



## **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. LAND ACQUISITION FOR MERIDIAN WATER SIW (Pages 1 - 32)**
- 2. BULKY WASTE COLLECTION SERVICE (Pages 33 - 42)**

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**London Borough of Enfield****Operational Report****Report of** Peter George (Programme Director – Meridian Water)

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**Subject:** Land Acquisition for Meridian Water SIW**Ward:** Upper Edmonton**Key Decision:** KD 5300

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**Purpose of Report**

1. The purpose of this report is to seek approval for entering into a Settlement Agreement with A and A Skip Hire Ltd and its owner and sole shareholder Paul Vale (A&A) for the acquisition of the underlease of 10-12 Harbet Road, Edmonton between Hastingwood Securities Limited and A&A Skip Hire Ltd (the underlease) and payment of compensation for loss of the business at the property, which is required to deliver the Strategic Infrastructure Works (**SIW**).

**Proposal(s)**

2. It is recommended that the Programme Director Meridian Water:
  - i. Approves the Heads of Terms in the form attached to the Confidential Appendix.
  - ii. Approves the entering into of an Agreement for the Sale of the Lease and Settlement Agreement (the “Settlement Agreement”) and other associated legal documents with A&A substantially based on the Heads of Terms and Settlement Recommendation attached to the Confidential Appendix with changes as may be agreed in consultation with the Director of Law and Governance and any subsequent variations that may be necessary.

**Reason for Proposal(s)**

3. Entry into the legal agreements with A&A will facilitate the land assembly and acquisition of land and rights necessary to enable the delivery of the Strategic Infrastructure Works (SIW) required to unlock development at Meridian Water. It will also secure that A&A will not submit any challenge to the confirmation or implementation of The London Borough of Enfield (Meridian Water Strategic Infrastructure Works) Compulsory Purchase Order 2020 (CPO). The agreed terms are within approved budgets for land assembly and compensation for the CPO.

4. This acquisition is the culmination of months of negotiations with A&A to reach voluntary agreement rather than having to use compulsory purchase powers.
5. This acquisition will contribute to the assembly of all land needed to deliver the SIW, which will unlock the development potential of Meridian Water leading to the delivery of 5,000+ homes and thousands of jobs as well as associated social infrastructure, as well as comprehensive improvements to the environment for example the creation of parks and green spaces, improved public realm and pedestrian and cycling connections.
6. This particular parcel of land is required in order to provide flood compensation on the land east of Harbet Road by reducing ground levels within the land. The Council has already acquired Thames Water land in June 2021 and entered into a contractual agreement with LVRPA and NLWA. Therefore, the agreement with A&A is the final agreement needed to secure all of the land required to implement the Flood Mitigation measures as part of the SIW.
7. The land will become a part of a new public park known as Edmonton Marshes Soft, helping to deliver one of the three Meridian Water's placemaking pillars, the **Parklife on your doorstep** pillar.

### **Relevance to the Council's Corporate Plan**

8. This report relates to the following aspects of the Corporate Plan:

- **Good homes in well-connected neighbourhoods**

Flood compensation is essential to protect developable land from flooding. Coupled with the rest of SIW measures, this will help to the development of approximately 5,000 homes (with the potential for an additional approximate 5,000) and the regeneration of Meridian Water. The infrastructure will ensure that the development is well connected.

- **Safe, Healthy and Confident Communities**

Edmonton Marshes will become a green space which is vital to a healthy community.

- **Build our local economy to create a thriving place**

Flood mitigation will help to enable development of homes as well as non-residential spaces including retail, workspace and community space. This will enable animated streets with mixed uses, developing a local economy and creating a thriving place.

