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## THE CABINET

**Wednesday, 25th June, 2014 at 8.15 pm in the Conference Room,  
Civic Centre, Silver Street, Enfield, EN1 3XA**

### **Membership:**

Councillors : Doug Taylor (Leader of the Council), Achilleas Georgiou (Deputy Leader of the Council), Chris Bond (Cabinet Member for Environment and Community Safety), Yasemin Brett (Cabinet Member for Community Organisations), Donald McGowan (Cabinet Member for Health and Adult Social Care), Ayfer Orhan (Cabinet Member for Education, Children's Services and Protection), Ahmet Oykenar (Cabinet Member for Housing and Estate Regeneration), Rohini Simbodyal (Cabinet Member for Culture, Sport, Youth and Public Health), Alan Sitkin (Cabinet Member for Economic Development) and Andrew Stafford (Cabinet Member for Finance)

### **NOTE: CONDUCT AT MEETINGS OF THE CABINET**

Members of the public and representatives of the press are entitled to attend meetings of the Cabinet and to remain and hear discussions on matters within Part 1 of the agenda which is the public part of the meeting. They are not however, entitled to participate in any discussions.

### **AGENDA – PART 1**

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATION OF INTERESTS**

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

## DECISION ITEMS

### 3. URGENT ITEMS

The Chairman will consider the admission of any reports (listed on the agenda but circulated late) which have not been circulated in accordance with the requirements of the Council's Constitution and the Local Authorities (Executive Arrangements) (Access to Information and Meetings) (England) Regulations 2012.

Note: The above requirements state that agendas and reports should be circulated at least 5 clear working days in advance of meetings.

### 4. DEPUTATIONS

To consider any requests for deputations which are received for presentation to this Cabinet meeting.

### 5. ITEMS TO BE REFERRED TO THE COUNCIL

To note that there are no reports to be referred to full Council.

### 6. ENFIELD'S RE-ACCREDITATION AS A FAIRTRADE BOROUGH (Pages 1 - 6)

A report from the Director of Finance, Resources and Customer Services is attached. This details the Council's application to continue accreditation as a Fairtrade Borough. (Non key)

(Report No.4)  
(8.20-8.25pm)

### 7. PUBLIC HEALTH CONTRACTS THAT WERE TRANSFERRED FROM NHS ENFIELD PRIMARY CARE TRUST (PCT) TO LONDON BOROUGH OF ENFIELD FROM 1 APRIL 2013

A report from the Director of Health, Housing and Adult Social Care **will be circulated as soon as possible**. This will provide an update on the Public Health contracts that were transferred from the NHS to LBE with effect from 1 April 2013. (Report No.8, agenda part two also refers) **(Key decision – reference number 3908)**

(Report No.5)  
(8.25-8.30pm)

### 8. THE ELECTRIC QUARTER - TOWARDS DELIVERY (Pages 7 - 20)

A report from the Director of Regeneration and Environment is attached. This considers the Ponders End High Street regeneration scheme, known as the Electric Quarter. **(Key decision – reference number 3922)**

(Report No.6)  
(8.30-8.35pm)

**9. MERIDIAN WATER: PROPOSED DELIVERY ARRANGEMENTS** (Pages 21 - 28)

A report from the Director of Regeneration and Environment and Director of Finance, Resources and Customer Services is attached. This considers the next steps that the Council will need to undertake. (Report No.9, agenda part two also refers) **(Key decision – reference number 3921)**

(Report No.7)  
(8.35-8.40pm)

**10. MEMBERSHIP OF CABINET SUB-COMMITTEES - MUNICIPAL YEAR 2014/2015**

Members are asked to consider the establishment of any required Cabinet Sub-Committees for the municipal year 2014/15 and to agree the membership of those Sub-Committees.

(8.40-8.45pm)

**11. ISSUES ARISING FROM THE OVERVIEW AND SCRUTINY COMMITTEE**

To note that no items have been received for consideration at this meeting.

**12. CABINET AGENDA PLANNING - FUTURE ITEMS** (Pages 29 - 34)

Attached for information is a provisional list of items scheduled for future Cabinet meetings.

**13. MINUTES** (Pages 35 - 56)

To note the minutes of the previous meeting of the Cabinet held in the last municipal year on Wednesday 9 April 2014.

**INFORMATION ITEMS**

**14. MINUTES OF ENFIELD RESIDENTS' PRIORITY FUND CABINET SUB-COMMITTEE - 1 APRIL 2014** (Pages 57 - 62)

To receive, for information, the minutes of a meeting of the Enfield Residents' Priority Fund Cabinet Sub-Committee held in the previous municipal year on 1 April 2014.

**15. ENFIELD STRATEGIC PARTNERSHIP UPDATE**

There are no written updates to be received.

**16. DATE OF NEXT MEETING**

To note that the next meeting of the Cabinet is scheduled to take place on Wednesday 23 July 2014 at 8.15pm.

## **CONFIDENTIAL ITEMS**

### **17. EXCLUSION OF THE PRESS AND PUBLIC**

To consider passing 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 listed on part 2 of the agenda on the grounds that they involve 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).  
(Members are asked to refer to the part 2 agenda).

**MUNICIPAL YEAR 2014/2015 REPORT NO. 4**

**MEETING TITLE AND DATE:**  
Cabinet – 25<sup>th</sup> June 2014

**REPORT OF:**  
Director of Finance,  
Resources and Customer  
Services

<b>Agenda – Part: 1</b>	<b>Item: 6</b>
<b>Subject: Enfield's re-accreditation as a Fairtrade Borough</b>	
<b>Wards: All</b>	
<b>Cabinet Member consulted: Councillor Andrew Stafford</b>	

Contact officer and telephone number:

Mike Ahuja (x5044) [mike.ahuja@enfield.gov.uk](mailto:mike.ahuja@enfield.gov.uk)

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[clare.bryant@enfield.gov.uk](mailto:clare.bryant@enfield.gov.uk)

## 1. EXECUTIVE SUMMARY

- 1.1 This report details the Council's application to continue accreditation as a Fairtrade Borough.
- 1.2 The Council did not reapply for re-accreditation in 2012 but the Fairtrade Foundation has given the Council a period of grace within which the Council must lodge their application.
- 1.3 The application must be submitted and approved by the Fairtrade Foundation by the 31<sup>st</sup> August 2014.

## 2. RECOMMENDATIONS

- 2.1 Cabinet agree the content of this report on the Council's intention to apply for re-accreditation to remain a Fairtrade Borough and note the benefits Fairtrade provides.
- 2.2 Cabinet agree to change from Rainforest Alliance to Fairtrade teas and coffees for the Civic Centre Restaurant.

### 3. BACKGROUND

- 3.1 Fairtrade is about better prices, decent working conditions, local sustainability, and fair terms of trade for farmers and workers in the developing world. By requiring companies to pay sustainable prices (which must never fall lower than the market price), Fairtrade addresses the injustices of conventional trade, which traditionally discriminates against the poorest, weakest producers. It enables them to improve their position and have more control over their lives.
- 3.2 In January 2007, Full Council approved the recommendation for Enfield to become a Fairtrade Borough and agreed that a Fairtrade Steering Group would be set up to oversee the progress and to offer a coordination role for the activities to be completed by the Council and the involved community groups.
- 3.3 The Borough's community Fairtrade Steering Group, over the latter period, has reduced in numbers and become less active than previously.
- 3.4 If a number of Fairtrade boroughs lose their accreditation, London will also lose its accreditation as a Fairtrade City. Twenty-four out of thirty-three boroughs in London are currently accredited.
- 3.5 In March 2014, the Director of Finance, Resources and Customer Services (FRCS) was asked by the Cabinet member for Finance to prepare the Council for re-accreditation of Enfield as a Fairtrade Borough. The Council will need to submit the application for its approval by the 31<sup>st</sup> August 2014.

### 4. FAIRTRADE FOUNDATION RE-ACCREDITATION GOALS

- 4.1 The table below provides a summary outline of goals to be achieved for re-accreditation, who would be responsible for completing the re-accreditation goals (with cost to the Council shown in the final column):

Re-accreditation Goals	Action	Who	Council Cost
Council agrees to continue to be a Fairtrade Borough and agrees to serve Fairtrade products	<ul style="list-style-type: none"> <li>Serving Fairtrade Products</li> <li>Promoting and advertising Fairtrade</li> <li>A Council representative / Councillor on the Steering Group</li> </ul>	Council	No direct cost
A range of Fairtrade products are readily available in the area's shops and served in local cafes/catering establishments	<ul style="list-style-type: none"> <li>Encourage shops and cafes to serve Fairtrade</li> </ul>	Steering Group	No direct cost

Local work places and community organisations support Fairtrade and use Fairtrade products whenever possible.	A Flagship employer is required for populations over 100,000 people – Christian Action Housing <ul style="list-style-type: none"> <li>• Places of worship representing the religious make-up of the community promote and use Fairtrade</li> <li>• Teachers and students use and learn about Fairtrade</li> </ul>	Council and Steering Group	No direct cost
Events and media coverage raise awareness and understanding of Fairtrade across the community	<ul style="list-style-type: none"> <li>• Articles about Fairtrade and the local Fairtrade campaign appear in a range of different local media and publication</li> <li>• Fairtrade Events to take place over Fairtrade Fortnight and other times of the year.</li> </ul>	Council and Steering Group	Possible publicity cost
A local Fairtrade Steering Group representing a range of local organisations and sectors meets regularly to ensure the Fairtrade Town continues to develop and gain support	<ul style="list-style-type: none"> <li>• Steering Group to meet regularly, at least once a year</li> <li>• Members represent a range of local organisations and sectors</li> <li>• Steering Group will be responsible for ensuring events are organised during Fairtrade Fortnight each year</li> </ul>	Council and current Steering Group	No direct costs

4.2 The Council has previously served Fairtrade tea and coffee but currently serves Rainforest Alliance hot drinks. Fairtrade chocolate, bananas, and juice are available in the Civic Centre restaurant. However, the Council must agree to provide Fairtrade teas and coffee in the future to be accredited. Fairtrade was designed to tackle poverty and empower producers in the world's poorest countries, giving them a guaranteed price for their products. (The Rainforest Alliance ensures sustainable livelihoods by transforming land-use practices, business practices and consumer behaviour.)

4.3 As Enfield has a population over 100,000 it is required to have a Fairtrade Flagship employer. It is this employer's responsibility to serve and promote Fairtrade. Christian Action Housing has agreed to be Enfield's Flagship employer as they are already using Fairtrade products and wish to promote Fairtrade objectives further.

4.4 Good Food for London is an annual publication (produced by the London food Board chaired by Rosie Boycott) which explains how London Boroughs can help secure a healthy and sustainable food future. The magazine has a borough league table displaying the achievements of each borough on issues such as Fairtrade Food, Community Food Growing, Sustainable Fish and so on. Enfield is currently joint 4<sup>th</sup> in the league table. However, if it is decided to no longer be a Fairtrade Borough Enfield will move down the league table.

A high position is important as it shows a commitment to the broader food growing initiatives of the Council. Making a commitment to Fairtrade shows the Council would like to embed Fairtrade objectives providing positive environmental, economic and social impacts.

- 4.5 The Council's priorities reflect the objectives of Fairtrade by promoting fairness to all and tackling inequality, creating sustainable environments and encouraging active citizenship.

## **5. COMMUNITY SECTOR INVOLVEMENT**

- 5.1 The interest in Fairtrade within the Enfield Community Sector goes back several years. The members of the Fairtrade Steering Group will work closely with the Council and provide a coordination role for the activities to be completed by the Council and community groups involved. The Council will work in partnership with a range of community organisations and representatives, creating real community engagement. Responding to local support for Fairtrade and joining the community as a partner towards a common goal shows that the Council is in touch with the community and shares their priorities.

## **6. PROMOTION OF PARTICULAR PRODUCTS**

- 6.1 It is important to note the initiative promotes the FAIRTRADE mark, the symbol on all Fairtrade products, which highlights that they have achieved particular social objectives, and not the products themselves. There are over 1,500 Fairtrade products now on offer. Their accreditation as a Fairtrade item is reviewed annually and will change if the producer reneges on their promises to provide better opportunities for their workers. Becoming re-accredited as a Fairtrade borough is about informing residents of their options.

## **7. ALTERNATIVE OPTIONS CONSIDERED**

- 7.1 That the Council agrees to support the concepts of Fairtrade without formally signing up to them.
- 7.2 That the Council continues to operate as at present.

## **8. REASONS FOR RECOMMENDATIONS**

- 8.1 The consideration by Enfield Council to be re-accredited as a Fairtrade Borough follows a request from the Cabinet Member for FRCS.



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

### **9.1 Financial Implications**

The majority of Fairtrade products purchased, are for onward sale, and the final price of these goods may need to be reviewed to recover any additional costs. Therefore there will be no effect on existing budgets.

