotations are received, to award contracts for the works as part of the delivery of the Four Hills Public Realm Improvements in compliance with the Council's procurement rules.

3. BACKGROUND

3.1 The Saddlers Mill Stream watercourse flows beneath Enfield Town in an underground culvert. The catchment is highly urbanised with a large proportion of impermeable areas which can generate significant levels of surface water runoff during extreme rainfall events. If the capacity of the underground drainage system were exceeded, the resulting flooding would follow an overland flow route that approximates the original line of the watercourse. This could result in several hundred properties in the Enfield Town area being flooded. Modelling has shown that the most effective way to mitigate this flood risk is through installing at source sustainable drainage measures throughout the catchment. Enfield Council's Watercourses team have identified that using existing Council owned housing land to construct Green Infrastructure Sustainable Drainage Systems (GI SuDS) such as rain gardens and swales is an effective way to attenuate surface water runoff and reduce flood risk. The approach of retrofitting SuDS to existing housing estates is supported in Enfield's Local Flood Risk Management strategy. The Four Hills Estate is the largest housing site in the Enfield Town catchment making it one of best opportunities to implement GI SuDS.

3.2 The Four Hills Public Realm Improvements focuses on landscaping and amenity enhancements on Blossom Lane, Wetherby Road and the green space adjacent to Lavender Hill. These include:

- The delivery of rain gardens (on Blossom Lane) and wildflower swales (on Four Hills Estate and Wetherby Road) to reduce the risk of surface water flooding and improve biodiversity
- Reconfiguration of the current footpath layout on Blossom Lane to improve access to Gordon Hill Station
- Use excavated material to construct natural play features on the green space adjacent to Lavender Hill
- Improve pedestrian access by constructing a new footway and resurface existing surfacing on the Four Hills Estate

3.3 Local residents were consulted on the proposals on 26th October and 6th November 2019 (see appendix 2 for consultation document). Concept designs were sent out and comments from 20 residents were received:

- 19 were positive about the scheme (95%)
- 1 were negative about the scheme (5%)
- 2 responses asked for no public seating directly outside flats (10%)
- 4 requested improved accessibility along Blossom Lane (20%)

The consultation results are being used to inform the final designs. In response to the consultation all proposed informal seating in the rain gardens directly in front of flats on Blossom Lane have been removed.

- 3.4 The consultation identifies inadequacies in the footway along Blossom Lane – the existing route is convoluted and encourages pedestrians to walk in the carriageway for long sections. The design improves the footway running along Blossom Lane by providing drop kerbs and a shared surface where the footway crosses the car park entrances.
- 3.5 The first part of the works will involve constructing rain gardens on Blossom Lane directly in front of the housing estates (see location 1). Rain gardens will be formed by converting existing asphalt surfacing into green planted areas, creating shared front gardens for residents. The rain gardens will help to alleviate existing drainage capacity issues and reduce the likelihood of localised flooding on the estate, which has occurred several times over the past few years.
- 3.6 Wildflower swales will be created on the green areas on the Four Hills Estate (see location 2) and on the green space in front of Wetherby Road (see location 3). Roof runoff will be diverted into wildflower swales and will be slowly released back into the drainage system providing surface water storage in the Saddlers Mill Stream catchment. Swales will be planted with a mix of wildflowers and grasses improving biodiversity on the estate and producing a more interesting environment.
- 3.7 All excavated material from the creation of wildflower swales will be retained on site and used for landscaping improvements. The design includes the creation of play mounds and play on the way features on Lavender Hill. These features will enhance the existing playground.
- 3.8 Below is a table summarising the funding secured:

Table 1: Funding summary

Funding	Source	Amount	Secured	Spend Profile				Location
				2019/20		2020/21		
				Q3	Q4	Q1	Q2	
London Strategic SuDS Pilot	Thames RFCC	£150k	Yes					1, 2 & 3
Major Works	LBE Housing	£100k	Yes					1 & 2
Section 106	LBE	£50k	Yes					1 & 2
LBE Capital Funding	LBE Highway	£50k	Yes					1, 2 & 3

4. ALTERNATIVE OPTIONS CONSIDERED

- 4.1 Do Nothing: The scheme aims to reduce surface water flood risk in the Enfield Town catchment, which is exacerbated by the impermeable nature of the area. To do nothing will lose the opportunity to create a more resilient drainage system and improve the public realm. This would also mean the loss of opportunity to access external funding.