### **General Background**

9. On 22nd January 2020 Cabinet (KD 4832) authorised a Compulsory Purchase Order (CPO) for the delivery of Strategic Infrastructure Works (SIW) at Meridian Water, subject to delegations, as were outlined at paragraphs 2.4, 2.5 and 2.7 of the Cabinet Report.
10. The CPO was made on 13 August 2020 and following the receipt of objections, it was listed for a public inquiry, which took place before an Inspector, between 19<sup>th</sup> April 2021 and 28<sup>th</sup> April 2021.
11. The CPO was confirmed without modification on 22 July 2021, with the Inspector's decision report issued.
12. The Meridian Water programme budget for the rest of 2019/20, as well as 2020/21 and 2021/22, was authorised as part of the Cabinet Report of 16th October 2019 and Full Council Report of 20th November 2019 (KD4469), including budget for the acquisition of land interests needed to deliver the SIW. A grant funding agreement was entered into between the Council and the Ministry of Housing Communities and Local Government (MHCLG) on 30<sup>th</sup> October 2020 to pay for the delivery of the SIW via the Housing Infrastructure Fund (HIF)
13. The CPO is for the acquisition of land and rights required to deliver the SIW at Meridian Water, not for the entire Meridian Water Regeneration Area. A full explanation of the CPO is set out in the Statement of Reasons and Statement of Case. The SIW are required to unlock the development of land at Meridian Water enabling the initial delivery of up to 5,000 homes, with an aspiration to deliver an additional 5,000 in the longer term. This includes the development of 2,300 homes in the central part of the Meridian Water site, known as Phase Two, on land already owned by the Council.
14. Planning Permission for the SIW was obtained in July 2020. The Council resolved to grant planning permission for the development of the 2,300 homes of Phase Two on 11 March 2021, subject to finalising conditions and a legal agreement. On 12<sup>th</sup> March 2021 the Council appointed a framework of contractors in respect of the delivery of non-rail SIW and on 16<sup>th</sup> March 2021 the Council entered into a pre-construction services agreement with Vinci Construction UK Limited in respect of the works.
15. The Council is aiming to acquire land within the Order boundary by agreement and is negotiating with all known parties with affected land interests. The Council has already agreed terms with ten parties and will continue to negotiate with all remaining landowners to agree acquisition terms voluntarily.
16. Terms of agreement have now been reached with A&A and are summarised in the Confidential Appendix (Appendix 1). The terms agreed ensure that the land required for the SIW, including for the flood compensation, will be secured within the timeframe for delivery of all works.

### Details of Acquisition

17. The Property being acquired comprises the underlease dated 1 October 2008 between Hastingwood Securities Limited and A&A Skip Hire Ltd for a term to expire 30 September 2031 for 0.28 acres of land at 10-12 Harbet Road which is currently used as a skip hire and waste transfer site.
18. The land is required for the Meridian Water Strategic Infrastructure Works (SIW) and is therefore included within the CPO being promoted by the Council. The CPO is supporting the Housing Infrastructure Fund works (HIF) to ensure that all land is assembled within the requisite timescales for funding drawdown and delivery of works. As with all parcels in the CPO, this parcel of land is essential for the delivery of the HIF works, in this instance for the flood alleviation and flood mitigation works.
19. Negotiations have been led by CPO Surveyor Matthew Bodley, and the Council has already entered into an agreement with the long leaseholder of plot 136 (Hastingwood Securities Limited) which enables the Council to serve notice on the long leaseholder of plot 136 to require the long leaseholder of plot 136 to enter into a deed of surrender of part of the long lease (being plot 136) thereby terminating Hastingwood Securities' land interest in this plot (Decision taken under delegated authority MW SIW - 2). Terms of a new agreement have now been reached in respect of the acquisition of the Underlease and payment of compensation for loss of the business at the property.
20. A valuation has been undertaken and a settlement recommendation produced by Matthew Bodley. The settlement report recommends the entering into an agreement with A&A on the terms negotiated. For an assessment of the value of the underlease and the compensation payable see Confidential Appendix (Appendix 1).

### Programme, Life Cycle Costs and Management of the Land

21. This plot is a triangular shaped site on the East side of Harbet Road. It would be incorporated into the existing Property Management and Security regime of the wider Stonehill site, in the same as all other plots along the Harbet Road corridor.
22. Although costs of clearance of waste and machinery above the ground are included in the agreement, the underground waste tanks will remain on site until removed as part of the SIW. The costs for removing the tanks have been included into the SIW budget accordingly.
23. Once acquired, the plot of land will be handed over to the SIW Contractor for the delivery of comprehensive Strategic Infrastructure Works. It is anticipated that this could take place in October 2021.

### **Main Considerations for the Council**

24. The conclusion of this agreement would secure that A&A will not challenge the CPO which has been confirmed, or implementation of the powers granted. The Settlement Agreement includes confirmation of this point by A&A.
25. This agreement commits the Council to acquire the underlease needed for the SIW. However, if the Council were to instead rely on the confirmed CPO, it would still be acquiring the land and lease anyway and would have to pay due compensation for the interests it is acquiring and mitigate any disturbance and pay other heads of claim under the compensation code.
26. Entering into voluntary agreement removes the uncertainty, risk and perceived hostility associated with exercising compulsory purchase powers when contested, while essentially achieving the same ends. Government guidance on acquisition by compulsory purchase recommends that the acquiring authority should continue to negotiate with the purpose of reaching voluntary agreement with all parties throughout the CPO process and up to the point of exercising powers. In other words, provided that terms are agreeable to both parties, voluntary acquisition is always preferable to compulsory acquisition.