### **9.2 Legal Implications**

9.2.1 The Council has power under section 1(1) of the Localism Act 2011 to do anything that individuals generally may do provided it is not prohibited by legislation and subject to Public Law principles. There is no express prohibition, restriction or limitation contained in a statute against use of the power in this way. In addition, section 111 of the Local Government Act 1972 gives a local authority power to do anything which is calculated to facilitate, or is conducive or incidental to, the discharge of any of its functions. The recommendations detailed in this report are in accordance with these powers.

9.2.2 The procurement of the supplies in accordance with Fairtrade will need to be in accordance with the Councils Constitution, in particular Contract Procedure Rules.

9.2.3 All legal agreements required in accordance with this report will be in a form approved by the Assistant Director of Legal Services.

### **9.3 Property Implications**

None

## **10. KEY RISKS**

Loss of Fairtrade accreditation as a Fairtrade Borough and potential reputational risk.

## **11. IMPACT ON COUNCIL PRIORITIES**

### **11.1 Fairness for All**

Products accredited as Fairtrade items promise to provide better opportunities for all their workers. Purchasing of Fairtrade goods is seen as the easiest and most popular way for individual consumers to become involved in 'making a difference' to ethical and global consumers. Becoming re-accredited as a Fairtrade borough is about informing residents of their options.

## **11.2 Growth and Sustainability**

Every Local Authority in the UK has a commitment to promote sustainable development in their area. Supporting Fairtrade is one, simple way to take action towards more sustainable developmental patterns, giving producers in developing countries the trade terms they need to create a more sustainable future through our everyday procurement choices.

## **11.3 Strong Communities**

The members of the Fairtrade Steering Group will work closely with the Council and provide a coordination role for the activities to be completed by the Council and community groups involved. The Council will work in partnership with a range of community organisations and representatives, creating real community engagement.

### **12. EQUALITIES IMPACT IMPLICATIONS**

None

### **13. PERFORMANCE MANAGEMENT IMPLICATIONS**

Fairtrade status contributes towards the Borough League table, which was recently highlighted in the local press (Good Food for London 2013).

### **14. HEALTH AND SAFETY IMPLICATIONS**

None

### **15. HR IMPLICATIONS**

None

### **16. PUBLIC HEALTH IMPLICATIONS**

None

### **Background Papers**

None

**MUNICIPAL YEAR 2014/2015 REPORT NO. 6**

**MEETING TITLE AND DATE:**  
Cabinet 25<sup>th</sup> June 2014

**REPORT OF:**  
Director – Regeneration  
and Environment

Contact officer and telephone number:

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**Agenda – Part: 1**

**Item: 8**

**Subject: The Electric Quarter – Towards Delivery**

**Wards: Ponders End**

**Key Decision No: 3922**

**Cabinet Member consulted:**

Cllr Ahmet Oykener, Lead Member for  
Housing and Estate Regeneration

See Annexes A, B and C

**1. EXECUTIVE SUMMARY**

- 1.1. Ponders End is identified in the Core Strategy as a key regeneration area in North East Enfield and as a strategic location in the Upper Lee Valley Opportunity Area.
- 1.2. This report takes forward the Ponders End High Street Regeneration Scheme, known as the Electric Quarter, as set out in previous Cabinet Reports of April and July 2012 and last reported to Cabinet on 24<sup>th</sup> April 2013.
- 1.3. Since April 2013 work has focussed on securing land and property interests required for the Electric Quarter and it is now possible to report a revised development boundary and proposed Planning Compulsory Purchase Order land ('Order Land') to Cabinet for approval.
- 1.4. The purpose of this report is to ask Cabinet to agree the revised development site boundary (shown in blue) Annex A and Order Land (shown in pink) Annex B to rename the Order as 'London Borough of Enfield (Ponders End 'Electric Quarter') Compulsory Purchase Order 2014'.

## **2. RECOMMENDATIONS**

That Cabinet:

- 2.1 Approves the revised development site boundary (shown in blue) in Annex A;
- 2.2 Approves the revised Order Land for the Electric Quarter (shown in pink) Annex B;
- 2.3 Agrees that the proposed Planning Compulsory Purchase Order be renamed:  
  
'London Borough of Enfield (Ponders End Electric Quarter) Compulsory Purchase Order 2014'.

## **3. BACKGROUND**

- 3.1 In April 2012 Cabinet endorsed a comprehensive approach to the redevelopment of Ponders End High Street, which is in economic decline and in need of investment. The Electric Quarter is a housing-led regeneration scheme designed to deliver modern retail units to the High Street, much needed housing and therefore footfall to the High Street and an improved library facility. Cabinet approved a delivery strategy to progress the scheme and authorised work to progress a land assembly and a relocation strategy, including background work for a Planning Compulsory Purchase Order (PCPO).
- 3.2 In October 2012 an outline planning application for the Electric Quarter was submitted by the Council and outline planning consent was granted in March 2013. The outline planning consent included the provision of 408 homes, modern retail, employment space and a new Library with High Street frontage.
- 3.3 In April 2013, Cabinet resolved (Key Decision: 3682) to make a Planning Compulsory Purchase Order (PCPO) to acquire all the necessary land and property interests required to deliver the comprehensive regeneration scheme for which the outline planning consent was granted.
- 3.4 Under a separate report in April 2013, Cabinet considered the procurement of a Delivery Partner, identifying a preferred bidder. Cabinet resolved (Key Decision: 3682) that authority to enter into Agreement for Lease and Lease with the preferred bidder be delegated to the Director of Regeneration, Leisure and Culture (now Director

Regeneration and Environment) acting in consultation with the Director of Finance, Resources and Customer Service.

- 3.5 However, following the April 2013 Cabinet resolution to Make the Order, it was confirmed that the Secretary of State for Communities and Local Government had acquired the freehold interest in the former Middlesex University Site for a free school providing secondary education. As the Council's Planning Compulsory Purchase Powers do not extend to Crown Land, the Council was unable to make the Order or deliver the approved scheme. It was also not possible to appoint the Delivery Partner until a revised development boundary was known.
- 3.6 Negotiations therefore commenced between the Council and the Education Funding Agency (on behalf of the Secretary of State) to agree the footprint of the free school and to determine if there would be any residual land that could be acquired by the Council, through private treaty, to deliver a revised regeneration scheme for Ponders End High Street.
- 3.7 As a result of this dialogue we can now report that in April 2014 Heads of Terms were agreed for the acquisition of land forming part of the former Middlesex University Campus and subsequently approved by the Lead Members for Business & Regeneration and Finance & Property, under delegated authority, in May 2014.

### **Delivery Partner Procurement**

- 3.8 Following the submission of the outline planning permission in October 2012, the Council began work to secure a delivery partner. Results of the tender process were reported to Cabinet in April 2013 and a preferred bidder identified. With the Secretary of State acquiring the former Middlesex University Campus for a free school, the Council was unable to deliver the planning consent or complete the development agreement. However as we now have a revised development boundary, subject to Cabinet agreement, we can now move forward again.
- 3.9 Given the delay occasioned by the need to accommodate the free school, the original development programme could not be achieved. A revised programme has therefore been prepared; see Annex C.

### **Acquisition of Land and Property**

- 3.10 Previous reports to Cabinet in April and July 2012 provided the capital budget for the acquisition of land and property interests required to regenerate Ponders End High Street.

### **The revised Order Land**

- 3.11 The land that will be acquired from the Secretary of State, combined with the High Street frontage properties forms the revised development site boundary (shown in blue) Annex A. As the land forming part of the former Middlesex University Campus will be acquired through private treaty, the remaining land and property interests will form the revised Order Land (shown pink) Annex B. The new site boundary is entirely within the boundary of the original Order Land reported to Cabinet in April 2013, but is reduced in proportion to accommodate the Secretary of State's land holding.
- 3.12 The revised Order Land comprises an area of land of approximately 1.24 hectares. The eastern boundary is formed by Ponders End High Street (A1010). Part of the northern boundary comprises a series of two/three storey buildings that house a variety of small-scale office and warehouse functions associated with Queensway. The western boundary comprises land not required for the proposed free school. To the south of the revised Order Land there is a mix of detached, semi-detached and flatted properties.
- 3.13 The Council already owns some of the revised Order Land and since the last report to Cabinet has voluntarily acquired the freehold interests in 188 and 198 High Street. These properties were acquired using the Outer London Fund Round 2 grant funding. Negotiations with the remaining owners will continue with a view to achieving the voluntary acquisition of all the interests in the revised Order Land which are needed to facilitate the comprehensive regeneration of Ponders End High Street.
- 3.14 Prior to the recommendation to make the 'London Borough of Enfield (Ponders End Electric Quarter) Compulsory Purchase Order 2014 (which will be subject to a further report) an updated Statement of Reasons and Draft Order will be presented to Cabinet for consideration.

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

- 4.1 **Do Nothing** – this would not deliver the Council's planning objectives as detailed in the Core Strategy.
- 4.2 **Restrict regeneration activity to Council owned land only** – this would result in piecemeal development which would not deliver a comprehensive regeneration scheme, tying the former Middlesex University Site into the High Street to create a dynamic urban quarter that can contribute to the economic sustainability of the High Street.
- 4.3 **Acquire all land and property interests on a voluntary basis** - negotiations to acquire land and property interests have been pursued and will continue to be pursued alongside any compulsory purchase process.

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

- 5.1 The Council must ensure that before the decision is taken to make the Order, the extent of land required, and particularly the extent of the land which will be subject of the Order must be accurately presented to the Secretary of State.
- 5.2 The purpose of the recommendations in this report is to finalise the preparatory work before Cabinet is asked to make the revised Order. The recommendation to Cabinet to make the Order will be put forward in a follow up report.
- 5.3 Every effort is being made to acquire land and property needed for a revised scheme via negotiation, but it is possible that full site assembly may not be achieved by agreement, it is therefore considered that it is still appropriate to progress the making of a Planning Compulsory Purchase Order to support the delivery process.

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

### **6.1 Financial Implications**

- 6.1.1 The proposed acquisition of the Ponders End Electric Quarter site has been included with the council's capital medium term financial plan. Growth Area Funding (GAF) has been identified to start the land assembly for this site along with additional funding from the Neighbourhood Regeneration capital budget through unsupported borrowing. The cost of borrowing will form part of the pressure on revenue budgets in future years.

### **6.2 Legal Implications**

- 6.2.1 The procedure for making a Planning Compulsory Purchase Order is set out in various compulsory purchase legislation, as well as in Government guidance, contained in Circular 06/2004 Compulsory Purchase and The Crichel Down Rules ('the Circular').
- 6.2.2 The Circular deals with such matters as the required information which must be submitted to the Secretary of State for confirmation of the CPO.
- 6.2.3 The accurate plan showing the extent of the Order Land must be submitted with the draft Order.
- 6.2.4 The title of the Order is the matter for a local authority, provided that it is possible to ascertain from the name of the Order what area it relates to.

- 6.2.5 The recommendations in this report accord with the procedures for making a Compulsory Purchase Order.

### **6.3 Property Implications**

6.3.1 Previous Cabinet Reports described the property implications arising from both voluntary and compulsory acquisitions under Compulsory Purchase Order Code including satisfactory financial viability testing and sensitivity analysis, appropriate due diligence investigations and appropriate risk assessment.

6.3.2 The project should ensure that sufficient funding is set aside for interim holding costs (following compulsory or voluntary acquisition) including but not limited to security, repair and maintenance, insurance, business rates and other costs of a periodic or re-occurring nature.

## **7. KEY RISKS**

7.1 **Do Nothing** – the Council will be unable to deliver the Electric Quarter and therefore regenerate Ponders End High Street.

7.2 **Unsuccessful Compulsory Purchase** – there are no guarantees that any CPO will be successful. The Council has however been working on the Regeneration of Ponders End High Street for several years. A preferred delivery partner has been identified and the Development Agreement should be completed shortly. The Statement of Reasons for the renamed 'London Borough of Enfield (Ponders End Electric Quarter) Compulsory Purchase Order 2014' will be revised to reflect expert legal and planning input.

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

### **8.1 Fairness for All**

The Regeneration of Ponders End High Street will promote fairness for all members of the local community through consulting the community on the proposals and by the planned provision of new commercial, community and residential development that is appropriately accessible to the local community. The Community Benefits Toolkit has already informed Tender Documentation, and accordance with its requirements was an evaluation criterion.

### **8.2 Growth and Sustainability**

Growth and sustainability are central to the proposals for Ponders End High Street. The proposed development will provide growth in terms of increasing the supply of quality housing in the area; improving the quality and quantity of commercial space; and by including one or more community uses that will facilitate appropriate community activities.



### **8.3 Strong Communities**

The proposals for Ponders End High Street aim to increase home ownership levels in the area which will create a more mixed community and support greater footfall along the High Street. The proposed redevelopment will also provide a range of unit sizes to accommodate a diversity of community and commercial uses, and improving the public realm will facilitate the free flow of people between the High Street, Park, and the former Middlesex University site. The scheme will also provide sufficient space to accommodate the expansion of the local Mosque, which is very popular and at capacity.