5. REASONS FOR RECOMMENDATIONS

- 5.1 Reduced surface water flood risk as highlighted in Enfield's Local Flood Risk Management Strategy (2016).
- 5.2 Improved water quality in Enfield's rivers by removing harmful pollutants from the drainage system.
- 5.3 Enhanced biodiversity, aesthetics of the housing estate and amenity by planting a wide variety of species.
- 5.4 Improved accessibility and renew footways to ensure DDA (Disability Discrimination Act) compliance.
- 5.5 Improved public understanding and perception of urban drainage issues and sustainable drainage.
- 5.6 Inspiring more Green Infrastructure SuDS development and collaborative approaches to public realm projects across the borough.

6. COMMENTS FROM OTHER DEPARTMENTS

6.1 Financial Implications

The total cost of the proposed public realm capital work is £350k. This is funded from existing approved capital budgets and grant as detailed in Section 3.8, Table 1. The relevant 2020/21 capital budgets form part of the 2020/21-2029/30 approved 10-year capital programme

6.2 Legal Implications

- 6.2.1 The Council has power under section 1(1) of the Localism Act 2011 to do anything individuals generally may do providing it is not prohibited by legislation and subject to Public Law principles. There is no express prohibition, restriction or limitation contained in a statute against use of the power in this way.
- 6.2.2 Under Section 111 of the Local Government Act 1972 local authorities may do anything, including incurring expenditure or borrowing which is calculated to facilitate or is conducive or incidental to the discharge of their functions.

- 6.2.3 In addition, the Flood Water Management Act 2010 gives Lead Local Flood Authorities (LLFAs) various responsibilities relating to the management of local flood risk in order to provide preventative measures to mitigate against damage that can be caused by floods in the local area. The public realm improvements mentioned in this report will assist with allowing the Council to meet their obligations and comply with its duties under the 2010 Act.
- 6.2.4 The Council will need to ensure that any procurements carried out under this proposal comply with the Public Contracts Regulations 2015 (where applicable) and the Council's Contract Procedure Rules.
- 6.2.5 The Council will need to ensure that the terms and conditions of any grant funding which it is in receipt of are acceptable, and officers should liaise with Legal Services in this regard. The proposal represents a Key Decision as overall it involves expenditure of £250,000 or more. Officers will therefore need to comply with the governance process in respect of Key Decisions.
- 6.2.6 The receipt of grant funding by the Council does not appear to be in breach of EU State Aid rules as set out in the Treaty for the Functioning of the EU (TFEU) Article 107 (1) as the Council is not an undertaking engaged in economic activity.

6.3 Property Implications

There are no property implications to this report as there are no properties or leases involved.

7. KEY RISKS

- 7.1 The following key risks relate to not implementing the project:
- Loss of opportunity to reduce flood risk downstream and compliance with an action in Enfield's Local Flood Risk Management Strategy
 - Loss of attraction of up to £150k of external funding to Enfield
 - Loss of opportunity to increase biodiversity and wildlife habitat
 - Loss of opportunity to cooperate with the local community

8. INTERNAL DEPARTMENT IMPLICATIONS/CONSULTATION

8.1 Highways and Housing

The proposals have been discussed with the Housing Grounds Maintenance Officer. It has been agreed that although the proposals will require a change in the pattern of maintenance activities, the overall cost of future maintenance will not be significantly increased and can be accommodated within the current H.R.A. budget.

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

9.1 Good homes in well-connected neighbourhoods

By reducing flood risk, improving the public realm and improving infrastructure for walking and cycling this project contributes to the aim of creating good homes in well-connected neighbourhoods.