### **Public Health Implications**

27. The Meridian Water development in general has significant potential to benefit residents' wellbeing. In particular, this land will become a part of Edmonton Marshes. This means that residents in Upper Edmonton, a ward with currently limited access to green open space will have a short walk or bus ride to 8.5 hectares of ecologically rich green open space. The remainder of the SIW, protected by flood remediation, will provide a road with pedestrian and cycle paths, hence will provide a healthier walking and cycling east-west route avoiding the polluted north-circular, and a healthier alternative to travelling by car.

### **Equalities Impact of the Proposal**

28. An initial Equalities Impact Assessment of the CPO was conducted in December 2019 internally by the Council, with a subsequent assessment undertaken by external consultant Ottaway Strategic Management in February-March 2020 (see Cabinet Report KD 4832 dated 22/01/2020). Both assessments identified no direct negative impact resulting from the CPO. However, there are some groups with protected characteristics who are likely to experience proportionately higher consequences of the regeneration of Meridian Water and these are:

- a. White other staff, including Eastern European, Turkish and Greek;
- b. BAME Staff;

- c. Women in properties in third party ownership; and
- d. Older members of the workforce potentially less able to re-engage in the labour market if their jobs are lost to the relocation programme.

The EQIA proposed several mitigation measures to address these indirect impacts which the Council intends to implement including the implementation of effective equalities monitoring by the Council and development and construction partners, and support of businesses with information on alternative locations. The EQIA also acknowledges significant potential positive impacts of the regeneration of Meridian Water (including for example, new homes, social infrastructure and employment growth) and that these benefits will likely impact on all the aforesaid groups having protected characteristics.

### **Environmental and Climate Change Considerations**

- 29. The land will be a part of Edmonton Marshes, creating a publicly accessible open amenity space and supporting greater biodiversity.
- 30. The land will be used for flood compensation, supporting the remainder of the SIW which will also provide a new road that will facilitate the extension of bus routes, provide better connections with the new Meridian Water station and provide convenient and safe pedestrian and cycling routes will reduce carbon emissions by supporting the modal shift in transport from cars to walking, cycling and public transport.

### **Risks that may arise if the proposed decision and related work is not taken**

- 31. **Risk:** The Council does not enter into a voluntary agreement with A&A and has to rely on CPO powers to gain access to the land and rights needed to deliver SIW in this part of the site.

**Commentary:** The public inquiry into the CPO took place between 19 April and 28 April 2021. On 22<sup>nd</sup> July 2021 the Planning Inspector appointed by the Secretary of State confirmed the CPO without modification. Arrangements are being undertaken for a data refresh to ensure that all affected parties are accurately served with notification. Following publication and service of notice of the decision, the Council will thereafter need to arrange implementation of powers, either through General Vesting Declaration or Notice to Treat and Notice of Entry, which takes a further 3 months. Entering into the voluntary agreement now would allow access to this parcel of land sooner and give certainty as to the timetable for acquiring the land required. Furthermore, it would secure that A&A will not submit any challenge to the implementation of the CPO.

### **Risks that may arise if the proposed decision is taken and actions that will be taken to manage these risks**



32. **Risk:** That the acquisition will incur maintenance costs.

**Commentary:** Once the underlease is acquired, the Council will gain full control over this plot of land, therefore assuming responsibility for its maintenance.

**Mitigation:** A&A will clear the site above ground as part of the Settlement Agreement. The underground waste tanks will be removed as part of the SIW, and the costs have been included into the SIW budget accordingly.

## **Financial Implications**

33. See **Confidential Appendix**

## **Legal Implications**

### **MD 29th July 2021**

34. In respect of the making of the CPO, please refer to the detailed legal implications set out in the Cabinet Report of 22nd January 2020 (Meridian Water Infrastructure Compulsory Purchase Order, KD 4832).

Section 227 of the Town and Country Planning Act 1990 provides power for the Council to acquire land by agreement where required for any purpose for which a local authority may be authorised to acquire land under section 226 of the Town and Country Planning Act 1990. Furthermore, the Council has the power under section 120 of the Local Government Act 1972 to buy land by agreement for the purposes of any of its functions or for the benefit, improvement or development of its area. The land acquisition must comply with the Council's constitution including but not limited to the Property Procedure Rules, which require that a valuation prepared by an appropriately qualified valuer is prepared in respect of the asset to be acquired.

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 and Section 1 of the Localism Act 2011 provides the Council with a general power of competence. The Council therefore has sufficient power to enter into the documents proposed by this report.