## **9. EQUALITIES IMPACT IMPLICATIONS**

9.1 In accordance with the Contract Procedure Rules Version 6, the Regeneration of Ponders End High Street has been subject to a Predictive Equality Impact Assessment in March 2012 and an Equalities Impact Assessment in October 2012 as part of the outline planning application. A revised Equalities Impact Assessment will be submitted with the new planning application.

9.2 Overall the Equalities Impact Assessment finds the proposed development will respond positively to securing a development that promotes equality.

## **10. PERFORMANCE MANAGEMENT IMPLICATIONS**

The Regeneration of Ponders End High Street contributes towards the achievement of:

- Core Policy 41 of the Core Strategy
- Shaping Enfield's Future
- North East Enfield Preferred Options Report
- Ponders End Central Planning Brief (approved for adoption)
- 5a of the Sustainable Community Strategy 2007-2017
- 2.10 "Improve the Quality of life for residents through the regeneration of the priority regeneration areas" of the Enfield Council Business Plan.

## **11. PUBLIC HEALTH IMPLICATIONS**

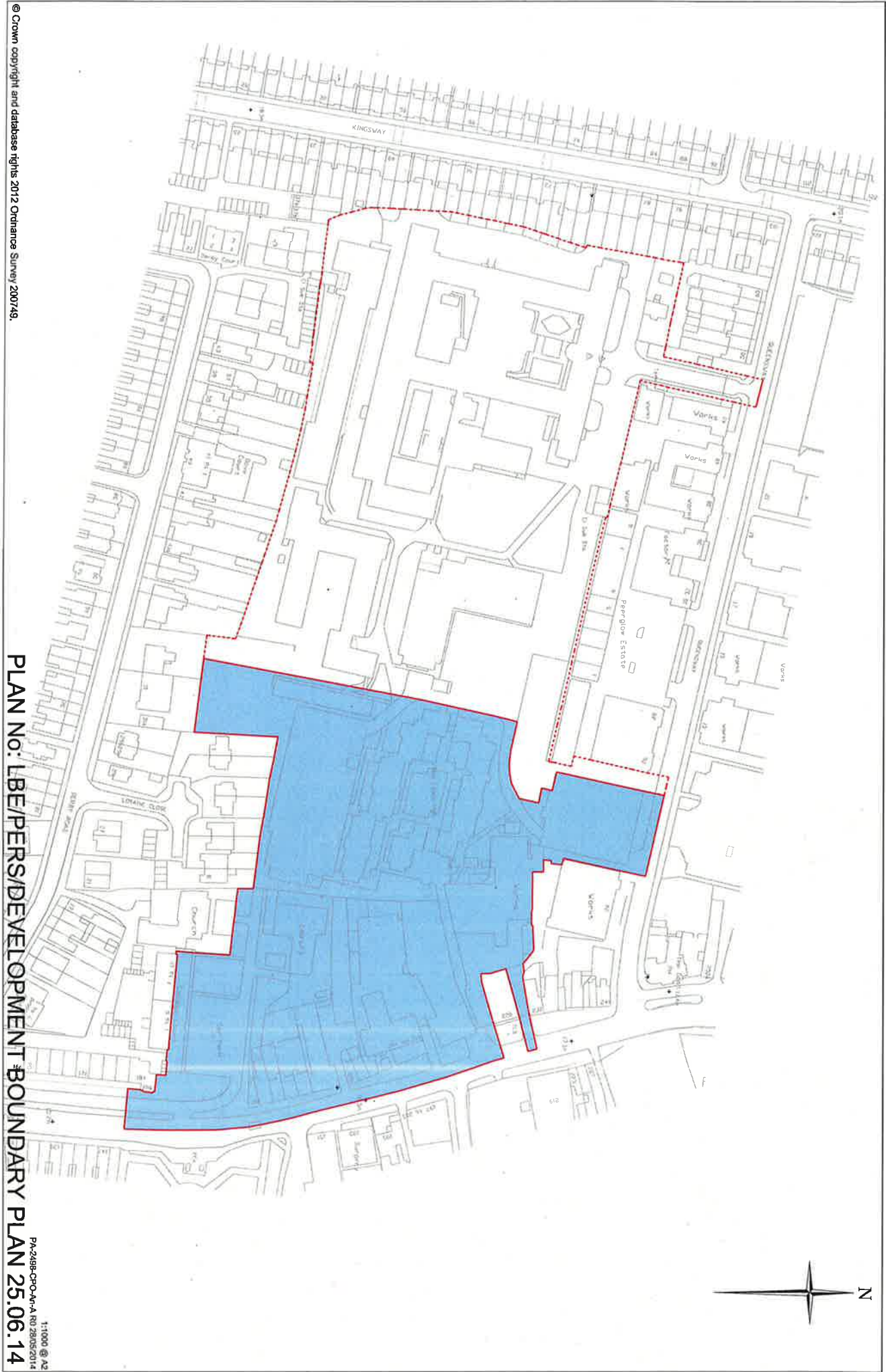
11.1 The Outline Planning Application (see Planning Application: P12-02677PLA) included a Health Impact Assessment. It concluded that the development will have an overall beneficial effect on several determinants for health, in particular on employment and education (in terms of job training), which have been identified as priorities in the local area. The Health Impact Assessment will be revised and refreshed in light of the new site boundaries as part of the submission of a new planning application.

11.2 Furthermore, the development has the potential to benefit several vulnerable groups which have been identified in the area. These groups include the unemployed, young people and children in poverty, mainly through the education and training opportunities, but also through the re-provision of a more modern and attractive library.

**Background Papers**

None.

ANNEX A: PROPOSED DEVELOPMENT SITE AREA



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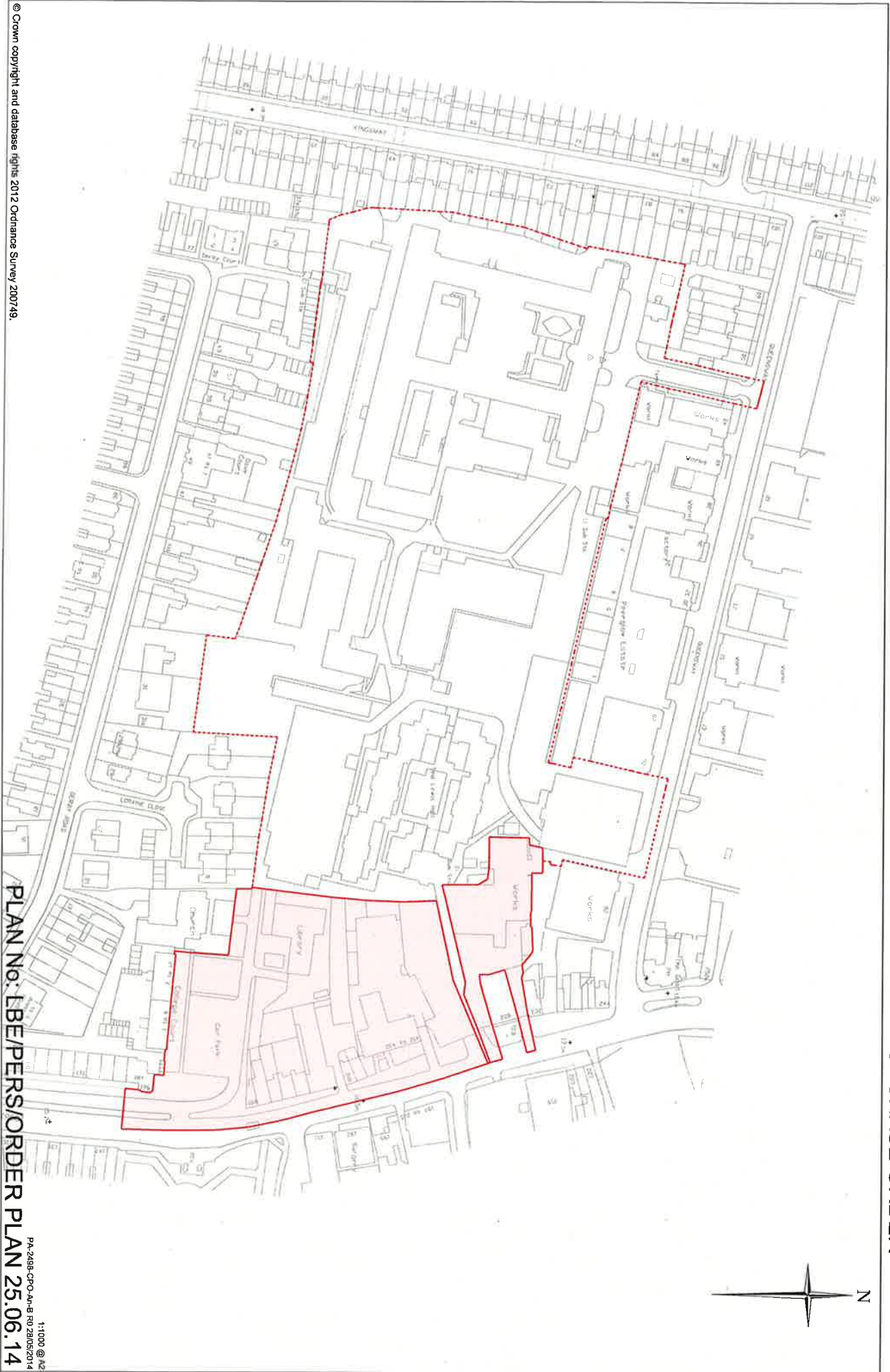
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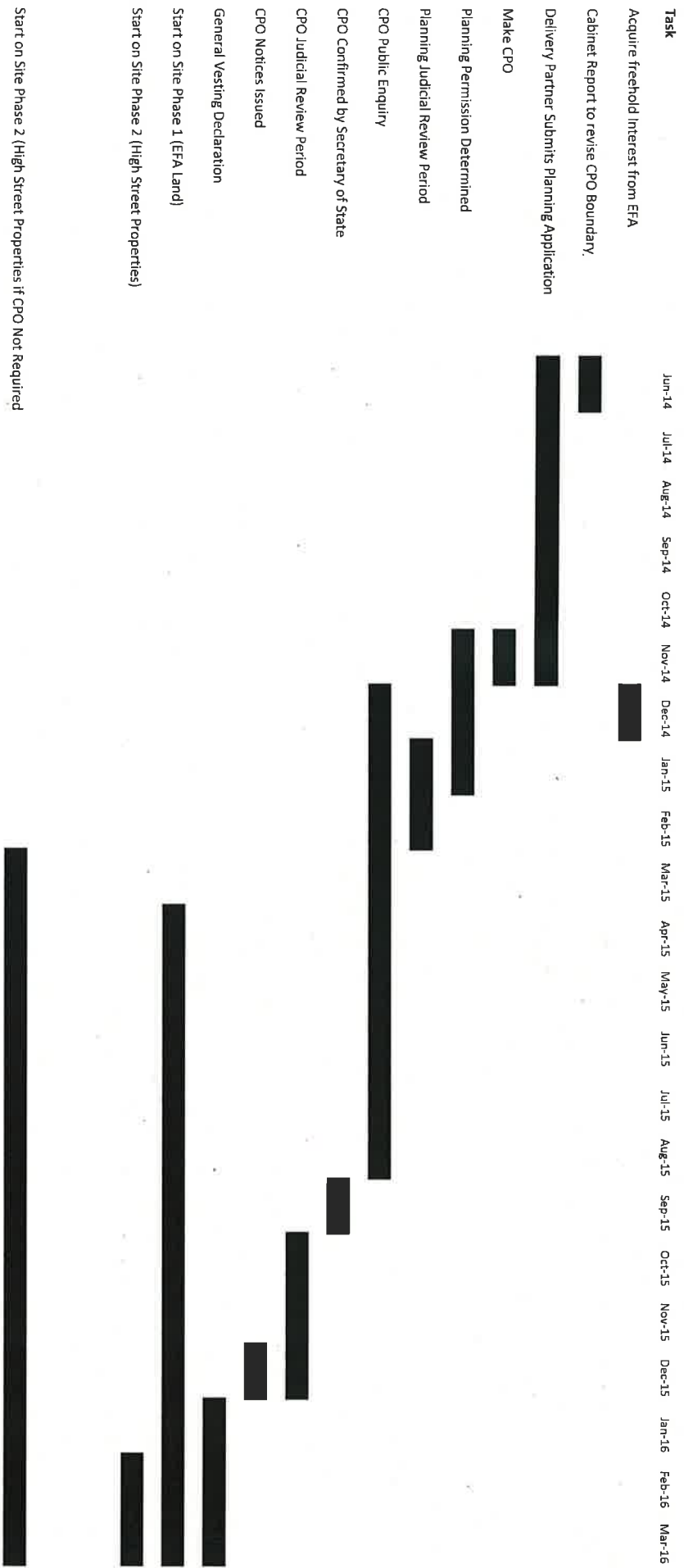
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ANNEX B: PROPOSED AREA FOR THE PONDER'S END PLANNING COMPULSORY PURCHASE ORDER



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# Annex C: Indicative Revised Delivery Programme for The Electric Quarter



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## MUNICIPAL YEAR 2014/2015 REPORT NO. **7**

**MEETING TITLE AND DATE:**
**Cabinet – 25<sup>th</sup> June 2014**
**JOINT REPORT OF:**

 Directors of Regeneration &  
 Environment and Finance,  
 Resources and Customer Services

Contact officer and telephone number:

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Agenda – Part 1	Item: 9
<b>Subject: Meridian Water – Proposed Delivery Arrangements</b>	
<b>Wards:</b> Upper Edmonton & Edmonton Green	
<b>Key Decision No.:</b> 3921	
<b>Cabinet Member consulted:</b>	
Cllr Ahmet Oykenner, Cabinet Member for Housing and Estate Regeneration	
Cllr Andrew Stafford, Cabinet Member for Finance	

### 1. EXECUTIVE SUMMARY

This report considers the next steps that the Council will need to undertake to further build confidence in the market and advance accelerated delivery of housing within Meridian Water. This includes making appropriate procurement arrangements and the possible acquisition of more land.

