

**MINUTES OF THE MEETING OF THE CABINET  
HELD ON WEDNESDAY, 11 MARCH 2015**

**COUNCILLORS**

**PRESENT** Doug Taylor (Leader of the Council), Donald McGowan (Cabinet Member for Health and Adult Social Care), Ayfer Orhan (Cabinet Member for Education, Children's Services and Protection), Ahmet Oykenner (Cabinet Member for Housing and Estate Regeneration) and Rohini Simbodyal (Cabinet Member for Culture, Sport, Youth and Public Health)

**Associate Cabinet Members (Non-Executive and Non-Voting):** Bambos Charalambous and George Savva MBE.

**ABSENT** Achilleas Georgiou (Deputy Leader), Chris Bond (Cabinet Member for Environment and Community Safety), Alan Sitkin (Cabinet Member for Economic Development), Andrew Stafford (Cabinet Member for Finance) and Yasemin Brett (Cabinet Member for Community Organisations)

**Associate Cabinet Member (Non-Executive and Non-Voting):** Ozzie Uzoanya

**OFFICERS:** Andrew Fraser (Director of Schools & Children's Services), Ian Davis (Director of Regeneration & Environment), Asmat Hussain (Assistant Director Legal and Governance), Isabel Brittain (Assistant Director Corporate Finance), Paul Davey (Assistant Director, Council Homes), Gary Barnes (Assistant Director Business Development), Peter George (Programme Director - Neighbourhood Regeneration), Detlev Munster (Head of Property Programmes), Mohammed Lais (Senior Asset Management Surveyor), Ann Crowne (Project Manager - Property Procurement), Justin Caslake (Principal Asset Management Surveyor) and Suzanne Linsey (Press Officer)

**Also Attending:** Councillors Elaine Hayward, Robert Hayward, Joanne Laban, Derek Levy and Edward Smith.

**1**

**APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Achilleas Georgiou (Deputy Leader), Yasemin Brett (Cabinet Member for Community Organisations), Chris Bond (Cabinet Member for Environment and Community Safety), Councillor Alan Sitkin (Cabinet Member for Economic Development), Councillor Andrew Stafford (Cabinet Member for Finance), Rob Leak (Chief Executive), James Rolfe (Director of Finance, Resources and Customer Services) and Ray James (Director of Health, Housing and Adult Social Care).

**2**

**DECLARATION OF INTERESTS**

Councillor Ayfer Orhan (Cabinet Member for Education, Children's Services and Protection) declared a non-pecuniary interest in Report Nos. 186, 190 and 190A – Acquisition of Land at Chase Farm Hospital in her capacity as a member of the Board of Governors on the Royal Free London NHS Foundation Trust (Minute Nos. 13 and 23 below refer).

**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 2012, with the exception of Report Nos. 186 and 190 – Acquisition of Land at Chase Farm Hospital, as detailed in Minute Nos. 13 and 23 below. These requirements state that agendas and reports should be circulated at least 5 clear days in advance of meetings.

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

**4**

**DEPUTATIONS**

NOTED that no requests for deputations had been received for presentation to this Cabinet meeting.

**5**

**ITEMS TO BE REFERRED TO THE COUNCIL**

NOTED that there were no reports to be referred to full Council.

**6**

**CAPITAL PROGRAMME MONITOR - THIRD QUARTER DECEMBER 2014 - BUDGET YEAR 2014-15**

Councillor Doug Taylor (Leader of the Council) introduced the report of the Director of Finance, Resources and Customer Services (No.177) informing Members of the current position up to the end of December 2014 regarding the Council's Capital Programme (2014-19) taking into account the latest information for all capital schemes including the funding arrangements.

NOTED that the figures were consistent with those reported to Cabinet on 11 February 2015 as part of the 2015/16 budget report to Council. The report showed that the overall expenditure was projected to be £121.1m for the General Fund and £42.4m for the HRA for 2014/15.

