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THE CABINET

**Wednesday, 27th April, 2016 at 8.15 pm in the Civic Centre
Restaurant**

Membership:

Councillors : Doug Taylor (Leader of the Council), Achilleas Georgiou (Deputy Leader of the Council), Daniel Anderson (Cabinet Member for Environment), Yasemin Brett (Cabinet Member for Community Organisations & Culture), Alev Cazimoglu (Cabinet Member for Health & Social Care), Nneka Keazor (Cabinet Member for Public Health & Sport), Ayfer Orhan (Cabinet Member for Education, Children's Services and Protection), Ahmet Oykener (Cabinet Member for Housing and Housing Regeneration), Alan Sitkin (Cabinet Member for Economic Regeneration & Business Development) and Andrew Stafford (Cabinet Member for Finance & Efficiency)

Associate Cabinet Members

Note: The Associate Cabinet Member posts are non-executive, with no voting rights at Cabinet. Associate Cabinet Members are accountable to Cabinet and are invited to attend Cabinet meetings.

Bambos Charalambous (Associate Cabinet Member – Non Voting), George Savva MBE (Associate Cabinet Member – Non Voting) and Vicki Pite (Associate Cabinet Member – Non Voting)

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 note that no requests for deputations have been received for presentation to this Cabinet meeting.

5. ITEMS TO BE REFERRED TO THE COUNCIL

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

6. REVENUE MONITORING REPORT 2015/16: FEBRUARY 2016 AND FINANCIAL UPDATE (Pages 1 - 18)

A report from the Director of Finance, Resources and Customer Services is attached. This sets out the Council's 2015/16 provisional revenue outturn (based on spend to the end of February 2016 and departmental outturn forecasts). **(Key decision – reference number 4152)**

(Report No.223)
(8.20 – 8.25 pm)

7. DISPOSAL OF SHARED EQUITY, EQUITY LOAN AND SHARED OWNERSHIP LEASES ON DUJARDIN MEWS AND SMALL HOUSING SITES DEVELOPMENTS (Pages 19 - 24)

A report from the Director of Regeneration and Environment is attached. This seeks authority to dispose of long leases as outlined in the report. (Report No.227, agenda part two also refers). **(Key decision – reference number 4271)**

(Report No.224)
(8.25 – 8.30 pm)

8. CONTRACT WITH THE MAYOR'S OFFICE FOR POLICING AND CRIME (MOPAC) FOR THE PROVISION OF ADDITIONAL POLICE OFFICERS WITHIN ENFIELD (Pages 25 - 30)

A report from the Director of Regeneration and Environment is attached. This seeks approval to award a new contract. (Report No.228, agenda part two also refers) **(Key decision – reference number 4248)**

(Report No.225)
(8.30 – 8.35 pm)

9. MERCHANT ACQUIRING SERVICES TENDER (Pages 31 - 36)

A report from the Director of Finance, Resources and Customer Services is attached. This seeks approval for the award of a contract. (Report No.229, agenda part two also refers) **(Key decision – reference number 4253)**

(Report No.226)
(8.35 – 8.40 pm)

10. ISSUES ARISING FROM THE OVERVIEW AND SCRUTINY COMMITTEE

To note that there are no items to be considered at this meeting.

11. CABINET AGENDA PLANNING - FUTURE ITEMS (Pages 37 - 40)

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

12. MINUTES (Pages 41 - 56)

To confirm the minutes of the previous meeting of the Cabinet held on 15 March 2016.

13. MINUTES OF LOCAL PLAN CABINET SUB-COMMITTEE (Pages 57 - 60)

To receive, for information, the minutes of a meeting of the Local Plan Cabinet Sub-Committee held on 3 March 2016.

INFORMATION ITEMS

14. ENFIELD STRATEGIC PARTNERSHIP UPDATE

To note that there are no written updates to be received at this meeting.

15. DATE OF NEXT MEETING

To note, that this is the last Cabinet meeting in the current municipal year. The next meeting of the Cabinet is provisionally scheduled to take place on Wednesday 18 May 2016, subject to agreement of the 2016/17 calendar of meetings.