9.2 Sustain strong and healthy communities

This project has potential to significantly improve the green environment in the Four Hills area. Making it easier for residents to walk and cycle improves quality of life and supports independent living. Additionally, increased walking and cycling can lead to increased passive surveillance with associated community safety benefits. Reducing flood risk and pollution also helps to sustain strong and healthy communities.

9.3 Build our local economy to create a thriving place

Improving infrastructure for walking and cycling encourages residents to use local businesses and supports the local economy.

10. EQUALITIES IMPACT IMPLICATIONS

An equalities impact assessment has been conducted on the proposals ensure that the scheme remains fully accessible by all members of the community and supports the council to meet the Public-Sector Duty of the Equality Act 2010. It should also be noted that the any contracts awarded should include a duty on the successful applicant to assist us with meeting our obligations under the Equalities Act 2010.

11. PERFORMANCE AND DATA IMPLICATIONS

The implementation of the scheme will satisfy actions derived from the Local Flood Risk Management Strategy by reducing surface water runoff rates (Objective 4) and helping to protect existing properties from flooding (Objective 5).

12. HEALTH AND SAFETY IMPLICATIONS

The scheme will be designed in accordance with the Construction Design and Management Regulations 2015, and industry good-practice standards, to be safe for members of the public.

13. PUBLIC HEALTH IMPLICATIONS

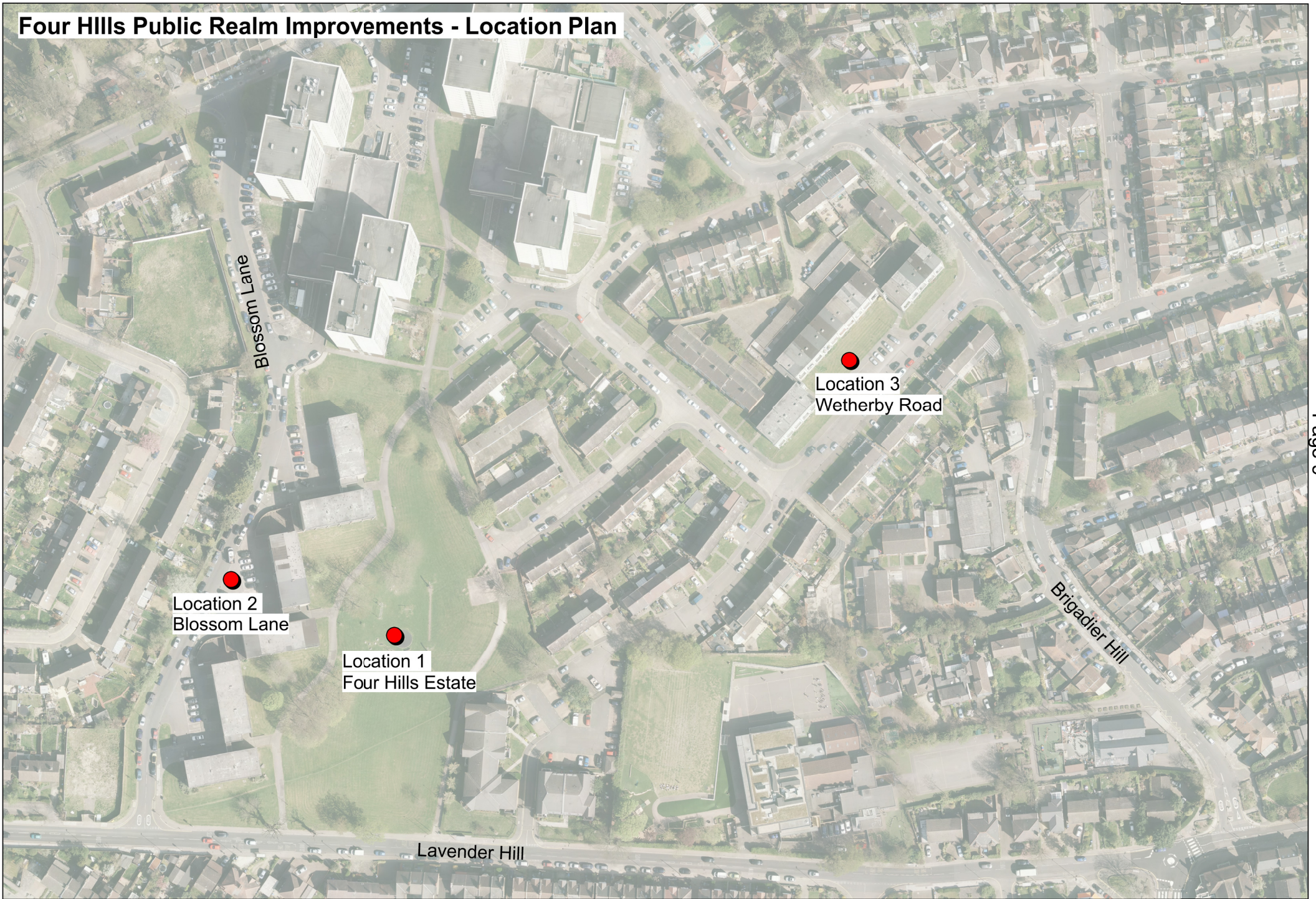
- 13.1 These improvements to the environment will reduce risk of flooding, improve the environment and encourage local residents to walk thereby increasing the physical activity on offer in Enfield.
- 13.2 This is in addition to the less tangible but still significant public health gains that will be accrued through maintaining and increasing green infrastructure.