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

**DECISION:** The Cabinet

1. Noted the additions to the General Fund Capital Programme totalling £4.4m in 2014/15 as shown in Table 1 – to be funded from grants, contributions and earmarked resources with an approved increase in general resources. Cabinet also noted the additions to the HRA Programme totalling £500k.
2. Agreed the updated five year programme including proposed reductions.
3. Noted the indicative programme and that updates would be reported to Cabinet before inclusion in the agreed programme.

**Reason:** To inform Members of the current position, as detailed in the report.  
**(Key decision – reference number 3956)**

**7**

**QUARTERLY CORPORATE PERFORMANCE REPORT**

Councillor Doug Taylor (Leader of the Council) introduced the report of the Chief Executive (No.178) outlining the progress made towards delivering the identified key priority indicators for Enfield.

**NOTED**

1. The progress made towards delivering the identified key priority indicators for Enfield;
2. Members considered the individual performance indicators within their own areas of responsibility and drew attention to the following issues:
  - (a) Councillor Simbodyal extended her congratulations to the Public Health Team on successfully exceeding the target for four week smoking quitters.
  - (b) Councillor McGowan highlighted the indicators for Adult Social Care and was pleased to note the successful target for timeliness of social care assessment (all adults). The continuing pressures faced through delayed transfers of care and, the involvement of the Council's partners in the acute sector was noted. Members also noted the good outturn figure in relation to the percentage of current social care clients accessing long term support who received self-directed support.
  - (c) Councillor Orhan drew attention to the indicators in relation to safeguarding children. The significant work that was being undertaken was highlighted. Congratulations were extended to the officers involved. Members noted that 100% had been achieved on

the percentage of child protection cases which had been reviewed within required timescales. The Council was committed to protecting vulnerable children. Councillor Orhan explained that minor policy changes could have a major impact on the targets as only relatively small numbers were involved. The Council would continue to be robust in its safeguarding work.

- (d) Councillor Oykenor noted the excellent results in relation to the level of rent collected by Enfield Homes as a proportion of rent due (excluding rent arrears). Congratulations and thanks were extended to the officers involved.

**Alternative Options Considered:** Not to report regularly on the Council's performance. This would make it difficult to assess progress made on achieving the Council's main priorities and to demonstrate the value for money being provided by Council services.

**Reason:** To update Cabinet on the progress made against all key priority performance indicators for the Council.

**(Key decision – reference number 3998)**

## 8

### REVIEWING AND REVISING ENFIELD'S CHILDREN'S CENTRES

Councillor Ayfer Orhan (Cabinet Member for Education, Children's Services and Protection) introduced the report of the Director of Schools and Children's Services (No.180) outlining the work being undertaken to review and develop how Children's Centre services are delivered in Enfield, and to ensure their Ofsted inspection readiness.

#### NOTED

1. That Children's Centres were a key strand in the Council's Early Intervention strategy and were central to the Council's commitment to reduce inequality and improve the life chances of children and young people, as set out in the report.
2. The requirements of the new Ofsted framework as detailed in the report.
3. That the resources available to the Council were limited and it was important to re-focus resources to the areas of greatest need and to narrow the achievement gap of those children who were in poverty and those who were not.
4. Members' attention was drawn to the recommendations set out in section 2 of the report. Subject to approval of the proposed changes, implementation of the 5 Hub Model would start from April 2015 to be fully implemented by September 2015.

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5. That the proposals would lead to greater efficiency and the provision of an integrated service across the Borough as a whole.
6. Councillor Savva expressed his support of the proposals and the significant work that was being undertaken for the benefit of Enfield residents.
7. Councillor Orhan highlighted the need for sufficient Government resources to enable the Council to provide essential services for the protection and support of children and young people in the Borough.

**Alternative Options Considered:** NOTED the alternative options which had been considered as set out in full in section 4 of the report.

### **DECISION:** The Cabinet

1. Agreed retention of 22 sites managed through 5 hubs and spoke model that would unify and simplify management and administration arrangements and foster closer close-boundary working.
2. Agreed to cease the existing operational agreements with all of the Council's current centres and renegotiate new Service Level Agreements/Contracts with 5 key hubs.
3. Agreed to re-organise the current staffing arrangements to bring together integrated teams across education, health and social services to make the best use of limited resources and the highly skilled workforce.
4. Agreed to develop a unified service delivery model, available to all families regardless of where they live in Enfield, that targets and prioritises those families most at need but still offers services to the whole community.
5. Agreed to ensure that financial resources were allocated according to population and deprivation.
6. Noted that by approving the above changes, implementation of the 5 Hub Model recommended within the report, would start from April 2015 to be fully implemented by September 2015.
7. Noted the implications for staffing as set out in section 12 of the report.