### 2. RECOMMENDATIONS

It is recommended that Cabinet:

- 2.1 Notes the background to the emerging Meridian Water proposed delivery arrangements;
- 2.2 Delegates authority to the Lead Members for Housing and Estate Regeneration and Finance acting in consultation with the Directors of Regeneration and Environment and Finance, Resources & Customer Services to finalise and agree appropriate delivery arrangements and associated legal agreements for Meridian Water.
- 2.3 Notes the progress made in developing a housing zone and agrees that Meridian Water can be a 'front runner'.

2.4 Notes that the brief of Jones Lang LaSalle Limited, the Council's external property advisor in this matter, is to be widened to further support the Council's delivery of Meridian Water in accordance with the existing provisions of Government Procurement Services Framework Agreement RM928 Estates Professional Services.

### **3. BACKGROUND**

- 3.1 Following reports of 16<sup>th</sup> October 2013, 12<sup>th</sup> March 2014 and 9<sup>th</sup> April 2014, Cabinet would note that Meridian Water comprises approximately 85 hectares in the south east of the borough and is one of the largest developable areas of land in North London. Located within the Central Leaside growth area and within the Mayor of London's wider Upper Lee Valley Opportunity Area, it has significant development potential.
- 3.2 Meridian Water could provide up to 5,000 new homes and up to 3,000 new jobs, along with all the necessary community and other infrastructure that would be needed to support a new sustainable neighbourhood of this scale.
- 3.3 Delivery of the Masterplan is already underway and Cabinet in April 2014 were updated on a number of live projects. These projects include rail improvements, education investment, public realm design and delivery and the Lee Valley Heat Network. Combined, these projects are gaining a momentum which is resonating with investors and other public sector partners.
- 3.4 In April 2014 Cabinet agreed Heads of Terms for strategic land purchases to advance and co-ordinate housing delivery in line with the published railway and education infrastructure investment. Work to acquire these sites is ongoing and contracts are being drafted with the intention to exchange as appropriate.
- 3.5 Stimulated by this activity, a significant landowner has been in contact with the Council regarding their own land and property interests within Meridian Water, with the intention to co-ordinate the development of their site in concert with the emerging interventions. This is a very positive step and is further evidence of the value of the efforts undertaken by the Council to date.
- 3.6 However, the Council must now consider and determine how development should advance and in particular how the land interests that the Council will acquire can be developed.

### **3.7 Procurement Approach**

As there is an opportunity to align the procurement of a delivery partner with another significant land-owner, this must be explored further as it is one way in which a comprehensive approach to the regeneration of Meridian Water can be achieved. But there are other approaches that could be taken as well should this not prove to be possible. Given the progress made to date it is now considered appropriate to engage major players in the market by inviting

expressions of interest in constructing new homes and supporting development within the development boundary. Equally, and at the same time we should also seek the interest of architects and urban designers as we seek to turn the exciting concept that is the Masterplan, into reality. This can be achieved using approved GLA Frameworks.

### 3.8 Mayoral Housing Zone Designation

3.8.1 The Mayor of London set out his intention to develop Housing Zones in his draft Housing Strategy published in November 2013. The purpose of these zones would be to accelerate the pace of housing development and generate additional housing supply.

3.8.2 Housing Zones could include measures such as targeted tax incentives, lighter touch planning and effective land assembly. The draft strategy suggested that there would be up to ten of these zones in London's Opportunity Areas, in which Meridian Water lies within the Upper Lee Valley Opportunity Area.

3.8.3 The GLA has identified Meridian Water as a possible 'front runner' to become a Housing Zone and as such Council officers have been working closely with Senior GLA executives and the Deputy Mayor for Housing, Land and Property to help shape what a Housing Zone offer could look like at Meridian Water. In particular the Council's ambitions to acquire land and accelerate housing delivery, has resonated strongly with the GLA.

3.9 Possible Housing Zone interventions could include:

- **Accelerated Planning** – where planning applications are commissioned early, to secure planning consent and therefore address a perceived barrier to development;
- **Land Purchase** – funding land is purchased by the Council, as the control of land is vital in controlling the accelerated delivery of housing;
- **Land Purchase Holding Costs** – in acquiring land there are holding costs associated that range from interest on loans to security measures, such costs are sometimes seen as a barrier to securing land in advance of the certainty of planning permissions;
- **Abnormal Development Costs** – Land Remediation costs is a standard part of developing brownfield sites, but these extra build costs can put a strain on the viability of schemes and this can have a severe impact on the amount of affordable housing that a scheme can deliver under viability considerations;
- **Affordable Housing** – this is always viewed as a cost to the development and the more resource that can be attributed to the provision of affordable housing can only help insure an approximate mix of housing tenure is delivered to create a truly sustainable neighbourhood;
- **Infrastructure** – in creating new neighbourhoods on brownfield sites appropriate roads, bridges, public space is required;

- **Affordable Energy** – the Lee Valley Heat Network will make a significant contribution to making running costs of housing within Meridian Water affordable and therefore assistance in the delivery of the necessary physical infrastructure can only be of benefit to the future occupiers and residents of Meridian Water.

3.10 The GLA has advised that a Housing Zone Prospectus will be launched on 30<sup>th</sup> June 2014, to a select audience of developers and investors, where ‘front runners’ will be invited to give a presentation outlining the potential interventions that will lead to accelerated housing delivery should their area be designated as a Mayoral Housing Zone. Following the launch, Councils will be invited to bid to secure a Housing Zone designation.

3.11 Irrespective of whether or not Meridian Water is designated as a Housing Zone, although it is clearly a strong candidate, the ability to control land will be important in attracting the interest of a delivery partner.

### **3.12 Potential Land Acquisition**

3.12.1 A possible opportunity to acquire more land within the boundary of the Meridian Water Masterplan area has arisen.

3.12.2 This land has the capacity to be redeveloped to provide a significant number of new homes and is therefore strategically important to realising the development ambitions of the Meridian Water Masterplan.

3.12.3 The Council’s property advisor, Jones Lang LaSalle Limited, has undertaken development appraisal work that shows, at the appropriate land price, that a viable housing-led scheme is possible. It is therefore proposed that the Council look to acquire this land through voluntary negotiation in the first instance.

3.12.4 Jones Lang LaSalle Limited has been providing the Council with general property advice, development appraisals and valuation work, under the Government Procurement Services Framework – Agreement RM928 – Estates Professional Services. It is now proposed that their brief be extended so that they can undertake the acquisition and disposal of land within the Meridian Water Masterplan area, on behalf of the Council, under appropriate instruction and in accordance with the Council’s Property Procedure Rules. The expansion of the brief can be achieved under the existing framework contract, but the widening of Jones Lang LaSalle’s brief is included in this report in the interests of transparency.

## **4. ALTERNATIVE OPTIONS CONSIDERED**

The report outlines that there are a number of procurement options available to the Council, to secure a delivery partner. If the Council did not secure a delivery partner then in order to deliver the Council’s stated objectives it would be necessary for the Council to fully finance the planning and delivery of

Meridian Water which is not supported by the Council's Medium Term Financial Plan.

## **5. REASONS FOR RECOMMENDATIONS**

- 5.1 For the Council to bring forward development in Meridian Water it is imperative that a delivery partner solution is procured that provides sufficient flexibility to respond to opportunities as they are presented.
- 5.2 Control of land, combined with appropriate delivery arrangements will ensure that the planning and development objectives for Meridian Water are achieved in a timely manner thus attracting further investment to the area.

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

### **6.1 Financial Implications**

- 6.1.1 It must be noted that consultancy fees and legal fees will be in addition to land acquisition costs and needs to be given careful consideration.
- 6.1.2 See further comments in Part 2 of this report.

### **6.2 Legal Implications**

- 6.2.1 The Council has power under section 1(1) of the Localism Act 2011 to do anything that individuals generally may do provided it is not prohibited by legislation and subject to Public Law principles. There is no express prohibition, restriction or limitation contained in a statute against use of the power in this way. In addition, section 111 of the Local Government Act 1972 gives a local authority power to do anything which is calculated to facilitate, or is conducive or incidental to the discharge of any of its functions. The recommendations detailed in this report are in accordance with these powers.
- 6.2.2 The setting up of any Joint Venture ("JV") would need to be in accordance with the governance requirements as set out under the Council's Constitution.
- 6.2.3. Any procurement of partners to participate within the JV would need to be in accordance with the Council's Contract Procedure Rules, EU rules, Property Procedure Rules, where applicable.
- 6.2.4 All legal agreements required in accordance with this report must be in a form approved by the Assistant Director of Legal Services.

## **6.3 Property Implications**

6.3.1 This report concerns specific property matters related to the Meridian Water proposed delivery arrangements. The property implications are therefore embodied throughout the report.

6.3.2 The specific proposals contained within this report are in line with the Council's objectives as contained within the Meridian Water Masterplan, which has been subject of previous reports.

## **7. KEY RISKS**

Key risks considered are:

- Taking no action could result in development not coming forward in a timely way, or not in concert with supporting infrastructure that is already in the pipeline, leaving an undesirable disconnect between the provision of new rail and education infrastructure and the provision of new homes, which is one of the Mayor's key priorities.
- Taking no action will mean that there is a risk that no new homes, jobs, schools and other community facilities are forthcoming in the required timescales, creating far greater development pressure elsewhere in the Borough.
- Some of the land is located in a 1:100 year flood risk area, but providing that proper attention is paid to design, which will be tested by the Environment Agency through the planning process there is no reason why residential development here should prove to be problematical.
- Any land acquired would need to be appropriately managed and secured to provide a satisfactory level of amenity, safety and security.

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

The acquisition of the land and the procurement of a delivery partner described in this report would enable the early development of new homes in Meridian Water in conjunction with the delivery of new education and rail infrastructure. Their subsequent development would be guided by the Meridian Water Masterplan which, amongst other things, seeks to achieve fairness for all, sustainable growth and the development of strong communities.

## **9. EQUALITIES IMPACT IMPLICATIONS**

- 9.1 These issues were summarised in the final EqlA report that was reported to the Local Plan Cabinet Sub-Committee at its 11<sup>th</sup> September 2013 meeting.
- 9.2 Any further equalities impact issues will be examined at the planning application stage on individual sites.
- 9.3 Procurement of a Delivery Partner would have to address the Council's Community Benefits Toolkit as part of any procurement process, no matter what strategy is ultimately adopted. This is particularly important in securing opportunities for local supply chains, jobs and training in a disadvantaged part of the Borough.
- 9.4 The development of Meridian Water will provide opportunities to access good quality jobs, homes and schools that will potentially benefit all members of the local community.

## **10. PERFORMANCE MANAGEMENT IMPLICATIONS**

Delivery of a comprehensive regeneration scheme at Meridian Water is a corporate priority within the Council's Business Plan for 2012-15. Completion of the Masterplan, and the delivery of phased infrastructure improvements including increased rail services, station improvements and new homes will help to meet Outcome 2.10 of the Business Plan; to improve the quality of life of residents through the regeneration of priority areas and to promote growth and sustainability.

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

A component of the Masterplan concerns the need to improve access to healthy living corridors. Meridian Water adjoins the Lee Valley Regional Park, the rivers and open spaces within which offer significant recreational and environmental benefits as do the series of reservoirs immediately to the south of the area. The Masterplan seeks to maximise this potential for existing and new residents by improving east/west and north/south connections through a network of open spaces. Improved connections will help deliver healthy living into the heart of the new development and reconnect the nearby communities with the Park. The Masterplan creates opportunities for formal and informal recreation and leisure, urban agriculture and outdoor learning. It draws the community and landscape together combining healthy living into the daily structure and form of Meridian Water. In accordance with the Core Strategy it required the delivery of new health facilities to support the new communities and suggests these should be located within Meridian Central neighbourhood

or where benefits from the co-location of services can most appropriately be realised.