APPENDIXES

1. Location Plan
2. Four Hills Public Realm Improvements – Consultation Document

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Four Hills Public Realm Improvements - Location Plan



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Four Hills Estate – Public Realm Improvements Design Consultation

We are looking to improve the landscape, enhance trees and planting around the Four Hills Estate and create a more desirable public realm.

Please have your say on our concept design (on the back of this leaflet).

Would you like to see:

- Community growing areas
- More planting
- Natural Play areas
- Seating areas



Figure 1: Visualisation of possible Four Hills improvements

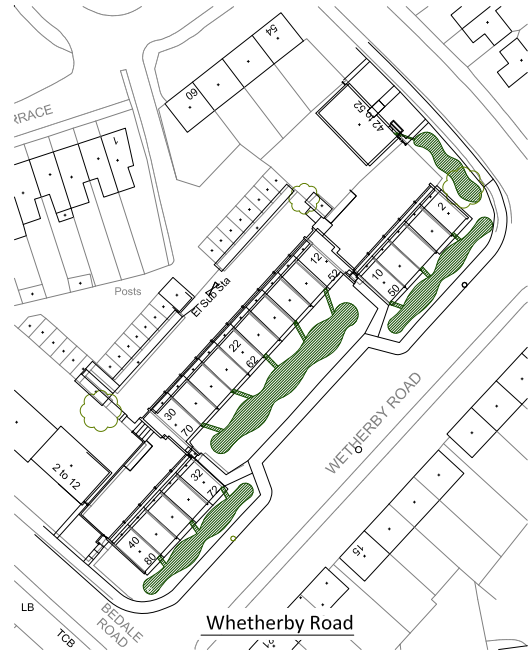
If you have any queries please contact:

Marcus.Gayle@Enfield.gov.uk

020 8132 0966



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Concept Design



- LEGEND:**
- NEW GREEN AREAS
 - POSSIBLE LANDSCAPING AREA (FOUR HILLS)
 - FOOTWAY RENEWAL SCHEME AT FRONT OF PROPERTIES
 - FOOTWAY RENEWAL SCHEME AT BACK OF PROPERTIES
 - PROPOSED FOOTWAY
 - NEW FOOTWAY BETWEEN RAIN GARDENS



Figure 2: Visualisation of possible Four Hills improvements

Four Hills Public Realm Improvements

Artistic Impressions



Rain gardens on Blossom Hill



Wildflower swales on Four Hills Estate

Concept Design



- LEGEND:
- RAIN GARDENS AND WILDFLOWER SWALES
 - NATURAL PLAY AND LANDSCAPING AREA
 - FOOTWAY RENEWAL SCHEME AT FRONT OF PROPERTIES
 - FOOTWAY RENEWAL SCHEME AT BACK OF PROPERTIES
 - PROPOSED FOOTWAY
 - NEW FOOTWAY BETWEEN RAIN GARDENS