**Reason:** To ensure services were cost effective, high quality and fit for purpose for families and children in the area. To design a cohesive offer across the local authority that targets the most needy but still offers a universal service. To reduce the number of Ofsted inspections needed in the short term. To unite a fragmented system, making this easier and better value to operate. To ensure that Children Centres remain a core element of Enfield's early intervention strategy, support schools readiness, contribute to

raising achievement and narrowing the gap at the end of the Early Years Foundation Stage.

**(Key decision – reference number 4045)**

**9**

**OPERATION OF THE GOVERNMENT'S RIGHT TO BUY ONE FOR ONE REPLACEMENT SCHEME**

Councillor Ahmet Oykenar (Cabinet Member for Housing and Estate Regeneration) introduced the report of the Director of Health, Housing and Adult Social Care and Director of Finance, Resources and Customer Services (No.182) setting out proposals to ensure that Enfield complies with the scheme and maximises its ability to provide additional affordable homes within the Borough.

NOTED

1. That the way that the right to buy one for one replacement scheme worked and its restrictions were explained fully in the report and appendices. Councillor Oykenar explained the difficulties that the Council faced in meeting the Government's funding formula.
2. The creativity of the Council in proposing a number of schemes to allow for the provision of social housing as set out in the report.
3. Members' expressed their concerns over the Government's scheme and the financial implications faced by local authorities.

**Alternative Options Considered:** NOTED the alternative options which had been considered as set out in section 4 of the report.

- To decide not to spend the retained right to buy receipts already received. However, this would result in having to return the receipts to Government, with a punitive interest rate to the Council of 4% above base rate (calculated from the date of receipt). For every £1m returned the Council would be required to add a further £143k in interest payments.
- To withdraw from the scheme now and return all receipts retained with effect from Quarter 4 (March) this year. This would mean giving up valuable resources which had been generated from the sale of Enfield's own housing to be used elsewhere in the country.
- To attempt to spend all the money on the provision of new Council homes within the HRA. Based on the current estimate of sales over the next three years, plus the sums already received, this would create a gap of some £40m in the HRA business plan. In addition, the Council would need to have projects identified that were deliverable within the timescales required, which it did not have at present, and the application of this scheme would have to compete against demands for addressing the repairs backlog, investment in existing stock and repayment of HRA debt.

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- Alternative options would continue to be explored for the use of retained right to buy receipts to provide affordable housing within the rules of the scheme. If these were examined and shown to deliver more benefits than the proposals outlined in the report, then a further report would be prepared for decision.

### **DECISION:** The Cabinet

1. Approved the proposed set of short to mid-term schemes described in paragraph 3.13 and Appendix C of the report. This would maximise the likelihood that expenditure of £19.771m would be achieved by the end of 2016/17 and prevent any return of receipts to Central Government.
2. Approved in principle for officers to carry out checks as to the feasibility of the schemes identified as mid-long term described in the report for further development, noting that these were designed to achieve expenditure of £87.725m over the three years from 2017/18 to 2019/20. Members noted that a further report would follow with an update as regards the outcome of these checks.
3. Noted that Housing Board endorsed this approach to spending the Right to Buy receipts.
4. Approved a budget of a maximum £80,000 to procure legal and financial advice and procure a consultant with the expertise to advise on alternative Registered Provider models or a consortium with other Councils and set up the new delivery model quickly. This sum would be funded from the HRA business plan resources.
5. That, in order to expedite delivery of the short to mid-term schemes amounting to £19.771m, Cabinet agreed to delegate authority to the Cabinet Member for Housing and Estate Regeneration and the Cabinet Member for Finance (in consultation with the Assistant Director of Finance, Assistant Director of Housing, Assistant Director of Property Services, Assistant Director of Procurement and Assistant Director of Legal and Governance Services as appropriate) to:
  - (a) Agree terms and enter into appropriate legal agreements with developers to purchase the affordable housing element of any new build developments within the borough subject to the Council's Property Procedure Rules.
  - (b) Agree terms and purchase HRA properties as appropriate subject to the Council's Property Procedure Rules.
  - (c) Agree the details of a scheme to grant fund Registered Providers subject to the Council's Constitutional arrangements, Financial Regulations and Contract Procurement Rules.
  - (d) Select the most suitable bidder(s) for grant funding subject to the Council's Contract Procedure Rules.
  - (e) Enter into grant agreements and nomination agreements with successful Registered Providers subject to the Council's