- 11.2 In relation to the possible purchase of land, it will be necessary, through the process of due diligence, to establish the extent of contaminated land and to ensure that appropriate measures are taken to mitigate risks and to ensure its likely suitability for projected end uses.
- 11.3 The Council would also need to ensure that any acquired land was properly managed in order to provide a satisfactory level of amenity, safety and security.

## **12. Public Health Implications**

- 12.1 Meridian Water is a development that will have an overall beneficial effect on several determinants for health, in particular on employment and education (in terms of job training), which have been identified as priorities in the local area. A Health Impact Assessment will form part of any planning submission associated with Meridian Water.
- 12.2 Furthermore, Meridian Water has the potential to benefit several vulnerable groups which have been identified in the area. These groups include the unemployed, young people and children in poverty, mainly through education and training opportunities, but also the provision of new community infrastructure and links to the Lee Valley Regional Park, one of London's great outdoor assets, where informal recreation including walking and cycling, can have a positive impact on health.

### **Background Papers**

None.



## THE CABINET

### List of Items for Future Cabinet Meetings (NOTE: The items listed below are subject to change.)

#### MUNICIPAL YEAR 2014/2015

#### JULY 2014

1.       **Lee Valley Heat Network – Business Plan** Ian Davis

This will seek approval of the Business Plan for the Lee Valley Heat Network.  
**(Key decision – reference number 3706)**
2.       **Special Purpose Vehicle for New Build Council Homes** Ray James

This will seek approval to set up a Special Purpose Vehicle to enable the financing and development of new council homes. (Part 1) **(Key decision – reference number 3890)**
3.       **The Care Act 2014** Ray James

This will provide a report on the Care Act 2014 and the implications for the Council. **(Key decision – reference number 3933)**
4.       **Contract with the Mayor’s Office for Policing and Crime (MOPAC) for the Provision of Police Officers** Ian Davis

This will seek approval to award a new contract to the Mayor’s Office for Policing and Crime (MOPAC) to replace the existing contract agreement.  
**(Key decision – reference number 3934)**
5.       **Enfield Joint Adult Mental Health Strategy** Ray James

This will seek approval of Enfield’s Joint Adult Mental Health Strategy. **(Key decision – reference number 3938)**
6.       **Approval of the Strategy and Approach to Delivering Pupil Places** Andrew Fraser

This will provide an update on pupil place projections and highlight where extra school capacity will be required over the next five years. Approval will be sought for the general approach to providing extra pupil places, funding requirements and the identification of schools/sites suitable for providing any extra capacity through expansion or improvement of facilities. **(Key decision – reference number 3943)**

7. **ALMO Re-integration** Ray James  
This will seek approval of the plans for the re-integration of Enfield Homes. **(Key decision – reference number 3911)**
8. **Adoption North Circular Area Action Plan** Ian Davis  
This will seek approval to recommend the adoption of the North Circular Area Action Plan to full Council. **(Key decision – reference number 3918)**
9. **Quarterly Corporate Performance Report** Rob Leak  
This will present the quarterly corporate performance report. **(Key decision – reference number 3944)**
10. **Revenue Outturn 2013/14 and 2015/16 Financial Outlook** James Rolfe  
This will set out the revenue outturn position for 2013/14. It will also provide a summary of the financial outlook for 2015/16 and beyond. **(Key decision – reference number 3946)**
11. **Capital Outturn Report 2013/14** James Rolfe  
This will summarise the capital outturn position for 2013/14. **(Key decision – reference number 3947)**
12. **Bury Street West** James Rolfe  
This will set out proposed residential development options of the former parks depot facility, Bury Street West, Edmonton, N9. **(Key decision – reference number 3959)**
13. **Re-provision Project – Appointment of Contractor** Andrew Fraser  
This will seek authority for the Council to enter into a contractual agreement following a procurement process. **(Key decision – reference number 3963)**

<b>SEPTEMBER 2014</b>
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1. **Dujardin Mews – Appropriation for Planning Purposes** Ray James  
This will seek approval to the required appropriation for Dujardin Mews. (Parts 1 and 2) **(Key decision – reference number 3734)**
2. **Alma Housing Management Strategy** Ray James  
This will explain the future housing management arrangement for the new Alma Estate and Dujardin Mews. **(Key decision – reference number 3806)**

3. **New Avenue Estate Renewal Scheme** Ray James

This will seek approval to appoint the preferred bidder at the final tender stage to develop the New Avenue Estate. (Parts 1 and 2) **(Key decision – reference number 3793)**

4. **Award of Contract for Extracare Service at Skinners Court** Ray James

This will seek approval of the award of contract. (Parts 1 and 2) **(Key decision – reference number 3824)**

5. **Housing Development Strategy** Ray James

This will seek approval to the Council's Housing Development Strategy. **(Key decision – reference number 3369)**

6. **Small Housing Sites – Phase 2** Ray James

This will recommend a development strategy and set out which sites are to be considered for development, subject to consultation and detailed design. The report will include a summary of feasibility work undertaken to date and request authority to progress the project. (Parts 1 and 2) **(Key decision – reference number 3920)**

7. **Revenue Monitoring Report July 2014** James Rolfe

This will provide information on the overall revenue monitoring position of the Council projecting the end of year provisional outturn position as at July 2014. **(Key decision – reference number 3948)**

8. **Capital Monitoring Report June 2014** James Rolfe

This will provide information on the capital monitoring position of the Council projecting the end of year provisional outturn position as at June 2014. **(Key decision – reference number 3954)**

9. **London Borough of Enfield Key Decision Threshold Review** James Rolfe

This will recommend an amendment to the financial threshold criteria for a key decision in Enfield. (Part 1) (Non key)

10. **Designation of KLC Business Assembly as a Neighbourhood Forum and Station House Mews as a Neighbourhood Area** Ian Davis

This will relate to giving status to a neighbourhood forum to conduct neighbourhood planning in part of the Edmonton Green ward. **(Key decision – reference number tbc)**

**11. Community Infrastructure Levy** Ian Davis

This will recommend that the Council proceeds with the publication of a Draft Charging Schedule for consultation and thereafter, submission to the Secretary of State for independent examination. **(Key decision – reference number 3844)**

**OCTOBER 2014**

**1. Revenue Monitoring Report August 2014** James Rolfe

This will provide information on the overall revenue monitoring position of the Council projecting the end of year provisional outturn position as at August 2014. **(Key decision – reference number 3949)**

**NOVEMBER 2014**

**1. Revenue Monitoring Report September 2014** James Rolfe

This will provide information on the overall revenue monitoring position of the Council projecting the end of year provisional outturn position as at September 2014. **(Key decision – reference number 3950)**

**DECEMBER 2014**

**1. Revenue Monitoring Report October 2014** James Rolfe

This will provide information on the overall revenue monitoring position of the Council projecting the end of year provisional outturn position as at October 2014. **(Key decision – reference number 3951)**

**2. Capital Monitoring Report September 2014** James Rolfe

This will provide information on the capital monitoring position of the Council projecting the end of year provisional outturn position as at September 2014. **(Key decision – reference number 3955)**

**JANUARY 2015**

**FEBRUARY 2015**

**1. Revenue Monitoring Report December 2014** James Rolfe

This will provide information on the overall revenue monitoring position of the Council projecting the end of year provisional outturn position as at December 2014. **(Key decision – reference number 3952)**

2. **Revenue Budget 2015/16 and Medium Term Financial Plan** James Rolfe

This will seek approval to set the Council Tax levels for 2015/16 and approve the capital programme for the next four years. **(Key decision – reference number 3957)**

3. **Housing Revenue Account Rent Setting Report 2015/16** James Rolfe/  
Ray James

This will seek approval to set the level of Council housing rents in 2015/16. **(Key decision – reference number 3958)**

**MARCH 2015**

1. **Capital Monitoring Report December 2014** James Rolfe

This will provide information on the capital monitoring position of the Council projecting the end of year provisional outturn position as at December 2014. **(Key decision – reference number 3956)**

**APRIL 2015**

1. **Revenue Monitoring Report February 2015** James Rolfe

This will provide information on the overall revenue monitoring position of the Council projecting the end of year provisional outturn position as at February 2015. **(Key decision – reference number 3953)**

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**CABINET - 9.4.2014****MINUTES OF THE MEETING OF THE CABINET  
HELD ON WEDNESDAY, 9 APRIL 2014****COUNCILLORS**

**PRESENT** Doug Taylor (Leader of the Council), Achilleas Georgiou (Deputy Leader), Chris Bond (Cabinet Member for Environment), Christine Hamilton (Cabinet Member for Community Wellbeing and Public Health), Donald McGowan (Cabinet Member for Adult Services, Care and Health), Ayfer Orhan (Cabinet Member for Children & Young People), Ahmet Oykener (Cabinet Member for Housing) and Andrew Stafford (Cabinet Member for Finance and Property)

**ABSENT** Bambos Charalambous (Cabinet Member for Culture, Leisure, Youth and Localism) and Del Goddard (Cabinet Member for Business and Regeneration)

**OFFICERS:** Rob Leak (Chief Executive), James Rolfe (Director of Finance, Resources and Customer Services), Asmat Hussain (Assistant Director Legal), Sally McTernan (Assistant Director Community Housing Services), Paul Walker (Assistant Director, Regeneration, Planning & Programme Management), Ilhan Basharan (Communities Manager), John Austin (Assistant Director - Corporate Governance), Paul Reddaway (Head of Finance, Treasury and Pensions), Andrea Clemons (Acting Assistant Director Community Safety and Environment), Bob Griffiths (Assistant Director - Planning, Highways & Transportation), Linda Dalton (Principal Lawyer), Jenny Tosh (Assistant Director - Education Services, Schools & Childrens' Services.), Jayne Middleton-Albooye (Principal Lawyer), Keith Crocombe (Interim AD of Property Services), Marc Clark (Project Manager - Ponders End), David Levy (Assistant Director Procurement), Kim Sharpe (Category Manager - Corporate Procurement), Sue McDaid (Head of Regulatory Services) and David Greely (Corporate Communications Manager) Jacqui Hurst (Secretary)

**Also Attending:** Councillor Michael Lavender  
Mr Graham Collier and Mr Philip McGriskin – spokespersons for the deputations to Cabinet.

**1****APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Del Goddard (Cabinet Member for Business and Regeneration) and Bambos Charalambous (Cabinet Member for Culture, Leisure, Youth and Localism).

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**2**

**DECLARATION OF INTERESTS**

Asmat Hussain (Assistant Director – Legal) advised Members that a dispensation had been granted by the Monitoring Officer to Cabinet Members tonight in respect of Report No.230 – Proposal to Implement a Borough-wide Additional and Selective Licensing Scheme for Private Sector Landlords (Minute No.7 below refers).

The Council's Monitoring Officer had granted the dispensation in accordance with the Council's Constitution to the following Members: Councillors Ahmet Oykenner, Andrew Stafford, Achilleas Georgiou, Don McGowan, Ayfer Orhan and Chris Bond. Under the Code of Conduct they had declared a disclosable pecuniary interest that they themselves or their spouse, partner, civil partner, family members or persons with whom they had a close association or personal relations might be affected by the report in so far as they were landlords or knew landlords who were within these relationships.

The dispensation had been granted to allow the Cabinet to ensure it was quorate, and that the Cabinet could participate in this item and not impede the transaction of the business tonight.

**3**

**URGENT ITEMS**

NOTED, that the reports listed on the agenda had been circulated in accordance with the requirements of the Council's Constitution and the Local Authorities (Executive Arrangements) (Access to Information and Meetings) (England) Regulations 2013 with the exception of:

Report No.230 – Proposal to Implement a Borough-wide Additional and Selective Licensing Scheme for Private Sector Landlords (Minute No.7 below refers)

Report Nos. 237 and 240 – Meridian Water: Development Opportunities (Minute Nos. 14 and 26 below refer)

These requirements state that agendas and reports should be circulated at least 5 clear working days in advance of meetings.

**AGREED** that the above reports be considered at this Cabinet meeting.

**4**

**DEPUTATIONS AND PETITIONS**

Councillor Doug Taylor (Leader of the Council) advised those present that arrangements had been made for the meeting to be filmed and relayed to an overflow room.



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Councillor Taylor further advised that two deputations were to be received by the Cabinet in respect of the proposal to introduce Additional and Selective Licensing into the Borough. Each deputation would be given five minutes to put forward their representations. It was also noted that the Council had received a petition (the wording of which was attached as appendix 8 to the report) which would be one of the matters that Cabinet would take into account in reaching its decision tonight. In keeping with the Council's normal process, the signatories were being verified and upon completion of this process, the petition would be dealt with in accordance with the Council's petition scheme.