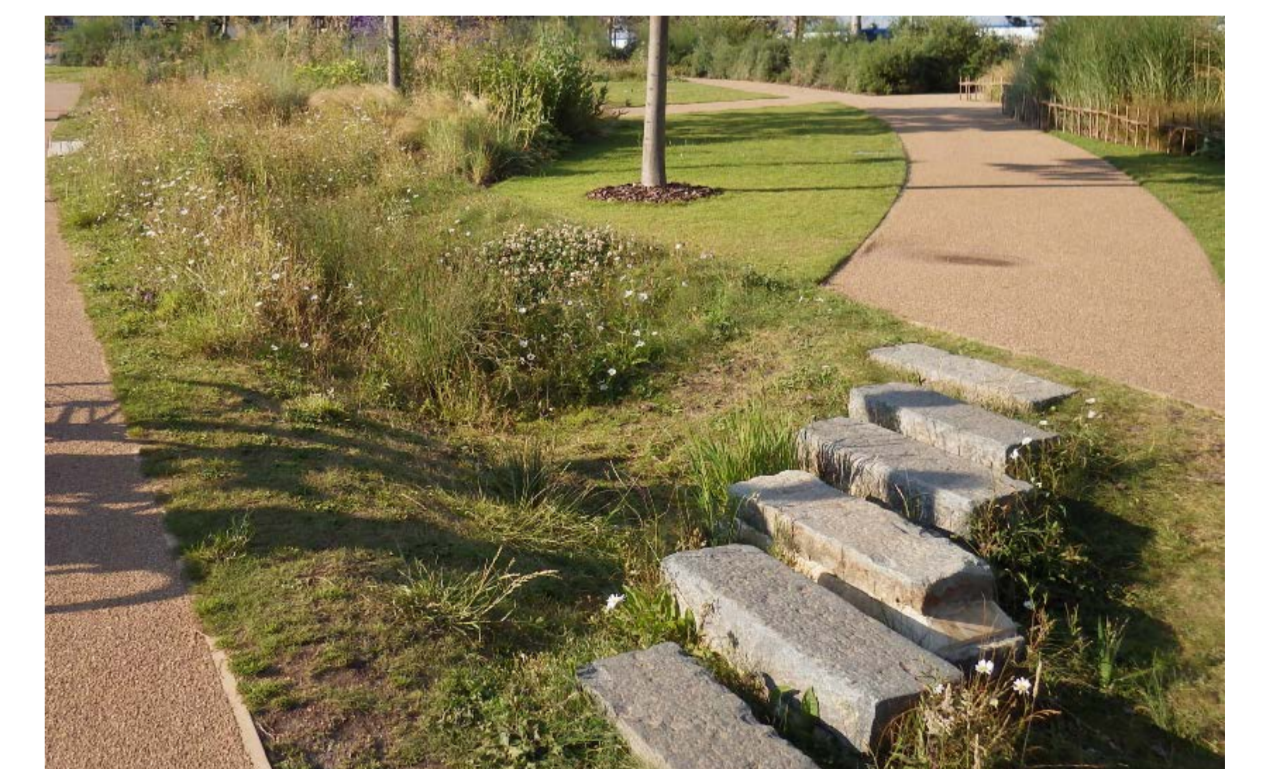
Natural Play/Amenity Features



Play hills



Informal seating area



Olympic Park swale

Rain Gardens



Award winning Australia Road scheme



Rain gardens delivered by Enfield Council

Wildflower



Community Growing Areas



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Blossom Lane

LAVENDER HILL



Wetherby Road

- LEGEND:**
- NEW GREEN AREAS
 - LANDSCAPING AREA (FOUR HILLS)
 - FOOTWAY RENEWAL SCHEME AT FRONT OF PROPERTIES
 - FOOTWAY RENEWAL SCHEME AT BACK OF PROPERTIES
 - PROPOSED FOOTWAY
 - NEW FOOTWAY BETWEEN RAIN GARDENS
 - SHARED CROSSING

NOTES

1. DO NOT SCALE FROM THIS DRAWING.
2. ANY ERRORS OR OMISSIONS TO BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY FOUND.
3. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
4. ALL LEVELS ARE IN METRES AND RELATE TO ORDNANCE DATUM LEVEL UNLESS NOTED OTHERWISE.
5. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS IN THE SAME SERIES.