Constitutional arrangements, Financial Regulations and Contract Procurement Rules.

- (f) Flex the amounts spent on the various strands of the scheme depending on future Right to Buy take-up and deliverability within spending time constraints subject to the Council's Financial Regulations.

**Reason:** The Council had signed up to participate in the scheme and was committed to retaining the right to buy receipts in order to address the growing demand for affordable rented homes in the Borough. Using a basket of options to comply with the scheme allowed flexibility, thereby better ensuring that steps could be taken to achieve delivery and spend within the required deadlines.

**(Key decision – reference number 3932)**

## 10

### **SMALL HOUSING SITES: FURTHER SITES REPORT**

Councillor Ahmet Oykenar (Cabinet Member for Housing and Estate Regeneration) introduced the report of the Director of Health, Housing and Adult Social Care and Director of Finance, Resources and Customer Services (No.183) outlining progress on the small housing sites project.

NOTED

1. That Report No.187 also referred as detailed in Minute No. 20 below.
2. That the four sites detailed in the report could collectively deliver circa 33 new houses, including a high proportion of family homes, and approximately 55% affordable housing.
3. That Members' supported the schemes set out in the report and were also pleased to note the work that was currently being undertaken on the Parsonage Lane site.

**Alternative Options Considered:** NOTED the alternative options which had been considered as set out in full in section 4 of the report, covering the following options:

- Community use, as part of a residential led scheme on the Ordnance Road site
- Flats on the Ordnance Road site
- Not developing the garage sites.

**DECISION:** The Cabinet

1. Noted the design options considered for the Ordnance Road (former pub and Kettering Hall) site, the preferred option that was being taken forward as part of a planning application, and the consultation process that had been undertaken with key stakeholders as explained in paragraphs 3.24 to 3.27 of the report.



2. Noted the Perry Mead, Padstow Road and Hedge Hill sites (as detailed in appendices 2, 3 and 4 of the report), information on design proposals and planned consultation process with key stakeholders in paragraphs 3.35 to 3.36 of the report, and authorised the Council to progress and submit planning applications for these sites.
3. Noted the programme approach to funding the development of the Ordnance Road site in conjunction with the development of three garage sites in Highlands, as explained in paragraphs 3.37 to 3.40 of the report.
4. agreed to authorise, in accordance with section 122 of the Local Government Act 1972 the appropriation of the sites detailed in Appendices 1, 2, 3 and 4 from their present holding purpose to planning purposes and in particular the purposes of section 237 of the Town and Country Planning Act 1990.
5. Agreed to approve an outline budget to fund the development of the four sites as out in Table 1 of the part 2 report (Minute No.20 below refers). Agreed to delegate authority to the Director of Health, Housing and Adult Social Care and the Director of Finance, Resources and Customer Services to authorise the final scheme budget required to enable and complete construction, when the detailed design and cost estimates had been completed after planning approval.

**Reason:** A programme approach would develop viable new housing schemes in Enfield. To significantly enhance the local area. To improve the aesthetic appearance, security, perception of safety and surveillance in the immediate neighbourhoods and bring under used land back into more beneficial use for Enfield residents. Appropriation of these sites for planning purposes was a necessary step in the development process to override any third party rights. (Section 5 of the report referred).

**(Key decision – reference number 4007)**

## 11

### **MERIDIAN WATER - IMPROVING STATION ACCESSIBILITY**

Councillor Ahmet Oykenar (Cabinet Member for Housing and Estate Regeneration) introduced the report of the Director of Regeneration and Environment (No.184) describing the progress made to date.