Following the deputations, the Cabinet would consider Report No.230 – Proposal to Implement a Borough-wide Additional and Selective Licensing Scheme for Private Sector Landlords (as detailed in Minute No.7 below). Note: Whilst the order of the agenda was varied, the minutes follow the order of the printed agenda.

Councillor Taylor welcomed those present and invited the deputations to present their views to the Cabinet. The following arose:

**Deputation by Mr Graham Collier** (accompanied by Mr Graham Roberts, Rachel Circus and Constantinos Regas).

Mr Collier presented a full and detailed deputation to the Cabinet outlining his objections to the proposals and questioning the justification of the proposed scheme. He questioned the perceived link between anti-social behaviour and private rented sector housing and quoted from Report No.230 to support his views. He expressed a view that the basis of the scheme was unreliable and statistically invalid. Attention was drawn to the Council's public health and wellbeing website pages in respect of levels of social deprivation and the correlation that could be seen with anti-social behaviour. He stated that the scheme unfairly stigmatised both private sector landlords and tenants with the accusation that the private rental sector was a major source of anti-social behaviour in Enfield. Mr Collier felt that the scheme risked many perverse outcomes and outlined for Members his views in this respect.

In conclusion Mr Collier asked that the Council arrange further consultations with a group involving landlords and managing agents to produce a workable scheme. There were many individuals in the Enfield rental sector who would be happy to give assistance to the Council.

**Deputation by Mr Philip McGriskin** (representing the National Landlords Association)

Mr McGriskin presented a full and detailed deputation to the Cabinet. It was noted that the National Landlords Association (NLA) membership had approximately 300 individual landlord members in Enfield. A full and extensive submission had already been made to the Council as part of the consultation undertaken. Mr McGriskin extracted some of the main points from the

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response which had already been submitted. The points included the following:

- The evidence provided to support the introduction of licensing.
- The specific resources that the Council would allocate.
- Probable consequences of the proposed scheme
- Selective licensing was seen as ineffective in dealing with anti-social behaviour.
- A guidance document was requested for landlords dealing with anti-social behaviour
- The additional resources that the Council would need to provide for enforcement measures
- The NLA would be willing to work with the Council on a number of issues.
- The existing legislation and powers of the Council – outlined in full.
- A request for the Council's equalities and diversity assessment for undertaking referencing for tenants.
- The current process open to landlords to enforce the law against a tenant causing anti-social behaviour.
- The NLA urged the Council to develop a strategy that could also include action against any tenants that were persistent offenders.

Councillor Taylor thanked the deputations for their presentations and invited Councillor Ahmet Oykenner (Cabinet Member for Housing) and Sally McTernan (Assistant Director Community Housing Services) to respond.

Councillor Oykenner reported that there had been a significant rise in the number of properties in the private rented sector over the last 10 years. The Council wished to support the development of a good quality private rented sector and positive tenancy management. Councillor Oykenner had been very concerned to note a number of inaccurate statements which had been posted on-line in opposition to the proposed scheme. The claims which had been made were outlined to Members and the correct factual information provided to them. The maximum fee over a five year period would be £500 with an early bird discount of £250. The Council would not profit from the scheme and the licence fee would only cover costs involved. The same fee would be applied for all properties. A single fee would apply for the five year period. The scheme would provide appropriate support for responsible landlords. He was concerned that the proposed scheme had been repeatedly misrepresented.

Sally McTernan (Assistant Director Community Housing Services) in support of Councillor Oykenner and in response to the deputations raised a number of points. It was noted that the comments received during consultation had informed the process. A number of specific responses were given to the issues which had been outlined in the deputation on behalf of the National Landlords Association including: The Council had considered all of the evidence available and was satisfied that a correlation between the presence of anti-social behaviour and the private rented sector had been established to a reasonable standard. The Council had a strategic approach to tackling anti-

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social behaviour and had made links to the relevant strategies. Licensing was an important augmentation to the existing toolkit. The costs would be proportionate and tax deductible materialising into a small additional overhead which could be as low as 58p per week for those paying the highest rate of tax. Clear standards would be set but landlords would be reminded of their obligations regarding tenancy and property management and support offered to landlords who are managing issues associated with their properties; comprehensive guidance will be developed. Enforcement would be intelligence led and the cost would not be met by the licensing fee. The Council would welcome working with the National Landlords Association to further develop a number of matters such as tenant information packs. The Council was aware and used its existing powers but in spite of this there remains stubborn and persistent anti-social behaviour of certain types across the borough. Further discussion would take place regarding references for tenancies. There is an expectation that landlords will work in partnership to tackle anti-social behaviour. The Council has an expectation that landlords will take action to enforce tenancy agreements and conditions; support will be provided to landlords as appropriate, including having a place as part of the multi-agency response dealing with anti-social behaviour. The Council welcomed the comments which had been made during the consultation and the issues which had been raised through the deputations to Cabinet.

Councillor Taylor then invited questions from Members and the following issues arose in discussion:

1. Councillor Ayfer Orhan questioned whether any organisations in the Borough were in support of the proposed scheme. It was confirmed that support had been expressed during the consultation. The Chief Executive of the Citizens' Advice Bureau in Enfield had publicly stated their support of the proposals today.
2. Councillor Christine Hamilton sought an explanation of the evidence of the links with anti-social behaviour and the private rented housing sector. It was noted that a range of performance information both historic and current had been reviewed, in addition an independent research company had been commissioned to identify any correlation – Neighbourhood Knowledge Management (NKM). The Council had considered a wide range of evidence.
3. Questions were raised by the deputees in relation to the impact of the inspection requirements and the resources that would be necessary to manage this aspect of the scheme. In response, the financial modelling assumptions were outlined to those present including the inspection assumptions and the resources that would be required.
4. Clarification was provided on the proposed licence fee and the support that would be available to landlords and tenants. The Council's powers to deal with anti-social behaviour were noted together with the expectations that the Council would have of registered landlords to enforce their tenancy agreements.

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5. Councillor McGowan noted the offer of those landlords present to work with the Council to develop the scheme. The experience that they could bring to the process was noted. The need to streamline the registration process as much as possible was highlighted.
6. It was noted that those present did not represent the "Stop Enfield" campaign.
7. Mr Regas raised specific concerns regarding the statistical evaluation within the report and questioned the correlation with anti-social behaviour. He stated that a validated technique had not been used and should not therefore be relied upon. Mr Regas felt that the proposed scheme was flawed.
8. It was noted that consultation had taken place and that issues and suggestions raised had been taken on board. The further involvement of landlords in the development of the scheme design would be welcomed.
9. In summary, Councillor Oykenner expressed his thanks to the deputees for their input and offer of further involvement. The Council would continue to work with landlords to develop a positive way forward. The Council had listened to the issues raised during consultation with a majority of residents expressing support for the scheme.

In conclusion, Councillor Taylor reported that as part of the scheme it was noted that the petition, subject to satisfactory verification would be referred to the Council's Overview and Scrutiny Committee and that the date of the meeting would be advised in due course.

Members then considered Report No.230 as detailed in Minute No.7 below.

**5**

**ITEMS TO BE REFERRED TO THE COUNCIL**

**AGREED** that there were no items to be referred to full Council.

**6**

**REVENUE MONITORING REPORT 2013/14 : FEBRUARY 2014**

Councillor Andrew Stafford (Cabinet Member for Finance and Property) introduced the report of the Director of Finance, Resources and Customer Services (No.229) setting out the Council's revenue monitoring position of level spend based on information to the end of February 2014.

NOTED

1. The revenue outturn balanced budget projection for 2013/14.

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2. That Table 2 in the report set out the forecast outturn table which showed all areas to be on budget.
3. The treasury management and cash flow analysis and the achievement of savings as set out in sections 6 and 8 of the report.

**Alternative Options Considered:** Not applicable to this report.

**DECISION:** The Cabinet agreed

1. The allocation of £533k from Central Contingency to Schools and Children's Services in respect of the overspend on No Recourse to Public Funds (section 5.6 of the report referred) and that this pressure would be met centrally in future years.
2. That the Cabinet Members for Children and Young People and Finance and Property take the decision on the allocation of the one-off grants for Special Educational Needs and Disability Reform and Adoption Reform set out in section 10 of the report.

**Reason:** To ensure that Members were aware of the projected budgetary position for the Authority for the current year including all major budget pressures and underspends which had contributed to the present monthly position and that were likely to affect the Council's finances over the period of the Medium Term Financial Plan.

**(Key decision – reference number 3765)**

**7**

**PROPOSAL TO IMPLEMENT A BOROUGH-WIDE ADDITIONAL AND SELECTIVE LICENSING SCHEME FOR PRIVATE SECTOR LANDLORDS**

(Minute No.4 above also referred)

Following on from the consideration of the deputations and the detailed discussions arising, Members then considered the report of the Director of Health, Housing and Adult Social Care (No.230) recommending the introduction of borough wide additional licensing of houses in multiple occupation, which do not fall within the existing mandatory licensing scheme and selective licensing of other private rented properties.

NOTED

1. That the percentages detailed in paragraph 4.14 were incorrect and should read as follows:
  - 83% of individuals who live in Enfield strongly or tend to agree with the proposal, alongside a majority of Enfield businesses (61%) and local organisations (86%)
  - In contrast, only 12% of letting or managing agents, and 15% of private landlords supported the general proposals.

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It was noted that the correct figures, as shown above were detailed in Appendix 5 of the report (page 78 of the agenda pack referred).

**Alternative Options Considered:** NOTED that the following alternative options had been considered prior to consultation stage, and re-assessed following consultation:

- a. To implement an additional licensing scheme only.
- b. To implement a selective licensing scheme only.
- c. Do nothing further and continue with existing schemes and approaches.
- d. Focus only on "hotspot" areas (i.e. small designations of the schemes).

Full details of the alternative options considered were set out in section 5 of the report.

**DECISION:** The Cabinet

(Minute No.4 above also referred and detailed the deputations received by the Cabinet).

1. Noted the evidence and consultation findings that had been collected as part of developing the rationale for the additional and selective licensing schemes including improvements made as a direct result of feedback gathered through the consultation undertaken with stakeholders.
2. Agreed to approve the introduction of the additional and selective schemes to come into force on 1 April 2015 for a five year period, and to designate:
  - a. A selective licensing area of the district of the London Borough of Enfield as delineated and edged red on the map at Appendix 1(a) of the report.
  - b. An additional licensing area of the district of the London Borough of Enfield as delineated and edged red on the map at Appendix 1(b) of the report.
3. Delegated authority to the Director of Health, Housing and Adult Social Care and/or the Director of Regeneration and Environment and/or the Director of Finance, Resources and Customer Services, as appropriate, to agree changes to the proposed implementation where necessary and ensure that all statutory notifications were carried out in the prescribed manner for those designations.
4. Reviewed and approved the licence conditions and fee structures that would be applied to all private rented sector properties in the borough as a result of these designations (appendices 2 and 3 of the report referred).

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5. Considered and agreed the proposed (annual) review arrangements, when members would receive an update on progress and impact (as detailed in paragraph 4.32 of the report).
6. Agreed that a reference group of landlords be established to enable feedback to the Council to be received on processes associated with administering the scheme. Steps would also be taken to ensure efficient and effective operational processes which minimise potential bureaucratic burdens for landlords at all times. These would be key principles underpinning the design of the scheme.
7. Agreed that private sector landlords would be invited to join the Council's anti-social behaviour Action Group (ASBAG), to be part of the multi-agency partnership, as appropriate, to tackle anti-social behaviour associated with private sector rental homes.

**Reason:** NOTED that the detailed reasons for the recommendations set out above were outlined in full in section 6 of the report.

**(Key decision – reference number 3886)**

**8**

**FAIRNESS FOR ALL - EQUALITY AND DIVERSITY SUMMARY ANNUAL REPORT 2013**

Councillor Christine Hamilton (Cabinet Member for Community Wellbeing and Public Health) introduced the report of the Chief Executive and Director of Finance, Resources and Customer Services (No.231) presenting Enfield Council's Equality and Diversity Scheme Summary Annual Report 2013.

**NOTED**

1. Councillor Hamilton expressed her thanks to all officers involved including James Rolfe, Ilhan Basharan and Martin Garnar.
2. That the Council had made substantial progress in embedding the equality and diversity agenda deeper into how it worked. The Council had gained accreditation as an "excellent" authority under the Equality Framework for Local Government – one of only twelve councils in the country to do so.
3. That this was a Council priority and supported fairness for all in Enfield.

**Alternative Options Considered:** No alternative options had been considered as this was a statutory obligation.

**DECISION:** The Cabinet agreed to approve the publication of the Equality and Diversity Summary Annual Report 2013.

**Reason:** The proposed recommendations would ensure that the Council complied with legislation. The recommendations also met the requirements of

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the Equality Framework for Local Government for which the Council had been awarded accreditation at the excellent level (one of only 12 authorities nationally).