STATUS

CONSULTATION

CLIENT
LONDON BOROUGH OF ENFIELD

JOB TITLE
FOUR HILLS PUBLIC REALM IMPROVEMENTS

DRAWING TITLE
GENERAL LAYOUT PLAN

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HIGHWAYS AND TRANSPORTATION
Structures & Watercourses

DESIGNED- MG	DRAWN- MDS	DATE- DEC 2019
SCALE- 1:1	PLOT SCALE- 1R	CHECKED- IR
DRAWING NO. 2019/228/101	A	

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MUNICIPAL YEAR 2019/2020 REPORT NO.**ACTION TO BE TAKEN UNDER
DELEGATED AUTHORITY****OPERATIONAL REPORT****OF:**Executive Director
Place

Agenda – Part: 1	KD Num: 4922
Subject: Post Tender Report for Churchbury Lane Window Strengthening, Window Replacement Works and Fire Safety Works to Cheviot, Parsonage and Ivanhoe	
Wards: Town Ward	

Contact officer and telephone number: Garry Knights 0208 132 0805

Email: Garry.Knights@enfield.gov.uk**1. EXECUTIVE SUMMARY**

- 1.1 This report proposes to award the Churchbury Lane additional window strengthening works contract.
- 1.2 This scheme is within this financial years capital budget.

2. RECOMMENDATIONS

- 2.1 That approval be given to award the Churchbury Lane additional window strengthening works contract.
- 2.2 See Part 2 for details

3. BACKGROUND

3.1 The original programme (please see report reference KD4171) included window replacement works. During the course of these works it came to light that the original windows supported the surrounding structure. The replacement windows would not provide the same level of structural support and therefore additional structural strengthening works is required which was tendered as a specialist package of works. In order to ensure value for money the Council has undertaken a competitive tender process for this work.

3.2 These works form a separate specialist package and include:

- Additional window strengthening works to the three blocks
- Window replacement to the flats within these blocks
- Fire safety works to meet current regulations

3.3 This specialist work was tendered via the London Tenders Portal in May 2019 to ensure compliance with Enfield Corporate Procurement Regulations. A restricted tender process was followed inviting seven contractors to tender.

3.4 Tender responses have been assessed by Enfield's external Contract Administration Consultants and a Quantity Surveyor to ensure the submissions meet Enfield requirements.

4. ALTERNATIVE OPTIONS CONSIDERED

4.1 The original contractor provided a quotation for the works but this was not considered to represent value for money.

4.2 See part 2 for details.

4.3 The works are required to ensure the structural integrity of the building.

4.4 LBE has a statutory duty to maintain our stock.

5. REASONS FOR RECOMMENDATIONS

5.1 All contractors who tendered for this project have fulfilled the Council's criteria for undertaking this type and value of work.

5.2 The recommended contractor has submitted the lowest priced tender and has been judged capable of complying with the specification and quality requirements.

6. COMMENTS FROM OTHER DEPARTMENTS

6.1 Financial Implications

This scheme will be included in the Major Works Capital Programme for 2019-20 and included in the Q3 capital monitoring report. These costs will be funded from HRA capital resources and are included in the HRA 30 year Business Plan.