#### NOTED

1. That Report No.188 also referred, as detailed in Minute No.21 below;
2. That the report set out the progress to date to deliver three-tracking as part of the wider Stratford, Tottenham, Angel Road (STAR) project. This would result in four trains an hour from 2018 and support higher levels of housing density.

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3. The funding implications for the Council. Members noted that the GLA had been politically supportive of the proposals and it was hoped that financial support would also be forthcoming; this was yet to be determined.
4. Councillor Taylor outlined the long-term aims for the benefit of local residents: the provision of 4 tracks and increased connectivity with Cambridge and Stratford. The benefits of improved links with Stansted airport were also highlighted in respect of potential job opportunities.
5. Councillor Savva commended the officers for the significant work undertaken in moving this issue forward for the benefit of the Borough and its residents.
6. Members' attention was drawn to paragraphs 4.3 and 4.4 of the report setting out the current provisions at Angel Road station and the need for significant improvement.

**Alternative Options Considered:** NOTED the alternative options which had been considered as set out in section 6 of the report including:

- Do nothing.
- Let Enfield Council procure and deliver the improvements to Angel Road Station.
- Leave the station in its current location under STAR.

### **DECISION:** The Cabinet

1. Noted the approach to delivery of the Angel Road Station improvements as set out within section 5 as part of the comprehensive Stratford, Tottenham, Angel Road (STAR) scheme, including relocation of the station south of the North Circular Road.
2. Agreed to delegate authority to the Directors of Regeneration and Environment, and Finance, Resources and Customer Services, to agree the terms of future commercial agreements (Development Services Agreement and Implementation Agreements) required as a Third Party investing in the STAR project.
3. Noted the financial considerations set out in Table 1 of the report in relation to STAR and Angel Road Station improvements.
4. Agreed to authorise the Directors of Regeneration and Environment, and Finance, Resources and Customer Services, in consultation with the Cabinet Members for Economic Development and Finance to approve financial contributions from Enfield Council for the improvements at Angel Road Station, as detailed in the part 2 report (Minute No.21 below refers).

5. Agreed to approve funding from the Neighbourhood Regeneration Capital programme to deliver the Angel Road Station improvements, and noted the part 2 report (Minute No.21 below refers), setting out proposed sources of match funding from the GLA.
6. Noted the additional work required to achieve a regular four trains per hour service to Angel Road station.

**Reason:** For the Council to bring forward development in Meridian Water it was imperative that key enabling transport infrastructure was in place, and delivered in a timely way. An improved, relocated and readily accessible station at Angel Road would increase access to local employment opportunities in the Lee Valley, increase developer confidence, and help to enable substantial housing development. It would also provide the necessary station infrastructure to secure an eventual four trains per hour peak service as part of the wider STAR scheme within the Upper Lee Valley.

**(Key decision – reference number 4029)**

## 12

### PROPERTY ACQUISITION

Councillor Doug Taylor (Leader of the Council) introduced the report of the Director of Finance, Resources and Customer Services (No.185) setting out proposals for a property acquisition.

#### NOTED

1. That Report No.189 also referred, as detailed in Minute No.22 below.
2. That the site in question was a key piece of green belt land located within the Borough which had been offered exclusively to the Council “off market” with vacant possession being provided upon completion, as detailed in the report.

**Alternative Options Considered:** Do nothing and do not purchase. This option was not recommended. The failure by the Council to not pursue this acquisition would be considered a lost opportunity to add a key piece of Green Belt land located within the borough to the Councils’ portfolio.

**DECISION:** The Cabinet

1. Agreed to approve
  - (a) The purchase of the asset as detailed in the part 2 report (Report No.189, Minute No.22 refers)
  - (b) The letting of this asset as detailed in the part 2 report (Report No.189, Minute No.22 refers)
  - (c) The estimated expenditure associated with the proposed acquisition as detailed in the part 2 report (Report No.189, Minute No.22 refers).