On 30th October 2020 the Council entered into a grant funding agreement with the Secretary of State for Homes, Communities and Local Government pursuant to which funding will be made available to the Council to fund infrastructure related expenditure at Meridian Water. Availability of grant funding is subject to certain conditions precedent including but not limited to (i) the CPO being confirmed and free from challenge and (ii) the Council having all rights required in the site to secure access to deliver or procure the delivery of the infrastructure works. The

legal agreements contemplated by this report will assist the Council in demonstrating compliance with the latter condition in respect of this part of the infrastructure site. The Council must continue to ensure that all requirements of the grant agreement are complied with, including but not limited to complying with agreed milestones for project delivery.

The Council has a fiduciary duty to look after the funds entrusted to it and to ensure that its Council tax and ratepayers' money is spent appropriately. The Council must carefully consider whether the transactions proposed in this report will be a prudent use of the Council's resources.

The proposed agreement includes provision for compensation in advance of the CPO being confirmed. The Government's "Guidance on Compulsory purchase process and The Crichel Down Rules" (Ministry for Housing Communities and Local Government CPO Guidance July 2019) advises at paragraph 3 that an acquiring authority can take into account the wider deal, including savings achieved when considering offering financial compensation in advance of a compulsory purchase order. Furthermore, in term of value for money, consideration can be made to all of the costs involved in the compulsory purchase process when assessing the appropriate payment. For instance, legal fees, wider compulsory purchase order process costs, the overall cost of project delay and any other reasonable linked costs.

It is noted that the agreement with A&A is in full and final settlement of compensation. In the event that the Council instead had to rely on the CPO, A&A would claim compensation, based on the compensation code, which includes valuation principles set out in the Land Compensation Act 1961, Compulsory Purchase Act 1973 and case law. A&A would have 6 years from confirmation of the Order to submit a claim and could refer the matter to the Upper Tribunal (Lands Chamber), in the event of dispute.

The public sector equality duty under section 149 of the Equality Act 2010 requires the Council to have due regard to: (i) the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010; and (ii) the need to advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equalities Impact Assessment prepared in connection with the Compulsory Purchase Order contains an Action Plan which should be monitored throughout the process.

All legal documents to be entered into in connection with the subject matter of this report must be approved in advance by Legal Services on behalf of the Director of Law and Governance.

### **Workforce Implications**

35. N/A

## **Property Implications**

36. This report deals with the formalisation of an agreement to acquire land in advance of a CPO in order to facilitate the SIW. It has been negotiated by the Councils agent in accordance with the Compensation Code and fully covers acquisition at market value and should be progressed.

## **Alternative Options Considered**

37. The alternative option would be not to enter into this agreement with A&A, but instead rely on Compulsory Purchase powers to acquire the land and rights. This is rejected as terms have now been agreed with A&A for the acquisition of land and rights via private treaty. For further information see Confidential Appendix.

## **Conclusions**

38. It is recommended that the Programme Director of Meridian Water approves the terms of agreement with A&A for the acquisition by the Council of the underlease and for payment by the Council to A&A of compensation to enable the SIW and approves the entering into of any other legal documentation required to conclude the agreement with A&A.