CONFIDENTIAL ITEMS

16. 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 the 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 two agenda)

MEETING TITLE AND DATE:

Cabinet: 27th April 2016

Report Of:

Director of Finance, Resources and
Customer Services

Contact:

Isabel Brittain: 0208 379 4732

AGENDA PART 1

ITEM 6

**Subject: Revenue Monitoring Report
2015/16: February 2016 and
Financial Update**

Wards: All

Councillors Consulted:

Cllr Andrew Stafford

1. EXECUTIVE SUMMARY

- 1.1 This report sets out the Council's 2015/16 provisional revenue outturn (based on spend to the end of February 2016 and departmental outturn forecasts). The report shows an improvement in the January position with the forecast use of reserves reduced by £0.540m.
- 1.2 Corporate Management Board is working with Departmental Management Teams and Finance Officers to identify in year savings that will be used to reduce the forecast contribution from reserves in the final outturn.
- 1.3 This report includes an update on potential financial implications for the 2016/17 Medium Term Financial Plan following the Chancellor's 2016 Budget announcement on 16th March 2016.

2. RECOMMENDATIONS

It is recommended that Cabinet:

- 2.1 Notes the forecast outturn and the use of one-off earmarked reserves and in-year savings.
- 2.2 Notes that officers will continue to work to identify further savings to be reported to Cabinet in July in the 2015/16 Revenue Outturn so as to minimise the final use of reserves.
- 2.3 Notes the implications on the Chancellors 2016 Budget and that the Medium Term Financial Plan will be updated where possible for all known pressures and other financial implications for reporting as part of the first 2016/17 revenue monitor.

3. BACKGROUND

- 3.1 This final 2015/16 financial report updates Cabinet on:

1. The Chancellor's 2016 Budget which included several announcements that could have financial implications for the Council's Medium Term Financial Plans and
2. The first provisional 2015/16 revenue outturn against budget report.

3.2 2016 Budget

The Chancellor announced his 2016 Budget on 16th March. There were significant changes that will affect local government. Details are still unclear, but set out below are the potential financial implications for the Council where indications can be assessed. In many cases no indications can be given until further details are released by the Government.

2019/20 Additional Spending Reductions

The latest forecast budget gap over the MTFP period is shown in the table below:

	2016/17	2017/18	2018/19	2019/20
Budget Gap (£'000)	0	1,122	(1,849)	(13,015)

The Government will undertake an efficiency review to identify a further £3.5 billion of departmental spending cuts in 2019/20. No changes were announced to local government funding allocations set out in the 2016/17 LGF settlement. London Councils report no indications that this will affect the 4-year funding settlement but this cannot be guaranteed because:

- o The guarantee could be used to force Councils to agree the deal by providing a minimum funding guarantee only available to councils who sign up; and
- o All previous Government spending cuts have resulted in councils facing greater cuts as they have not been protected.

At present no firm details are available from the Government that could be used to indicate the impact on Enfield. Assuming the cut will be applied to the Resource Departmental Expenditure Limits (RDELs) only and using 2015 Spending Review figures, Enfield may face further funding reductions of between £6m to £8m in 2019/20 in addition to the budget gap set out in the table above, although, as indicated before, it is not known at this stage whether council funding for 2019/20 will be affected. Also, any reduction would be subject to changes resulting from the implementation of 100% business rates retention.

Business Rates

The Government will explore with London options for moving to 100% business rates retention ahead of the full roll-out of the business rates reforms. The GLA's share of retained business rates will be increased and responsibility transferred for funding TfL's capital projects in April 2017.

Small Business Rate Relief will be permanently doubled to 100% and the thresholds moved. At present this reduces Enfield's business rates by £2m per annum. Enfield's share of the loss is £0.6m which is currently funded by a special Government grant. The Treasury says it will "compensate", but it is currently unclear whether this means actual cash or an adjustment to spending power.

Business rates will be indexed to CPI rather than RPI from April 2020. The CPI is generally lower than RPI so this will have the effect of reducing Enfield's annual inflationary increase in business rates tax. Based upon the current business rates tax base, a loss of 1% would reduce the total annual increase by £1m which will become a significant tax loss under 100% business rate retention.

The government will publish a discussion paper in March 2016 on moving to 3-year business rates revaluations. This may result in increased turbulence in business rates receipts as there can be significant distributional impact between regions if the Government continues its current policy to reset the business rate multiplier so that overall the impact is financially neutral.

Schools

All schools are expected to either become academies, or be in the process of converting to academy status, by the end of 2020.

Proposals to replace the current system of funding schools from 2017/18 with a National Funding Formula are currently out to consultation. From 2020 schools will

be funded directly and the LAs role in allocating and distributing Dedicated Schools Grant (DSG) funding will cease. A second phase of the consultation is to follow and will provide exemplifications which will give us a better indication of the impact of the new formula on Enfield schools.