6.2 Legal Implications

- 6.2.1 The Council has the power to alter, repair or improve its housing stock in accordance with s.9 Housing Act 1985.
- 6.2.2 The Council further has power under s.111 Local Government Act 1972 to do anything which is calculated to facilitate, or is conducive or incidental to, the discharge of any of its functions.
- 6.2.3 Additionally, the Council is empowered to enter into contracts for the discharge of its legal powers (s.1 Local Government (Contracts) Act 1997). The Council moreover has a general power of competence 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.
- 6.2.4 Due to the expected value of the works contract, a restricted tender process was followed inviting seven contractors to tender in accordance with the Council's Contract Procedure Rules ('CPR's').
- 6.2.5 The Council must comply with all requirements of its constitution and CPRs. Throughout the engagement of the successful bidder, the Council must comply with its obligations of obtaining best value, under the Local Government (Best Value Principles) Act 1999. The Council must keep a clear audit trail of its decision to award these services to Contractor A in order to demonstrate that best value has been and will continue to be obtained for the Council.
- 6.2.6 A performance bond or PCG will be required from the chosen contractor, in accordance with CPR 21 and this must be executed and in place before works begin on site. Any resultant contract/ancillary legal documentation (where applicable) required in association with this matter must be in a form approved by Legal Services. The works contract terms are in the form of the JCT 2016 Minor Works Building Contract with Contractors Design.
- 6.2.7 The contract price falls below the threshold for Public Works Contracts under the Public Contracts Regulations 2015 (PCRs 2015).
- 6.2.8 The contents of this report constitute a Key Decision as the recommendation to accept the recommended tender for the works will lead to capital expenditure exceeding £250,000. This item has been

included in the Key Decision List reference: KD4208. Once approved the decision to proceed will be subject to the usual five-day call-in period.

Legal implications prepared by OD on 13/11/19 on the basis of the current version of the report

6.3 Procurement Implications

6.3.1 The procurement was undertaken using the London Tenders Portal (ref DN408174).

6.3.2 As the contract is over £250k the service must ensure that sufficient security has been considered.

6.3.3. The service must ensure that authority to procure has been obtained and must be uploaded onto the London Tenders Portal.

6.3.4 The award of the contract, including evidence of authority to award, promoting to the Councils Contract Register, and the uploading of executed contracts must be undertaken on the London Tenders Portal including future management of the contract.

6.3.5 The awarded contract must be promoted to Contracts Finder to comply with the Government's transparency requirements.

Procurement Implications provided by Peter Alekkou on 8th November 2019.

6.3 Property Implications

There are no property implications.

7 KEY RISKS

The table below highlights risks identified and mitigating actions taken

Risk	Mitigating action	Residual risk High / Medium or Low
Supplier performance	Adequate contract management and administration will be applied and contract monitoring meetings take place at regular intervals.	Low
Over-run programme	Monitor progress via regular meetings and site visits	Low

Over spend	External Quantity Surveyor monitoring and approving additional costs	Low
Quality Issues	Monitor works closely on site	Medium

There are no further risk implications.

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

8.3 Good homes in well-connected neighbourhoods

The programme will improve the quality of existing homes and therefore positively impact on the quality of life for our residents.

8.4 Sustain strong and healthy communities

Improving the existing homes where people desire to live will help to create and maintain strong sustainable communities.

8.5 Build our local economy to create a thriving place

Ensuring residents are able to fully participate in activities within their neighbourhood.

9 EQUALITIES IMPACT IMPLICATIONS

9.1 It is not deemed relevant or proportionate to carry out an equality impact assessment/analysis for the approval of this report.

9.2 Any contracts awarded should include a duty on the successful applicant to assist us with meeting our obligations under the Equalities Act 2010.

9.3 Individual requirements will be addressed prior to starting on site to identify any adaptation work or specific needs that may be required by residents.

10 HEALTH AND SAFETY IMPLICATIONS

10.1 The contractor will submit a Pre-Construction Health and Safety Plan once appointed. This will be updated throughout the contract and a Health and Safety File issued upon completion of the works.

11 HR IMPLICATIONS

None.

12 PUBLIC HEALTH IMPLICATIONS

12.1 The work will contribute towards reducing heating bills, sustaining tenancies, reducing fuel poverty and improving the environment for the residents of the block.

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

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