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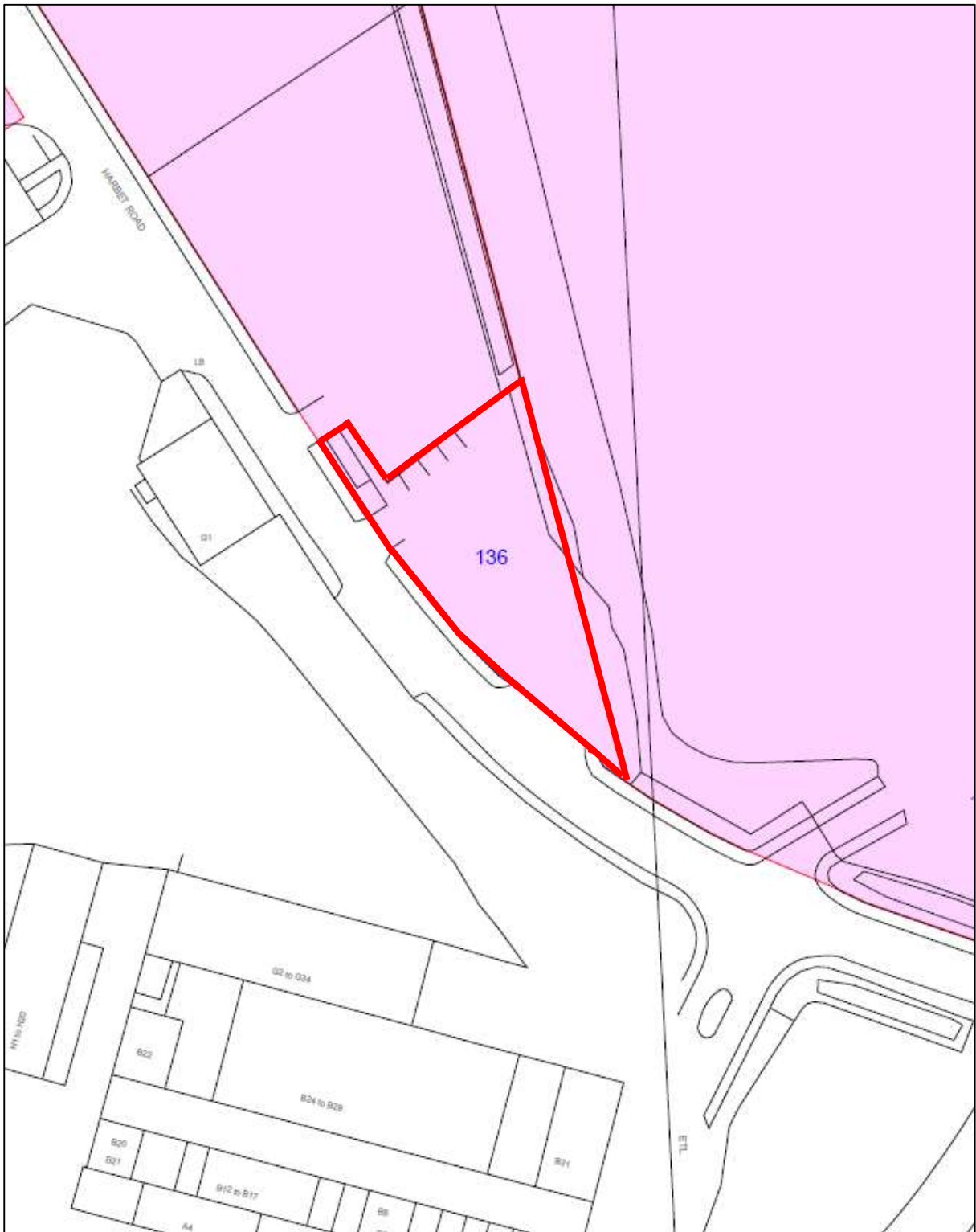
Date of report 02/08/2021

## **Appendices**

- Appendix 1 – Confidential Appendix  
Appendix 2 – Plan showing A&A land plot

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A & A Skip Hire Limited, Land at 10-12 Harbet Road, London N18 3HT



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**London Borough of Enfield****Portfolio Report****Report of: Doug Wilkinson – Director of Environment & Operational Services**

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**Subject:** Bulky Waste Collection Service**Cabinet Member:** Cllr. Jewell**Executive Director:** Sarah Cary**Ward:** All**Key Decision:** 4810

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**Purpose of Report**

- 1 As the country moves into the recovery phase from the Covid pandemic, this report sets out what further changes to waste services are required to adapt to the impacts of the pandemic, new environment and changed behaviours of people. The purpose of the report is to seek authorisation to introduce a free bulky waste collection service for all residents in the borough.

**Proposal(s)**

- 2 To introduce a free bulky waste collection service for all residents within the borough as soon as is practicable.
- 3 The free service would replace the current paid for service and is in response to the impacts of Covid as we move through the recovery phase and into a new norm. The free service will include all general bulky items with the exclusion of 'White Goods' electrical items which would require a charge for collection.
- 4 The free service would be delivered via the existing booking system and collections will be on an area basis, as it is now, giving each area of the borough a dedicated day when collections can be booked via the Council website. There will be an option for a premium service, where residents can choose a specific day for the collection of their bulky waste, if this service is requested a charge will be applied.
- 5 The free collection would apply to those items currently collected as part of the paid for service and will include (but not be limited to) furniture, beds, mattresses, tables, chairs etc. Items not currently collected, for example building materials, rubble and tyres etc. will continue to be outside of the

scope of the free bulky waste collection service as these tend to be building/ commercial activities and alternative arrangements should be made. A full list of the items that will be collected as part of the free service and those excluded are listed in Appendix 1.

- 6 Additional capacity will be created within the service to manage the anticipated increased demand once the free service is launched.
- 7 Residents will be able to book the free service an unlimited number of times per year, but the number of items that will be permitted for each collection will remain at six items. To ensure there is no abuse of the system, e.g. those undertaking regular house clearances, the service will monitor individual usage. Residents will be able to book the collection of any unwanted large electricals ('white goods') for a fee.
- 8 Residents will continue to be signposted towards the free electrical collections provided by Clearabee and the furniture collection provided by British Heart Foundation.
- 9 There will be no impact on the ability for residents to continue to use Barrowell Green recycling centre.