2. Agreed to delegate authority to the Director of Finance, Resources and Customer Services, to agree final terms and enter into appropriate legal agreements for the proposed transactions outlined at paragraph 2.1 of the report and set out in the decisions above, subject to the Council's Property Procedure Rules.

**Reason:** It would enable the Council to add a key piece of Green Belt land located within the borough to its portfolio.

**(Key decision – reference number 3990)**

### 13

#### CHASE FARM LAND ACQUISITION

Councillor Doug Taylor (Leader of the Council) introduced the report of the Director of Schools and Children's Services and Director of Finance, Resources and Customer Services (No.186) proposing the approach to the acquisition of Land at Chase Farm Hospital to provide extra primary school places within the North Central Pupil Place Planning Area of the Borough.

#### NOTED

1. That Report No.190 also referred, as detailed in Minute No.23 below.
2. That authority had previously been granted to enter into negotiations to acquire the freehold interest of up to five acres of land of the 12 acre site at the Chase Farm Hospital, as set out in paragraph 1.2 of the report.
3. The need for additional primary school places in the North Central planning area had been identified in the July 2014 Cabinet report on school places as one additional form of entry required in September 2015 then a further form of entry by September 2019 to maintain enough surplus capacity to support parental choice. At that point the plans for housing development at Chase Farm were not known and it was estimated that this would create demand for one more primary form of entry. The total forecast demand was for an additional three forms of primary entry (paragraph 1.8 of the report referred).
4. That a planning application by the Royal Free London NHS Foundation Trust was due to be considered by the Planning Committee at its meeting on 12 March 2015 in respect of the Chase Farm Hospital Site.
5. Approval was being sought for the acquisition of land up to maximum total acquisition budget, as set out in this and the part two report (Minute No. 23 below also referred).
6. The implications for the Targeted Basic Need funding that had been granted to the Council as set out in section 3 of the report. It had been agreed by the Education Funding Agency and the Minister for

Education that this funding could be redirected to the Chase Farm Hospital site and could be used to resource land acquisition. The funding would need to be spent by the end of August 2015.

**Alternative Options Considered:** Not trying to acquire the land was considered a lost opportunity to add flexibility to the education portfolio. Officers had considered using other education facilities owned by the Council for expansion to try and increase the number of forms of entry. Many of these were too small and on restricted sites and some sites were earmarked for other types of development. Several sites not in the Council's ownership were also considered, but many of these were too costly given their residential potential or the land owner was unwilling to enter into formal discussions with the Council. At the appendices were the results of an extensive sequential test for alternative sites and expansion areas.

**DECISION:** The Cabinet

1. Agreed to authorise the Council's acquisition of the freehold interest in the parcels of land owned by the Royal Free London NHS Foundation Trust and Barnet, Enfield and Haringey Mental Health Trust on the terms detailed within the part 2 report (Minute No.23 below refers) and further approves the total acquisition budget also detailed within the part 2 report and:
  - (a) Approved the release of funds from the Schools and Children's Services Capital Programme to an upper limit as detailed within the part 2 report for the acquisition of land.
  - (b) Agreed to delegate authority to the Cabinet Members for Finance and Education, Children's Services and Protection in conjunction with the Directors of Finance, Resources and Customer Services and Schools and Children's Services to approve the final terms and structure of the transaction in accordance with the Council's Property Procedure Rules.
  - (c) Agreed to delegate authority to the Directors of Finance, Resources and Customer Services and Schools and Children's Services for approval to procure and approval of expenditure for pre-construction services up to the award of contract of final build contractor for the permanent school at Chase Farm in order to meet the opening deadlines for the school intake.
  - (d) Agreed to delegate authority to the Cabinet Members for Finance and Education, Children's Services and Protection in conjunction with the Directors of Finance, Resources and Customer Services and Schools and Children's Services to approve the award of contract of final build contractor(s) for both the permanent and temporary schools at Chase Farm in order to meet the opening deadlines for the school intake.
2. Agreed to delegate authority to the Director of Schools and Children's Services to submit a detailed planning application for the redevelopment of the site.