In the Chancellor's budget he announced £500 million of additional funding is to be provided to accelerate the transition to a National Funding Formula for schools, with the Government aiming for 90% of schools who gain from the new formula to receive the full amount they are due by 2020. It is unlikely that this will benefit Enfield as we have been considered to be one of the higher funded authorities and have not received any of the additional funding distributed in 2014/15 and 2015/16 to the authorities considered to be the least fairly funded.

For Enfield the total academisation programme would result in around 74 schools moving from Enfield's control to Academy status, with the resultant loss of Education Support Grant (ESG) funding and a loss of flexibility in the application of the schools budget. The most significant risk within the DSG element of the schools budget is that the Council may be left with limited resources available to support an increasing number of pupils with high needs, which will continue to be a LA responsibility. This may result from the Government's proposals to ring-fence the funding blocks within the DSG, whereas currently LAs have the freedom to apply the DSG across the blocks to address need.

If these proposals go ahead the loss of ESG would be around £3.5m based on 2016/17 funding rates and pupil numbers. This would result in a reduced grant of approximately £1m, assuming that we would still receive the same general funding rate for pupils in Special Schools and Pupil Referral Units as well as the retained duties rate of £15 per pupil for all pupils in the borough.

Local Government Pension Scheme

The government will reduce the public service pension scheme discount which will increase the contributions employers pay to the schemes from 2019/20 onward. Detailed costs are still needed.

Other Policy Announcements

At this stage it is too early to determine if there are significant financial implications of the announcements regarding Housing, Planning and other bullet points listed by London Councils. Under monitoring a risk has been reported due to the CLG review of homelessness grant, which may result in removal of the £0.54m grant to Enfield. Officers will continue to monitor subsequent Government announcements and report any updates on the financial implications.

3.3 Revenue Monitoring 2015/16

The Revenue Monitoring Report is a result of the monthly monitoring process carried out by Departments. Over the last few months, officers have managed the previously projected overspend down through a series of cost cutting initiatives. Explicit monitoring of temporary staffing, increased controls over office expenditure and detailed Budget Challenge meetings have all contributed to an improved outturn position.

This report provides information on the main budget variances and their causes that are affecting the Council across all departments. Although a full budget monitor is carried out each month, the variations in this report are deliberately limited to +/- variances of £50,000 or over in order to provide a greater strategic focus.

3.4 A summary overview of the Council's provisional General Fund outturn 2015/16 is outlined below in Table 1. The intention of this is to provide the key highlight messages in a "dashboard" style summary. It is designed to capture the key messages across the Council's main financial areas, namely:

1. Income and expenditure;
2. Balance sheet (liquidity, debtor/creditor management, investments and use of balances); and
3. Cash flow forecasting and management.

Table 1: Summary performance overview

Area of review	Key highlights	Risk Rating		
		Dec	Jan	Feb
Income and expenditure position	<ul style="list-style-type: none"> Year-end forecast outturn variances in relation to General Fund budgets are being met by the use of one-off reserves and in year savings in order to achieve a balanced position. 	Amber	Amber	Amber
	<ul style="list-style-type: none"> The HRA is projecting an outturn underspend of £1.3m in 2015-16. 	Green	Green	Green
Balance Sheet	<ul style="list-style-type: none"> The current profile of cash investments continues to be in accordance with the Council's approved strategy. 	Green	Green	Green
	<ul style="list-style-type: none"> The year-end outturn projection for the General Fund balances will meet the Council's Medium Term Financial Strategy target levels based on the use of uncommitted reserves to meet the one-off overspends in 2015/16. 	Green	Green	Green
Cash flow	<ul style="list-style-type: none"> The Council's cash balances and cashflow forecast for the year (including borrowing) will ensure sufficient funds are available to cover planned capital and revenue commitments. 	Green	Green	Green
	<ul style="list-style-type: none"> Interest receipts forecast for the year are on target with budget. 	Green	Green	Green

4. February 2016 Monitoring – General Fund

4.1 A summary of the departmental and corporate provisional outturns and variances against budget is set out in Table 2 as follows:

Table 2: Provisional Outturn Table- Net Controllable Budget / Spend

February 2016	Net Controllable Budget						January Variation £000s
	Original Budget £000s	Approved Changes £000s	Reserves £000s	Latest Budget £000s	Provisional Outturn £000s	February Variation £000s	
Department							
Chief Executive	3,372	1,279		4,651	3,638	(1,013)	(709)
Regeneration & Environment	28,796	(2,495)		26,301	25,582	(719)	(490)
Finance, Resources & Customer Services	44,365	12,408	1,241	58,014	58,014	0	0
Health, Housing and Adult Social Care	91,276	(5,921)	2,716	88,071	88,071	0	0
Children's Services	49,045	(2,935)	2,072	48,182	50,852	2,670	2,665
Enfield 2017	(15,100)	9,600	5,500	0	0	0	0
In Year Savings	0	1,466	(528)	938	0	(938)	(1,466)
Contribution from reserves	0	0	(11,001)	(11,001)	(11,001)	0	0
Total Department Budgets	201,754	13,402	0	215,156	215,156	0	0
Collection Fund	(2,825)	0		(2,825)	(2,825)	0	0
Corporate Items	36,419	(7,095)		29,324	29,324	0	0
Government Funding	(134,431)	(6,307)		(140,738)	(140,738)	0	0
Council Tax Requirement	100,917	0	0	100,917	100,917	0	0

5. DEPARTMENTAL PROVISIONAL OUTTURN INFORMATION – BUDGET PRESSURES & PROJECTED SAVINGS

5.1 Chief Executive's Department (Appendix A1)

The department's provisional outturn position is an over recovery of income against budget of £1,013k mainly relating to the Matrix Agency rebate and Schools Human Resources buyback service for 2015/16.

5.2 Regeneration & Environment (Appendix A2)

The department is currently projecting a favourable provisional outturn variance of £719k; explanations for variances over £50k are detailed in Appendix A2:

5.3 Finance, Resources & Customer Services (Appendix A3)

Finance, Resources and Customer Services provisional outturn position for 2015/16 includes the previously reported pressures due to Serco contract volumetrics and the delayed data centre move. The pressure requires the use of one off earmarked reserves to contain net spend within the departmental budget.

5.4 Health, Housing & Adult Social Care (Appendix A4)

Adult Social Care

The Adult Social Care provisional outturn pressure of £2.832m will be addressed through a contribution from HHASC earmarked reserves and other control measures in order to stay within budget. The main forecast pressures are in Learning Disabilities (£1.9m), Older People (£1.82m) and Physical Disabilities (£0.34m). These figures include the allocation of 2015/16 Better Care Fund monies.

Key assumptions within the forecast are based on projected activity and year to year trends. A significant risk in 2015/16, as a consequence of the Cheshire West Supreme Court ruling, has been the broadening of what is considered a Deprivation of Liberty. It should also be noted that the use of one-off resources to achieve a balanced budget in 2015/16 does mean that budget pressures remain for future years due to demographic pressures, provider cost pressures and a growing demand for social care services.

Community Housing

There is currently a projected nil outturn variance for 2015/16. This figure includes a transfer back to the initiatives reserve of £116k. However, this area of spend remains volatile and the underlying pressure due to the increased volume of homelessness still remains. There has been a £2m net budget increase in 2015/16 to reduce these pressures and there is also on-going mitigation work being carried out looking at cost avoidance schemes which will manage both service demand and costs of all forms of temporary accommodation. There is a risk around the market management of NPA. There is also an emerging risk due to the CLG review of homelessness grant, which may result in removal of the £539k Homelessness prevention grant.

5.5 Children's Services (Appendix A5)

Children's Services are projecting a £2.67m provisional outturn overspend. This is similar to the position reported in January. The departmental overspend arises due to increasing demand for Children's services, including:

- Leaving Care Client costs (£1.350m)
- Children in Need Social Work Teams (£0.688m)
- Unaccompanied Asylum Seeking Children and UASC aged 18+ (£0.752m)
- SEN Transport (£2.072m)
- Special Guardianship & Adoption Allowances (£0.137m)
- Residential Child Care places (£0.438m)

These pressures are partially offset by savings elsewhere in the service. The SEN Transport pressure is being funded from reserves and has therefore been offset within the reported overspend figure of £2.67m.

Despite the management action that is being undertaken to identify mitigating savings, a significant year end provisional outturn overspend is anticipated due to the continued upward trend of the demographic pressures and the increasing numbers of children presenting with complex needs. This was recognised as a risk in the budget setting process for 2015/16.

5.6 Schools Budgets (Appendix A6)

These variations do not form part of the General Fund position but are reported for information.