#### **Reason for Proposal(s)**

- 10 The Council currently provides residents with a chargeable kerbside bulky waste collection service that can be booked and paid for via the Council's website. Charges currently range from £42.20 for one item rising to £65.20 for six items.
- 11 As the country moves into the recovery phase from the Covid pandemic further changes to waste services are required in response to the impacts of the pandemic. It is acknowledged that many people have now changed their behaviours and way of working, with many more people working from home. Over the last 15 months or so, people have made changes to their homes to adapt to home working often purchasing larger furniture items. Additionally, more people are staying at home not going away for their holiday and as a result there has been an increase in home improvements and renewing of larger household items.
- 11 For some residents the charges for bulky waste collections are unaffordable and consequently the service is not accessible all residents. Disposal of bulky waste is free at Barrowell Green Recycling Centre, but not all residents have a means of transporting their waste to the recycling centre. These circumstances may disproportionately affect the some of the most vulnerable residents who are also the most likely to be affected by ongoing financial uncertainty caused by the Coronavirus pandemic.
- 12 A free service would benefit residents in several ways, including:
  - The service would be accessible to all residents irrespective of their financial circumstances;



- The service would help those most affected by the pandemic including those who continue to isolate due to the fear of catching the virus;
- A free collection would benefit those who cannot transport their bulky waste to Barrowell Green Recycling Centre;
- It would provide a service comparable to some of the neighbouring boroughs such as Waltham Forest who offer a free service.

13 A free service would also help to alleviate any pressure at Barrowell Green Recycling Centre, which can get busier at peak times.

### **Relevance to the Council's Corporate Plan**

14 Good homes in well-connected neighbourhoods

The proposal to move to a free bulky waste collection service will support the Council's Corporate Plan aspirations of creating thriving, affordable neighbourhoods. A free service would help to maintain the borough's position as a great place to live, and the wider strategic objectives of adding value to housing and facilitating inward investment.

15 Sustain strong and healthy communities

Uncollected items left in front gardens or illegally disposed bulky waste can harbour pests, which can pose a risk to public health. A free service will allow all residents to dispose of their bulky waste without the fear of discrimination or judgement by those that can afford the service against those that could previously not.

16 Build our local economy to create a thriving place

The cost of disposing obsolete and/or unwanted bulky items may be unaffordable but necessary for some residents. The savings made through disposal via a free service may result in residents spending more in the local economy because they do not need to factor the cost of disposal when choosing whether to buy a new bed, sofa or table and chairs.

### **Background**

17 Enfield Council currently offer two methods of disposing of bulky waste; either for free at Barrowell Green recycling facility or via the kerbside service which is chargeable. The Council also signposts residents to free third-party household collections for electrical waste via Clearabee and British Heart Foundation who collect some bulky items.

18 Whilst the service offer is comparable with some other London Local Authorities, the most vulnerable residents are not always able to access the bulky waste collection service because:

- They may not have the means to transport bulky waste items to Barrowell Green Recycling Centre;
- They may not be able to afford the paid-for service;

- British Heart Foundation's free service only collects specific items of good quality furniture and not all forms of bulky waste.
- 19 Consequently, the most vulnerable may be in a situation where they are unable to buy new furniture because they have not got the means or transport dispose of their old items at Barrow Green Recycling Centre or because they cannot afford the charge for a bulky collection.
- 20 To address this barrier for some residents, officers have appraised the existing paid-for service against a free service for all residents. A free service would be available to all and would also help those that have been disproportionately financially affected by the Coronavirus pandemic accessing the service.
- 21 Currently the service is chargeable with fees ranging from £42.20 for one item rising to £65.20 for six items. The current service operates five days a week Monday to Friday with all areas of the borough covered on a zonal basis, one zone each day of the five days that the service is operational. There is a premium service, with an additional cost of £11.10, for those residents that want to choose a different day to their allocated collection day.
- 22 Collections are currently made by one dedicated team that combine bulky waste collections with other waste operations. It is anticipated that a move to a free service would result in increased demand and the need for additional resources.
- 23 Under the proposals outlined within this report, the bulky waste collection service would become a free service, whilst the White Goods/ electrical collection and the premium service would remain chargeable. Charging for White Goods aligns with the objectives within the environmental legislation relating to the principle of 'producer pays' and 'extended producer responsibilities'. This approach is also in line with our neighbouring borough of Waltham Forest.
- 24 Subject to the approval of the proposals outlined within this report, a free service would have a financial impact of £127k per annum (including electrical goods). The proposal is to retain the current charge for White Goods/ electrical items and a premium service (£15 charge). This is estimated to generate an income of £32k p.a., resulting in a net full year income loss of circa £95k (part year equivalent circa £55k based on a 1 September implementation). The number of free collections requested is likely to be a much higher number than the 3134 currently received under the charged service model. This will also result in the removal of many more items which may have been dumped on the highway as fly tipping. It is expected that an outcome of moving to a free service will result in and improvement in the appearance and cleanliness of the borough.
- 25 Bulky waste collections can be booked either via a customer services advisor or via an electronic booking form on the Council's website. Should the decisions be taken to introduce a free collection then some changes