**Reason:** This was a rare opportunity in the Enfield property market. The acquisition would mean that there would be a sufficient supply of pupil places to match the anticipated demand within the North Central Pupil Planning Area for several years to come. This was the only viable site now and in the future that could support a 3FE Primary school that would come forward in this Pupil Planning Area to satisfy the need. The acquisition of the Chase Farm School Site(s) would satisfy the requirements for space standards as set out within the guidance set by the Department for Education (BB103).

**(Key decision – reference number 4065)**

**14**

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

NOTED that no items had been received for consideration at this meeting.

**15**

**CABINET AGENDA PLANNING - FUTURE ITEMS**

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

**16**

**MINUTES**

**AGREED**, that the minutes of the previous meeting of the Cabinet held on 11 February 2015 be confirmed and signed by the Chair as a correct record.

**17**

**ENFIELD STRATEGIC PARTNERSHIP UPDATE**

NOTED that there were no written updates to be received at this meeting.

**18**

**DATE OF NEXT MEETING**

NOTED that the next meeting of the Cabinet was scheduled to take place on Wednesday 29 April 2015 at 8.15pm.

**19**

**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 listed on part 2 of the agenda on the grounds that they involve the likely disclosure of exempt 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).

**20**

**SMALL HOUSING SITES (PHASE 1): FURTHER SITES REPORT**

Councillor Ahmet Oykenar (Cabinet Member for Housing and Estate Regeneration) introduced the report of the Director of Health, Housing and Adult Social Care (No.187).

NOTED

1. That Report No.183 also referred as detailed in Minute No.10 above.
2. The preferred option for developing the four sites as set out in the report.

**Alternative Options Considered:** NOTED the alternative options considered as set out in section 4 of the report.

**DECISION:** The Cabinet

1. Agreed to authorise expenditure of the outline budget for the four sites set out in Table 1 of the report, to progress work to develop the four sites for new housing.
2. Agreed to authorise the Council to develop the four sites based on the recommended "Option A" scheme in Table 2 of the report (and paragraph 3.22 of the report).
3. Agreed to delegate authority to the Director of Health, Housing and Adult Social Care and the Director of Finance, Resources and Customer Services to authorise the final scheme budget required to enable and complete construction, when the detailed design and cost estimates had been completed after planning approval.
4. Agreed to authorise the Council to include the four further sites under the further sites provisions contained in the Development Agreement with the company detailed in recommendation 2.4 of the report, explained in paragraphs 3.16 and 3.17 of the report.
5. Agreed to authorise the leasing of the private housing elements of the development schemes on the sites as detailed in recommendation 2.5 of the report, and explained in paragraph 3.23 of the report.
6. Agreed that the Council grant a loan to a council owned company as determined by the Director of Health, Housing and Adult Social Care and Director of Finance, Resources and Customer Services, set out in paragraphs 3.24 and 6.16 of the report.

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

**(Key decision – reference number 4007)**

21

**MERIDIAN WATER: IMPROVING STATION ACCESSIBILITY**

Councillor Ahmet Oykener (Cabinet Member for Housing and Estate Regeneration) introduced the report of the Director of Regeneration and Environment (No.188) summarising the progress to date on improvements to Angel Road Station.

NOTED

1. That Report No.184 also referred, as detailed in Minute No.11 above.
2. The breakdown of funding as described in the report and the key risks set out in section 9 of the report.

**Alternative Options Considered:** As detailed in Report No.184, Minute No.11 above refers.

**DECISION:** The Cabinet agreed to

1. Note the estimated costs, indicative match funding sources and ways of recovering forward funding associated with the delivery of the Angel Road Station improvements, set out in Annex A of the report.
2. Note the intention for loan repayments to be met via Community Infrastructure Levy (CIL) contributions. An indicative repayment schedule was set out in Annex A to the report.
3. Authorise the Director of Regeneration and Environment, acting in consultation with the Director of Finance, Resources and Customer Services, to enter into funding arrangements with the GLA to secure match funding to support delivery of the station improvements.
4. Authorise the Director of Regeneration and Environment, acting in consultation with the Director of Finance, Resources and Customer Services, to enter into Development Agreements with Network Rail to deliver the preferred option for Angel Road Station improvements.