6. OTHER GENERAL FUND ITEMS

6.1 Treasury Management and cash flow analysis

The Council's net debt position has increased since 1st April 2015 by £117m as at 29th February to a total of £372m and will continue to do so over the year. This is because of the impact of a number of key strategic land purchases for Meridian Water, the purchase of a farm and continued investment in to residential homes through Housing Gateway and Enfield Innovation.

The Council will continue to look to minimise the cost of borrowing, however, this increased borrowing cost has been recognised in the Council's Medium Term Financial Plan. Following the Chancellor's March budget and economic forecast most commentators expect interest rates to remain unchanged in 2016 and for the medium term. However a sudden rise in interest rates remains as a risk due to the uncertainty surrounding the EU referendum and the potential for a period of instability in the event of a vote for UK exit.

A summary of this year's Treasury Management activity is set out in Appendix B.

6.2 Contingency- General Fund

The Council maintains a general contingency of £1.0m. £0.85m of this contingency had been utilised for the funding of expenditure relating to No Recourse to Public Funds costs agreed by Cabinet in 2014-15. The balance of £0.15m is currently unutilised and the saving has been included in the provisional outturn to reduce the use of reserves.

7. Housing Revenue Account (HRA) – Projected outturn underspend of £1.3m

The HRA outturn projection for February is an underspend of £1.3m. A predicted 2015/16 underspend on repairs of £2.3m will be partially offset by one-off expenditure which needs to be paid out of the HRA this financial year.

An analysis of day to day repairs information based on nine months' data reveals that the cost per repair has reduced as a result of the new contracts. The saving attributed is estimated to be £1m, and may be ongoing into future years. The rest of the underspend arises through a combination of past years' commitments being finalised at a lower cost than estimated (£500k), and reduced costs of the planned maintenance programme (£800k).

This year, however, there is a requirement to fund up-front costs of feasibility work which will allow the Council to accelerate the future Estate Renewal and Housing Development Programme and build more housing. In the longer term, once new schemes have been identified, there is an expectation that the cost of feasibility work will be taken into account in determining financial viability such that the programme is delivered on a cost neutral basis and the upfront costs repaid.

The housing related costs of implementing Enfield 2017 will also be funded from the HRA.

Together, these two items of one-off expenditure will amount to £1m.

Any identified underspends which are deemed to be ongoing continue to be removed from managers' budgets in order to assist in addressing the impact of the Government's new social rent policy. The target to find £1.5m savings in total in 2015/16 has now been exceeded, but work is still ongoing to identify further savings where possible.

8. ACHIEVEMENT OF SAVINGS

8.1 The 2015/16 Budget Report included new savings targets totalling £31.6m to be made in 2015/16. 100% of these savings are now classified as Blue or Green (fully achieved or on course for full achievement). Where implementation delays have led to a shortfall in savings in the current year this has been managed by the use of departmental or corporate reserves to achieve a balanced budget, with the expectation that the saving will be achieved in full in 2016/17. The overall savings position in terms of traffic light classifications is set out below:

Table 4: New Savings Monitor - Summary Position February 2016

Department	Red		Amber		Green		Blue		Total
	£000's	%	£000's	%	£000's	%	£000's	%	£000's
Environment	0	0%	0	0%	(1,894)	100%	0	0%	(1,894)
Finance, Resources & Customer Services	0	0%	0	0%	(1,003)	85%	(180)	15%	(1,183)
Housing, Health & Adult Social Care	0	0%	0	0%	(10,760)	100%	0	0%	(10,760)
Schools & Children's Services	0	0%	0	0%	0	0%	(1,590)	100%	(1,590)
Corporate	0	0%	0	0%	(1,060)	100%	0	0%	(1,060)
Enfield 2017	0	0%	0	0%	(15,100)	100%	0	0%	(15,100)
Total New Savings for 2015/16	0	0%	0	0%	(29,817)	94%	(1,770)	6%	(31,587)

9. ALTERNATIVE OPTIONS CONSIDERED

Not applicable to this report.

10. REASONS FOR RECOMMENDATIONS

10.1 To ensure that Members are aware of the projected budgetary position for the

Authority, including all major budget pressures and underspends which have contributed to the present monthly position and that are likely to affect the final outturn.

11. COMMENTS OF THE DIRECTOR OF FINANCE, RESOURCES AND CUSTOMER SERVICES AND OTHER DEPARTMENTS

11.1 Financial Implications

As the Section 151 Officer, the Director of Finance, Resources & Customer Services is required to keep under review the financial position of the Authority.