(Non key)

**9**

**PREPARING ENFIELD'S SCHOOL KITCHENS FOR THE INTRODUCTION OF FREE SCHOOL MEALS FOR PUPILS UNDER SEVEN AND THE IMPACT ON CAPITAL INVESTMENT**

Councillor Ayfer Orhan (Cabinet Member for Children and Young People) introduced the report of the Director of Schools and Children's Services (No.232) setting out proposals for preparing Enfield's School Kitchens for the introduction of free school meals for pupils under seven and the impact on capital investment.

**NOTED**

1. That whilst supporting the provision of a free school lunch from September 2014 for every child in reception year 1 and year 2 in state-funded schools, the significant funding requirements in order to achieve this were highlighted for Members' attention, as set out in the report.
2. A project team had been established to evaluate the Government's initiative and the review of school facilities, as detailed in paragraph 3.4 of the report. A programme of required works had been identified.
3. The initial funding to be provided by Central Government as set out in the report. Councillor Orhan highlighted the difficulties that the Council would face should the necessary funding not be made available from the Government in future years. Other options would need to be considered if necessary.
4. The funding allocations as set out in paragraph 3.3 of the report were not sufficient to meet the cost of the full requirements that had been identified within the Borough.

**Alternative Options Considered:** In considering potential projects, the Schools and Children's Services Asset Management Unit had reviewed all primary school kitchens affected by the new legislation and because of the limits on available funding it had been necessary to prioritise certain categories of schemes and defer proposals having lesser priority to arrive at the schools listed in section 3.4 of the report.

**DECISION:** The Cabinet agreed that approval be given to

1. The proposed programme of works including professional and technical expenses detailed in Appendix 1 to the report or any other emergency schemes proceeding up to the total Programme value of £3.838m over three years, subject to funding being available.



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2. The Director of Schools and Children's Services approving tenders through an operational decision for individual schemes of aggregated value up to a maximum of £250,000 including professional and technical expenses.
3. A portfolio decision being secured to approve tenders for any proposals exceeding £250,000 in value including professional and technical expenses.
4. The Director of Schools and Children's Services being authorised to manage the Programme in a flexible way within the overall budget available to take account of variations between estimates and tender costs and the need to substitute schemes having a greater technical priority if the need arises using the tender acceptance report pro forma.
5. Note the funding of the 2015/16 and 2016/17 programme was dependent on future years' capital grant allocations from Central Government that had not yet been confirmed and should these not be forthcoming there would be insufficient funds to complete the works at Eldon. Officers would need to review the funding strategy and bring a further report to Cabinet for approval to proceed.

**Reason:** To enable work to be commissioned on kitchen works in schools for 2014/15 and meet the requirements of the Central Government UISFM (universal infant free school meals) initiative.

**(Key decision – reference number 3889)**

**10**

**MANAGEMENT OF FLOOD RISK TO PROTECT RESIDENTS AND BUSINESSES IN ENFIELD**

Councillor Chris Bond (Cabinet Member for Environment) introduced the report of the Director – Regeneration and Environment (No.233) describing the extent and range of activities undertaken by Enfield Council and its partners to protect residents and businesses from flooding both locally and to those areas downstream that could potentially be affected by runoff from Enfield.

**NOTED**

1. The good work undertaken within Enfield with regard to flood risk management activities as set out in the report. Members' attention was also drawn to the proposed future work as detailed in the report.
2. The success of Enfield in attracting funding from the Environment Agency.

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**Alternative Options Considered:** The option of doing nothing was not considered appropriate as it would lead to increased flooding, threatening Enfield's residents and businesses.

**DECISION:** The Cabinet agreed

1. That Enfield Council continue to support the actions described in the report to manage flood risk and reduce it where possible.
2. That Council note the additional investment in flooding mitigation measures during the last few years and note the continued investment outlined in the Highways Capital Programme.
3. To support the ongoing use of Council capital and other external funding streams identified for flood mitigation, maintenance and monitoring works including the development of a programme for the planned extension of CCTV cameras and monitoring equipment to critical locations in order to assess flooding risk during storm events.

**Reason:** To ensure that Enfield complied with statutory duties in relation to flood risk management – in particular the requirements set out in the Flood and Water Management Act 2010 to reduce the risk of flooding to private properties and businesses.

**(Key decision – reference number 3885)**

11

**LONDON COUNCILS: LONDON LOCAL GOVERNMENT PENSION SCHEME COLLECTIVE INVESTMENT VEHICLE**

Councillor Doug Taylor (Leader of the Council) introduced the report of the Director of Finance, Resources and Customer Services (No.234) setting out proposals for the establishment of a London Local Government Pensions Scheme Collective Investment Vehicle.

NOTED

1. That comments had been received from UNISON which were circulated at the meeting for Members' consideration. It was noted that GMB did not share UNISON's views.
2. Councillor Taylor would respond in writing to UNISON on the specific points that they had raised.

**Alternative Options Considered:** There were no alternative options.

**DECISION:** The Cabinet agreed to

1. Note the Enfield Pension Board had considered and approved the London Councils report at its meeting on 26 February 2014.

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2. Note the work being undertaken to establish a collective investment vehicle, in the form of an authorised contractual scheme (the “ACS”), and the incorporation of a private company limited by shares, to act as the Authorised Contractual Scheme Operator (the “ACS Operator”), for local authority pensions in London (“the Arrangements”).
3. Endorse that a London Local Government Pensions Scheme Collective Investment Vehicle be established, structured and governed as outlined in the report.
4. Agree that the London Borough of Enfield becomes a shareholder in the ACS Operator, and to contribute £1 to the ACS Operator as initial capital.
5. Appoint the Chair of the Pension Board as the elected member who would have power to act for the London Borough of Enfield in exercising its rights as a shareholder of the ACS Operator.
6. Appoint the deputy Chair of the Pension Board to act as the nominated deputy in this shareholder capacity.
7. Agree that a representative body, in the form of a new sectoral joint committee (the “Pensions CIV Joint Committee”), be established pursuant to the existing London Councils Joint Agreement to act as a representative body for those local authorities that resolve to participate in the Arrangements.

**Reason:** To ensure that the Council’s Treasury Management Strategy was fully compliant with the new CIPFA Code of Practice and to demonstrate good practice.

(Non key)

**12**

**SUSTAINABLE PROCUREMENT**

Councillor Andrew Stafford (Cabinet Member for Finance and Property) introduced the report of the Director of Regeneration and Environment and Director of Finance, Resources and Customer Services (No.235) setting out the steps that Enfield Council had taken to embed sustainability into the procurement process, the benefits that this action had achieved to date and what projects were currently being taken forward in order to continue to deliver improved outcomes to the environment, residents and the local economy.

**NOTED**

1. The good progress which had been made in embedding sustainability into the procurement processes. A number of specific projects and developments were highlighted for Members’ attention.

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2. That work would continue. Members expressed their appreciation to David Levy (Assistant Director Procurement) and his colleagues for the excellent work which had been undertaken to date.

**Alternative Options Considered:** Do nothing. However Sustainable Procurement supported Enfield Council's vision to make Enfield a better place to live and work, delivering fairness for all, growth and sustainability and strong communities and so this had not been an option. There was also a legal obligation on the Council by the Public Services (Social Value) Act which required contracting authorities to take local wellbeing into account before starting a procurement process.

**DECISION:** The Cabinet agreed to note the achievements to date and considered ongoing and future activity to embed sustainability into procurement processes.

**Reason:** To continue to build on the positive actions achieved to date in embedding Sustainability in the procurement process, and to ensure that Enfield procurement continued to meet its legislative requirements.  
(Non key)

**13**

**CCTV STAFFING AWARD OF CONTRACT**

Councillor Christine Hamilton (Cabinet Member for Community Wellbeing and Public Health) introduced the report of the Director of Regeneration and Environment (No.236) seeking approval to award the new CCTV staffing contract from July 2014.

**NOTED**

1. That Report No.239 also referred as detailed in Minute No.25 below;
2. The value of having an excellent CCTV service. The new contract had been designed with sufficient capacity for growth. This would allow the Enfield Public Safety Centre to offer various other public safety, telecare or alarm and response security services both to the authority and to future external clients for income generation.
3. The positive impact on the Council's priority of Strong Communities as set out in section 8.3 of the report.

**Alternative Options Considered:** The current CCTV monitoring staffing contract was due to expire on 1 April 2014 (this had been extended by three months via a waiver until the end of June 2014) and procurement and government regulations required the contract to be re-tendered. An option to consider bringing the service in-house had been rejected on the grounds it

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would not be economically viable and against the Leaner principles of the council.

**DECISION:** The Cabinet agreed to

1. Approve the award of the contract to “Contractor A” who was the successful tenderer, as detailed in Report No.239 (Minute No.25 below referred).
2. Approve the commencement of the contract from July 2014 for a period of five years with an option to extend by a further period of up to two years.
3. Approve Contractor A’s tendered price detailed in Report No.239 (Minute No.25 below referred).
4. Note that the contract had been designed with sufficient capacity for growth. This would allow the Enfield Public Safety Centre to offer various other public safety, telecare or alarm and response security services both to the authority and to future external clients for income generation.

**Reason:** This contract had been evaluated and considered to cover all the requirements of the various services the Enfield Public Safety Centre delivers. The contract had further been expanded in scope to allow future provision of other aspects of security and public safety work and had capacity for growth without the need for additional changes. The successful bidder returned a compliant bid and scored highly on the quality assessment process.

**(Key decision – reference number 3795)**

**14**

**MERIDIAN WATER: DEVELOPMENT OPPORTUNITIES**

Councillor Andrew Stafford (Cabinet Member for Finance and Property) introduced the report of the Director of Regeneration and Environment and Director of Finance, Resources and Customer Services (No.237) regarding development opportunity areas that were located within the boundaries of the Meridian Water Masterplan.

**NOTED**

1. That Report No.240 also referred as detailed in Minute No.26 below;
2. The background to the proposals including the potential for new homes, new job creation and infrastructure development as set out in the report.
3. The investment by Network Rail to upgrade Angel Road station as set out in section 4 of the report.

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4. Councillor Taylor highlighted the significance of this regeneration project and the benefits that it would bring to the Borough's eastern corridor.

**Alternative Options Considered:** NOTED that the following options had been considered:

1. Declining the possible purchase of the land potentially available to the Council had been considered, but rejected due to the uncertain timescales associated with their owner bringing the land to market and securing development and consequent benefits for the community.
2. The purchase of all of the sites as a package had been considered "in principle", but this was not an option open to the Council at this time.
3. The use of compulsory purchase powers to acquire the land that comprises the opportunity, either as a package or individually had also been considered, but this was not the Council's first preference given the negotiations that were currently taking place with the land-owner. This should perhaps be best regarded as a reserve power to be used if the land-owner in question were to, for example, put forward unreasonable (or unduly onerous) terms, such that the purchase proposition would be unlikely to be taken-up in the market.

**DECISION:** The Cabinet agreed to

1. Note the background to Meridian Water Development Opportunities.
2. Authorise the purchase of land in accordance with the substantially agreed Heads of Terms, attached to Report No.240 (containing exempt information) and subject to appropriate due diligence and the actions detailed in decisions 3, 4 and 5 below.
3. Delegate authority to the Cabinet Member for Business and Regeneration, and the Cabinet Member for Finance and Property (or their appropriate successors following the Council election in May 2014) acting with the Director of Regeneration and Environment and the Director of Finance, Resources and Customer Services to develop and finalise the Heads of Terms, subject to a further portfolio report which would confirm that the Heads of Terms were satisfactory to the Council.
4. Delegate to the Director of Regeneration and Environment, acting with the Director of Finance, Resources and Customer Services authority to obtain any necessary environmental liability insurance and a satisfactory level of assurance from the Environment Agency.
5. Delegate to the Cabinet Member for Business and Regeneration, and the Cabinet Member for Finance and Property (or their appropriate successors following the Council election in May 2014) acting with the Director of Regeneration and Environment and the Director of Finance, Resources and Customer Services authority to exchange and complete the purchase agreements when appropriate; and

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6. Request an update report following an exchange of contracts.

**Reason:** As detailed in Report No.240, Minute No.26 below refers.  
**(Key decision – reference number 3827)**

**15  
ISSUES ARISING FROM THE OVERVIEW AND SCRUTINY  
PANEL/SCRUTINY PANELS**

NOTED that no issues had been raised for consideration at this meeting.

**16  
CABINET AGENDA PLANNING - FUTURE ITEMS**

NOTED the provisional list of items scheduled for future Cabinet meetings.

**17  
NOTICE OF KEY DECISION LIST**

NOTED that the Notice of Key Decision list was due to be published on 29 April 2014, this would be effective from 1 June 2014.

**18  
MINUTES**

**AGREED** that the minutes of the previous meeting of the Cabinet held on 12 March 2014 be confirmed and signed by the Chairman as a correct record.

**19  
MINUTES OF ENFIELD RESIDENTS' PRIORITY FUND CABINET SUB-  
COMMITTEE - 4 MARCH 2014**

NOTED the minutes of a meeting of the Enfield Residents' Priority Fund Cabinet Sub-Committee held on 4 March 2014.