**Reason:** As detailed in Report No.184, Minute No.11 above refers.  
**(Key decision – reference number 4029)**

22

**PROPERTY ACQUISITION**

Councillor Doug Taylor (Leader of the Council) introduced the report of the Director of Finance, Resources and Customer Services (No.189).

Councillor Taylor invited Councillor Joanne Laban to address the Cabinet as previously requested.



Councillor Laban questioned and sought clarification on the Council's strategic vision for the site and, the processes which had been followed to choose the tenants as set out in the report. In response officers present provided clarification on the processes which had been followed and the reasons for the recommendations set out in the report. Members' attention was drawn to sections 3.9, 3.13 and 3.14 of the report.

NOTED

1. That Report No.185 also referred as detailed in Minute No.12 above.
2. The demand for agricultural land particularly within the M25 boundary.
3. That this represented a significant opportunity for the Council, the short and long-term financial implications were noted.

**Alternative Options Considered:** As detailed in Report No.185, Minute No.12 above refers.

**DECISION:** The Cabinet noted the confidential information set out in the report, which was considered in conjunction with the part one report (Report No.185, as detailed in Minute No.12 above) and approved:

1. The move within the element of the capital programme earmarked for regeneration of the sum detailed in recommendation 2.1.1 of the report, from the 2017/18 Meridian Water Land Acquisition line to meet the purchase of this asset and associated costs in 2015/16.
2. The expenditure associated with the acquisition as detailed in the report and the addition of the project to the existing capital programme.

**Reason:** As detailed in Report No.185, Minute No.12 above refers and in section 5 of the part two report.

**(Key decision – reference number 3990)**

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### **CHASE FARM LAND ACQUISITION**

Councillor Doug Taylor (Leader of the Council) introduced the report of the Director of Schools and Children's Services and Director of Finance, Resources and Customer Services (No.190).

NOTED

1. That Report No.186 also referred as detailed in Minute No.13 above.
2. That a super part 2 report was circulated at the meeting (No.190A) providing further exempt information for Members' consideration. The report was collected in again following the conclusion of this item.

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3. As set out in the report, the parcels of land to be purchased and the approval sought to a maximum total acquisition budget.
4. The requirements for both permanent and temporary school provision on the site as detailed in the report and the required timescales.
5. The key risks set out in section 7 of the report.
6. The proposals to mitigate the traffic implications for the area which would all be subject to consultation with local residents.

**Alternative Options Considered:** As detailed in Report No.186, Minute No. 13 above refers.

**DECISION:** The Cabinet

1. Agreed to approve the acquisition of the freehold interest in the parcels of land owned by Royal Free London NHS Foundation Trust and Barnet, Enfield, and Haringey Mental Health Trust by the Council on the terms set out in section 4.1 of the report and entry into a short term leaseback arrangement as detailed in recommendation 2.1 of the report.
2. Agreed to approve the total acquisition budget as detailed within the report, and
  - (i) Approve the release of funds from the Schools and Children's Services capital programme to an upper limit as set out in recommendation 2.2 (i) of the super part 2 report (No.190A).
  - (ii) Delegated authority to the Cabinet Members for Finance and Education, Children's Services and Protection in conjunction with the Directors of Finance, Resources and Customer Services and Schools and Children's Services to approve the final terms and structure of the transaction in accordance with the Council's Property Procedure Rules.
  - (iii) Delegated authority to the Directors of Finance, Resources and Customer Services and Schools and Children's Services for Approval to Procure and approval of expenditure for Pre-construction services up to the award of contract of final build contractor for the permanent school at Chase Farm in order to meet the opening deadlines for the school intake.
  - (iv) Delegated authority to the Cabinet Members for Finance and Education, Children's Services and Protection in conjunction with the Directors of Finance, Resources and Customer Services and Schools and Children's Services to approve the award of all contracts for both the permanent and temporary

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schools at Chase Farm in order to meet the opening deadlines for the school intake.

3. Delegated authority to the Director of Schools and Children's Services to submit a detailed planning application for the redevelopment of the site.

**Reason:** As detailed in Report No.186, Minute No. 13 above refers.  
**(Key decision – reference number 4065)**