The 2016 Budget confirms that pressure on public spending will continue throughout the life of this Parliament and that the Medium Term Financial Plan requires revision for reporting to Cabinet as soon as possible in response to the Chancellor's policy announcements affecting Local Government.

The monthly revenue monitoring is part of this review process and this latest provisional outturn report confirms that there will be a reduction in the Council's reserves in order to manage the Council's major transformation initiative Enfield 2017 and the overspend on Children's Services and IT. The Council's reserves are sufficient to meet current forecast pressures and risks as set out in the 2016/17 Budget Report to Council but will need replenishing to provide for future new risks.

Reported pressures in 2015/16 are expected to be ongoing in a number of areas especially as a result of demographic changes, welfare reforms increasing the cost of temporary accommodation, population growth and changing needs. Additional funding was included in the 2016/17 budget to address these pressures together with the additional staffing costs arising from pay awards, changes in NI and the London living wage and the loss of government funding. These high risk budgets will be monitored closely during 2016/17 to ensure the budget remains in balance.

11.2 Legal Implications

The Council has a statutory duty to arrange for the proper administration of its financial affairs and a fiduciary duty to taxpayers with regards to its use of and accounting for public monies. This report assists in the discharge of those duties.

11.3 Property Implications

Not applicable in this report.

12. KEY RISKS

There are a number of general risks to the Council being able to match expenditure with resources this financial year and over the Medium Term Financial Plan:-

- Achievement of challenging savings targets.
- State of the UK economy - which impacts on the Council's ability to raise income from fees and charges and on the provision for bad debt.
- Demand-led Service Pressures e.g. Adult Social Care, Child Protection etc.
- Potential adjustments which may arise from the Audit of various Grant Claims.
- Movement in interest rates.
- Changes to Government funding
- Schools National Funding Formula and conversion of all schools to Academies by 2022

Risks associated with specific services are mentioned elsewhere in this report.

13. IMPACT ON COUNCIL PRIORITIES

- 13.1 **Fairness for All** – The recommendations in the report fully accord with this Council priority.
- 13.2 **Growth and Sustainability** – The recommendations in the report fully accord with this Council priority.
- 13.3 **Strong Communities** – The recommendations in the report fully accord with this Council priority.

14. EQUALITIES IMPACT IMPLICATIONS

The Council is committed to Fairness for All to apply throughout all work and decisions made. The Council serves the whole borough fairly, tackling inequality through the provision of excellent services for all, targeted to meet the needs of each area. The Council will listen to and understand the needs of all its communities.

The Council does not discriminate on grounds of age, colour, disability, ethnic origin, gender, HIV status, immigration status, marital status, social or economic status, nationality or national origins, race, faith, religious beliefs, responsibility for dependants, sexual orientation, gender identity, pregnancy and maternity, trade union membership or unrelated criminal conviction. The Council will promote equality of access and opportunity for those in our community who suffer from unfair treatment on any of these grounds including those disadvantaged through multiple forms of discrimination.

Financial monitoring is important in ensuring resources are used to deliver equitable services to all members of the community.

15. PERFORMANCE MANAGEMENT IMPLICATIONS

The report provides clear evidence of sound financial management and efficient use of resources.

Background Papers

None.

Appendix A1

Chief Executive	Budget Variation February 2016 (£'000)
The department is currently projecting an over recovery of income against budget of £825k relating to the Matrix Agency rebate for 2015/16. The level of agency rebate income is unlikely to be as high in future years since the use of agency staff is planned to reduce from 2016/17 onwards.	(825)
Overachievement of income on the Schools Buyback service and underspends within Human Resources Management.	(199)
Underspend in Communications is mainly due to the cancellation of non-essential planned marketing activities to meet 15/16 Budget Challenge (£42k).	(53)
Income shortfall on the Design & Print Service	94
Other variations	(30)
Chief Executive Total	(1,013)