**20  
MINUTES OF LOCAL PLAN CABINET SUB-COMMITTEE - 27 FEBRUARY  
2014**

NOTED the minutes of a meeting of the Local Plan Cabinet Sub-Committee held on 27 February 2014.

**21  
MINUTES OF ENFIELD COMMUNITY CAPACITY BUILDING FUND  
CABINET SUB-COMMITTEE - 25 FEBRUARY 2014**

NOTED the minutes of a meeting of the Enfield Community Capacity Building Fund Cabinet Sub-Committee held on 25 February 2014.

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**22**

**ENFIELD STRATEGIC PARTNERSHIP UPDATE**

NOTED a summary of the minutes of the Enfield Strategic Partnership Board meeting held on 18 March 2014.

**23**

**DATE OF NEXT MEETING**

NOTED, that this was the last scheduled Cabinet meeting in the current municipal year. The first Cabinet meeting in the new municipal year 2014/15 was provisionally scheduled to take place on Wednesday 25 June 2014, subject to approval of the new Council Calendar of meetings at the Annual Council meeting on 11 June 2014.

Councillor Taylor took this opportunity to express his thanks to both his Cabinet colleagues and to the Officers who had supported the Cabinet over the last four years.

**24**

**EXCLUSION OF THE PRESS AND PUBLIC**

**RESOLVED** in accordance with Section 100A (4) of the Local Government Act 1972 to exclude the press and public from the meeting for the items of business listed on part 2 of the agenda on the grounds that they involve the likely disclosure of confidential information as defined in Paragraph 3 (information relating to the financial or business affairs of any particular person (including the authority holding that information) of Part 1 of Schedule 12A to the Act (as amended by the Local Government (Access to Information) (Variation ) Order 2006).

**25**

**CCTV STAFFING AWARD OF CONTRACT**

Councillor Christine Hamilton (Cabinet Member for Community Wellbeing and Public Health) introduced the report of the Director of Regeneration and Environment (No.239).

NOTED

1. That Report No.236 also referred as detailed in Minute No.13 above;
2. That extensive market testing had been undertaken and the processes which had been followed in reaching the recommendation of the successful contract provider as set out in the report. Further clarification was provided to Members at the meeting in response to questions raised.



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**Alternative Options Considered:** As detailed in Report No.236, Minute No.13 above refers.

**DECISION:** The Cabinet agreed

1. To approve the appointment of the successful contract provider as detailed in recommendation 2.1 of the report.
2. To approve the tendered price of the successful contract provider as detailed in recommendation 2.2 of the report.

**Reason:** NOTED the detailed reasons for the recommendations as set out in section 5 of the report.

**(Key decision – reference number 3795)**

**26**

**MERIDIAN WATER: DEVELOPMENT OPPORTUNITIES**

Councillor Andrew Stafford (Cabinet Member for Finance and Property) introduced the report of the Director of Regeneration and Environment and Director of Finance, Resources and Customer Services (No.240).

NOTED

1. That Report No.237 also referred as detailed in Minute No.14 above;
2. That a super part two report was circulated at the meeting and collected in again following consideration (No.240A);
3. A full and detailed discussion took place on the content of the report and the proposals being presented to Members for consideration and agreement on the way forward.
4. The three individual sites of land and the professional advice which had been provided to the Council in its considerations.
5. In detail, the potential risks of the proposals and how these would be mitigated. The insurance measures that were being pursued were noted.
6. The detailed financial implications as set out in the super part 2 report.
7. The discussions which had been taking place with the Environment Agency.
8. The proposed Heads of Terms attached to the super part 2 report.
9. The process that was being followed in order to continue to progress and conclude the discussions and proposals to the satisfaction and agreement of all parties concerned. Further work was required and

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would be subject to the necessary agreements. Appropriate delegated authority was being sought as outlined in the decisions set out below.

10. Members' raised a number of questions which were responded to by officers present and clarification provided where required on the proposals set out in the reports. Issues raised included the proposed use of the sites, the overage that could apply and the required infrastructure.
11. The need to address the public health implications. These would be addressed in the forthcoming delegated action decisions and reports.
12. Members were advised of the powers and restrictions of applying for a Compulsory Purchase Order (CPO).

**Alternative Options Considered:** As detailed in section 6 of the report.

**DECISION:** The Cabinet agreed to

1. Authorise the purchase of the three National Grid sites described in the report, in accordance with the substantially agreed Heads of Terms (super part two report - containing exempt information) and subject to appropriate due diligence and the actions detailed in decisions 2, 3 and 4 below.
2. Delegate authority to the Cabinet Member for Business and Regeneration, and the Cabinet Member for Finance and Property (or their appropriate successors following the Council election in May 2014) acting with the Director of Regeneration and Environment and the Director of Finance, Resources and Customer Services to develop and finalise the Heads of Terms, subject to a further portfolio report which would confirm that the Heads of Terms were satisfactory to the Council.
3. Delegate to the Director of Regeneration and Environment, acting with the Director of Finance, Resources and Customer Services authority to obtain any necessary environmental liability insurance to address the potential risks that were associated with the purchase of these sites and a satisfactory level of assurance from the Environment Agency in relation to the proposed draft outline remediation strategy.
4. Delegate to the Cabinet Member for Business and Regeneration, and the Cabinet Member for Finance and Property (or their appropriate successors following the Council election in May 2014) acting with the Director of Regeneration and Environment and the Director of Finance, Resources and Customer Services authority to exchange and complete the purchase agreements when appropriate.
5. Request an update report following an exchange of contracts.

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**Reason:** As detailed in section 7 of the report.  
**(Key decision – reference number 3827)**

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**ENFIELD RESIDENTS PRIORITY FUND CABINET SUB-COMMITTEE - 1.4.2014****MINUTES OF THE MEETING OF THE ENFIELD RESIDENTS PRIORITY FUND  
CABINET SUB-COMMITTEE  
HELD ON TUESDAY, 1 APRIL 2014****COUNCILLORS**

**PRESENT** Christine Hamilton, Chris Bond and Bambos Charalambous  
(Chair)

**ABSENT** Achilleas Georgiou

**OFFICERS:** Peter Doherty (ERPF Administrator), Jayne Middleton-  
Albooye (Principal Lawyer) and Joanne Stacey (Performance  
and Information Manager) Penelope Williams (Secretary)

**1  
WELCOME AND APOLOGIES**

The Chair welcomed everyone to the meeting. Apologies for absence were received from Councillor Georgiou.

**2  
DECLARATION OF INTERESTS**

Councillor Bond declared non-pecuniary interests in the following applications in his Southbury Ward: (SOUB030) (SOUB031) (SOUB032).

**3  
URGENT ITEMS**

NOTED the reports listed on the agenda had been circulated in accordance with the requirements of the Council's Constitution and the Local Authorities (Executive Arrangements) (Access to Information) (England) Amendment Regulations 2002.

There were no urgent items.

**4  
APPLICATIONS TO THE FUND**

Councillor Bambos Charalambous introduced the report of the Chief Executive (No. 241) presenting the applications that had been formally submitted up to 17 March 2014 for the Enfield Residents' Priority Fund 2013-14.

Joanne Stacey, Performance and Information Manager, presented the report to members.

**ENFIELD RESIDENTS PRIORITY FUND CABINET SUB-COMMITTEE - 1.4.2014**

NOTED

1. The summary of the applications received as detailed in Appendix A to the report:
2. Members considered each of the applications in detail, as follows:

**2.1 International Women's Day Event (BOW050)**

A project for Bowes Ward to provide support for an event to celebrate International Women's Day. Members noted that the application met the social wellbeing objectives and the following criteria: fairness for all, growth and sustainability and strong communities.

The application was approved.

**2.2 Be Healthy Stay Healthy (BOW051)**

A project for Bowes Ward to provide yoga and laughter class. Members noted that the application met the social wellbeing objectives and the following criteria: fairness for all, growth and sustainability, strong communities, health and disability, education, skills and training.

The application was approved subject to the sessions being open to the wider community.

**2.3 KING GEORGE V PLAYING FIELDS PLAYGROUND REPAIRS (SOUB030)**

A project for Southbury Ward to repair the playground surfaces damaged by the severe weather.

The application was withdrawn by ward councillors.

**2.4 SKETTY ROAD ALLEYGATING (SOUB031)**

A project for Southbury Ward to install fencing to support the installation of alley gates. Members noted that the application met the economic and environmental wellbeing objectives and the following criteria: fairness for all, growth and sustainability, strong communities, education, skills and training and environment.

The application was approved.

**2.5 YOUTH SPORT OUTREACH AND TRAINING EQUIPMENT (SOUB032)**

A project for Southbury Ward to carry out outreach work and purchase training equipment for use by the youth players in the team. Members noted that the

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application met the social wellbeing objectives and the following criteria: fairness for all, strong communities, health and disability.

The application was approved.

**2.8 SOUTHBURY PRIMARY SCHOOL GARDEN (PE041)**

A project for Ponders End Ward to provide fruit and vegetable seeds to plant a garden at Southbury Primary School. Members noted that the application met the social and environmental wellbeing objectives and the following criteria: fairness for all, growth and sustainability and strong communities, health and disability, education, skills and training.

The application was approved.

**Alternative Options Considered**

That the projects were not considered and funding was not allocated, this would not be recommended as this will not support community engagement and will not allow residents the opportunity to further improve the local area in which they live and work.

**DECISION**

1. The Cabinet Sub Committee, following detailed consideration of the applications and the criteria, agreed that the following applications were suitable for funding from the Enfield Residents Priority Fund:

<b>WARD</b>	<b>PROJECT TITLE</b>	<b>AMOUNT</b>
Bowes (BOW050)	International Women's Day Event	£500
Ponders End (PE41)	Southbury Primary School Garden	£3,700
Southbury (SOUB031)	Sketty Road Alleygating	£4,000
Southbury (SOUB032)	Youth Sport Outreach and Equipment	£4,362

2. The following application was approved subject to conditions:
  - Bowes Ward (BOW051) – Be Healthy Stay Healthy - £2,356 subject to the sessions being open to the wider community.
3. The following application was withdrawn by ward councillors

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- Southbury (SOUB030) King George V Playing Fields Playground Repairs.
4. It was agreed that these projects be given up to 31 March 2015 to spend the approved resources and the contracts be amended to reflect this.
  5. The Chair of the Sub Committee be given delegated authority to provide approval in cases where applications are agreed in principle, subject to certain conditions, and these conditions have been met.

**Reason:** The projects submitted had been proposed and developed by the local people of Enfield, to help improve the social, economic or environmental wellbeing by tackling local need and deprivation. The projects all support the Council's vision of making Enfield a better place to live and work, delivering fairness for all, growth and sustainability and strong communities.

**5  
PROJECT STATUS UPDATE**

Joanne Stacey updated members on the progress made in delivering the projects agreed so far:

NOTED

1. Almost all projects from 2011/12 have been completed. The few that are outstanding are due to circumstances which have been explained.
2. The contract with MOPAC (Mayor's Office for Policing and Crime) on providing the police vehicles which were approved in 2011/12 is still being negotiated. Jayne Middleton Albooye agreed to discuss some final legal negotiations with them. If the contract cannot be sorted out by 22 May 2014 the money will be returned to the Council accounts.
3. The contract with Transport for London on the Arnos Café is still under negotiation with agreement on the design to be resolved.
4. The Palmers Greenery Scheme is progressing well.
5. The Albany Park Café is progressing slowly.
6. Planning permission for the Palmers Green Clock is due to be considered at Planning Committee on 22 April 2014.
7. The Ayley Croft Scheme has been completed.
8. The Jubilee Voluntary Reading Scheme has had some fantastic results.



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9. Face Front have delivered a very successful event covering issues around youth homelessness at the Craig Park Unity Hub.
10. The Children's Voices of Enfield have begun to claim their funds.

**6**

**MINUTES OF THE MEETING HELD ON 4 MARCH 2014**

The Committee received and agreed the minutes of the meeting held on 4 March 2014 as a correct record.

**7**

**DATES OF FUTURE MEETINGS**

The Committee noted that the dates for future meetings will be agreed by full Council on 11 June 2014.

An informal session of the committee will be arranged towards the end of April, early May to review the operation of the scheme to date and make suggestions for revisions to the funding criteria.

Areas to be discussed included:

- The need to encourage applications to enable more, smaller local projects to benefit from the scheme.
- Taking account of other funding sources. Shaun Rogan (Head of Communities, Partnerships and External Relations) was putting together some funding research which could be helpful.
- Revisions to the funding agreement to enable a limit on the amount of time the funds would remain available, once agreed and before they were claimed.
- Information on the areas where money had been spent including room hire, and the sustainability of the projects funded.

Councillor Charalambous thanked everyone for all their good work over the last three years which had enabled the scheme to provide funding for so many community projects.

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