will be required to ensure residents are only charged for electrical collections and the premium service.

### **Main Considerations for the Council**

- 26 The main consideration for the Council are:
- To move from a chargeable service to a free bulky collection service for all residents of the borough.
  - Whether sufficient resources can be secured to meet the expected increase in demand for the service;
  - Whether the risks outlined in paragraph 32 will materialise e.g. availability of HGV drivers, and whether the risks can be mitigated;

### **Safeguarding Implications**

- 27 It is not believed that there are any safeguarding implications from the proposals set out within this report.

### **Public Health Implications**

- 28 It is not believed that there are significant public health implications from the proposals outlined within this report.

### **Equalities Impact of the Proposal**

- 29 It is not believed that there are any equalities implications from the proposals set out within this report. A free service would enable the service to be utilised by more residents within the borough who cannot afford to access the current paid for service, or those that do not have means to transport bulky items to Barrowell Green Recycling Centre.

### **Environmental and Climate Change Considerations**

- 30 A free service will enable more residents to access the service from their homes and it is expected that this will reduce the number of journeys to Barrowell Green Recycling Centre. This will reduce the emissions and journeys in the Winchmore Hill area, reducing congestion in the local area at busy times. Subject to approval of the proposals set out within this report, there may be the need to obtain an additional collection vehicle. If this is required then the Council will look to procure a modern low emissions vehicle.

### **Risks that may arise if the proposed decision and related work is not taken**

- 31 Given the challenging financial conditions currently affecting the Country, there is a risk moving forward that fewer people will be able to access a paid for service. This risk will be mitigated by the Council introducing a widely accessible free service for all residents.

### **Risks that may arise if the proposed decision is taken and actions that will be taken to manage these risks**

- 32 A risk that may arise from the introduction of a free bulky waste collection is that demand is likely to increase. This will be mitigated by the creation of additional capacity being built into the service and a booking system with limits on the number of items. A further risk identified is workforce capacity and the availability of qualified heavy goods vehicle drivers. Due to lost drivers from Brexit and a backlog of potential drivers awaiting to take to their tests due to COVID, the availability of drivers is currently low. This could pose a risk to the launch of the free service, but should not be seen as barrier to the implementation of the proposals outlined within this report. Officers are currently working with HR to ensure an adequate supply of drivers. Longer term a programme of training will be delivered to provided extra resilience.

### **Financial Implications**

- 33 The Council currently provides residents with a chargeable kerbside bulky waste collection service that can be booked and paid for via the Council's website. Charges currently range from £42.20 for one item rising to £65.20 for six items.
- 34 Currently the income currently generated from the Bulky Waste Collection Service is £127k per annum (including electrical goods). The proposal to retain a charge for white goods/ electrical items and a £15 premium service is estimated to generate an income of £32k p.a., resulting in a net full year income loss of about £95k (part year equivalent circa £55k based on a 1 September implementation). The number of free collections requested is likely to be a much higher number than the 3134 currently received under the charged service model. This will also result in the removal of many more items, which will require additional staff to collect.
- 35 The current cost for staff and vehicles to collect as a charged bulky waste service (3134 collections) is £158k p.a. The service currently operates two days a week (circa 0.4 of a crew per week). In moving to a free service, demand is likely to increase significantly, it is estimated that to cope with the increase in demand additional resources will be required. Officers estimate that the service will require two crews per week, consequently the staffing and vehicle costs will increase by circa £168k p.a. There will also be increase in waste disposal costs estimated at £79k p.a. (part year equivalent increase is circa £97k and £46k respectively based on a 1 September implementation).
- 36 The costs to implement the free bulky waste collection service for this current year 2021-22 will be funded from the Covid grant fund with future years costs being considered as part of the MTFP process.

### **Legal Implications**

- 37 Section 1 of the Localism Act 2011 permits the Council to do anything that individuals generally may do provided it is not prohibited by legislation and subject to public law principles.

- 38 The decision to introduce a free bulky waste collection service is a Key Decision and the Council must comply with its governance process in respect of Key Decisions.
- 39 The report for the Council's 2021/22 budget approved the delegation of authority to Executive Directors and Directors to negotiate discounts and make in year amendments, where appropriate, for the Council's fees and charges. The delegation of these powers allows the amendment to the current fees and charges relating to bulky waste by the Director of Environment and Operational Services.

### Workforce Implications

- 40 The proposals set out within this report may lead to an increase in the size of the service and result in additional employment opportunities for local people or the existing workforce.

### Property Implications

- 41 There are no property implications from the proposals outlined within this report.

### Other Implications

- 42 There are possible procurement implications via the purchase of a second vehicle for the service. However, having consulted with the Fleet Service it has been agreed that the necessary vehicle would be obtained via a lease arrangement. This is because the current lead in times for the purchase of a vehicle are significant and there is better flexibility offered via a lease agreement.

### Options Considered

- 43 Several options have been considered as set out within the table below:

Option	Decision	Rationale
(A) Do nothing, current service offer retained as it is.	Discounted	Retaining the service as it currently is does not provide customers with a better service, which is the primary aim of this proposed service change. Consequently, this option has been discounted. Continuing with a charged service means that some residents will not have the means to access the service or be able to use Barrowell Green for their bulky waste.
(B) Free bulky waste collection service, charged White Goods / electrical and premium service retained. No increase in the number	Discounted	This option has been discounted because it is expected that there will be increased demand for the service. If the demand cannot be facilitated, then residents could lose confidence in the

of appointments available to resident and no change to resources.		service and the Council will not achieve the aspiration of an improved service offer. This option poses a reputational risk to the Council.
<b>(C)</b> Free bulky waste collection service, charged White Goods / electrical and premium service retained. 50% increase in resources available. Limit of four collections per year per household.	Discounted	This option has been discounted due to the additional cost and administration burden of developing the appointment booking system to cap the number collections that each resident can access.
<b>(D)</b> Free bulky waste collection service, limited number of items, unlimited number of bookings per household (monitored to stop abuse of the system), charged White Goods / electrical and premium service retained. Increase in resources to a full additional crew to meet expected demand.	Recommended	This option is recommended because it provides the improved service that this service change aims to achieve, whilst also building sufficient capacity to meet expected demand. Should demand be lower than expected then resources could be scaled back in the future or redeployed as appropriate

## Conclusions

- 44 This report proposes the introduction, as soon as is practicable, of free bulky waste collection service would deliver a range of benefits for the residents of the borough. It is acknowledged that many people have now changed their behaviours and way of working, with many more people working from home. Over the last 15 months or so, people have made changes to their homes to adapt to home working often purchasing larger furniture items. Additionally, more people are staying at home not going away for their holiday and as a result there has been an increase in home improvements and renewing of larger household items. Furthermore, many residents face ongoing financial challenges within the borough caused by the Coronavirus pandemic, the move to a free service would enable all residents especially the most vulnerable residents with a means of disposing their bulky waste easily and legally.
- 45 The proposals outlined within this report will deliver an improved service offer for all the residents of the borough. It will ensure that all residents can dispose of their bulky waste easily and consistently. It will mean that residents do not need to store unwanted items because they cannot afford the collection costs of a chargeable service and are not tempted to dump them illegally.
- 46 Whilst the introduction of a free service will result in additional expenditure to the waste service, it is considered that a free service would bring about a range of benefits and improvements for the borough and its residents.

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**Background Papers**

None

## **Appendix 1**

### **Items that will be collected for free:**

- Furniture
- Bicycles
- Garden furniture
- Other portable household items
- Armchairs, sofas and futons
- Bathroom furniture (plastic or ceramic only)
- Beds (bed base, mattress and headboard are counted as one item)
- Carpets and rugs (put them in bags for collection)
- Doors
- Dustbins
- Fence panels (must be tied into manageable bundles with all nails removed)
- Mirrors
- Plastic water tanks
- Rotary washing lines
- Satellite dishes
- Storage heaters (without bricks)
- Tables and chairs
- Trampolines (taken apart)
- Up to 30 black rubbish bags (five black bags will be counted as one item)
- Wood flooring (must be tied into manageable bundles with all nails removed)

### **Items that will be excluded from the free collection service:**

- Bricks
- Building material
- Electrical items
- Gas bottles
- Glass
- Large fluid containers
- Rubble and soil
- Tree trunks and thick branches
- Tyres
- Greenhouses
- Boilers