Appendix A2

<i>Regeneration & Environment</i>	<i>Budget Variation February 2016 (£'000)</i>
Underspend due to efficiencies identified following an on-going project to review services across the department.	(173)
Underspend is mainly due to the underspend in the PCSO contract.	(192)
Underspend due to efficiencies identified following an on-going service reviews in the Planning, Highway and Transportation division.	(77)
Additional external legal costs in Regulatory Services.	53
Underspend in the Corporate Health and Safety Team - due to underspend in salaries, contract costs and additional income received from undertaking Asbestos Surveys in Housing Gateway Limited properties.	(75)
Architectural Services fees	(110)
Contribution to street lighting reserve.	90
Underspend in Traffic & Transportation Service due to additional Temporary Traffic Order income and a reduction in Traffic signal maintenance payments to TfL.	(418)
Overspend in People Transport Services due to growth in children requiring transport services.	273
Underspend in vehicle leasing charges, which is due to the planned delays in the vehicle and parks equipment replacement programme	(113)
Favourable variance as a result of additional income generated from the successful marketing of the trade waste service, improved income from Schedule 2 Waste services and additional income from parks leases.	(384)
Adverse variance due to a fall in the market price for recyclable materials and current levels of contamination in waste collected.	333
Other Variations: Other minor variances	74
<i>Regeneration & Environment Total</i>	(719)

Appendix A3

Finance, Resources & Customer Services	Budget Variation February 2016 (£'000)
Information & Comm. Technology (ICT) - £1.2m overspend from delayed migration to cloud infrastructure and increased volumetrics cost. £50k overspend due to PWC audit. £400k overspend on MFDs due to historic income targets and insufficient budget.	1,601
Legal & Corporate Governance Services - Legal agency costs & citizenship grant reduced.	30
Property Services - There is a shortfall on strategic property services, mainly in underachievement of rental income from the Palace Gardens Development. This has been more than offset by additional rental income from the Civic Centre and Ordnance Unity Hub.	(227)
Customer Services, Revenues & Exchequer Services	(143)
Other Items	(20)
Use of reserves and other control measures	(1,241)
Finance, Resources & Customer Services Total	0

Health, Housing and Adult Social Care	Budget Variation February 2016 (£'000)
Adult Social Care	
Strategy & Resources - The service is projecting an overspend from an increase in Deprivation of Liberty (DoLS) applications (+£257k) This is partly offset through Housing Related Support contracts (-£182k), due to the early achievement of future year savings.	75
Mental Health - The service is currently projecting an overspend for the year on care packages.	296
Learning Disabilities - The service continues to project an overspend position as a result of managing demand led services. Not included in the monitor are additional risks of £0.5m for Continuing Health Care .	1,874
Older People and Physical Disabilities (the Customer Pathway) - The service is projecting care purchasing overspends against a net budget of £34m. This position is consistent with last year's care purchasing overspend.	2,160
Independence & Wellbeing Services - The projected underspend is due to additional client income.	(151)
Application of one off resources - New Burdens Grant (£1.422m) previously allocated towards the implementation of the Care Act.	(1,422)
Public Health Grant	
The departmental forecast also includes ring fenced Public Health Grant.	
Public Health grant allocated in 2015/16 is now £15.67m, this reflects a reduction in grant of £1.034m but also an additional grant allocation of £2.447m for 0 to 5 year olds. The Public Health grant is ring fenced and as per the Department of Health guidance.	0
Use of reserves and other control measures.	(2,832)
Adult Social Care & Public Health	0
Community Housing	
The Community Housing service February 2016 position is reporting a nil variance. Any underspend or overspend is managed within the Homelessness Initiatives Reserve Fund.	
Temporary Accommodation - There is a net overspend of £179k in this area. This is predominantly made up of a £206k overspend resulting from the loss of 149 units in the Private Sector Leased portfolio and Private Leased Annexe portfolio and £55k overspend on repairs budget due to the introduction of a new contract. However, there is a (£508k) underspend in nightly paid accommodation because the continuing inter-borough agreement has produced an average 5.02% unit cost reduction in price. Tactically it is more cost effective to make block bookings in advance, to preserve the accommodation at the agreed nightly rates. The cost of these reserved bookings is £163k and the increase in usage of out of hours accommodation is £78k, this area is not budgeted for and is currently under review . There is an overachievement of (£40k), generated from refunds collected by the cash deposit recovery officer. The area of provision for tenant debt has also been reviewed and an underspend of (£42k) is projected due to the reduction in PSL numbers and an £325k projected overspend mainly due to increase in NPA current tenant arrears. There is a projected £20k underspend in the HRA recharge due to a reduction in time spent on General Fund tasks.	179
Empty property Strategy - Alternative funding has been secured for Empty Property works from external grant carried forward and New Homes Bonus grant. This has resulted in a projected underspend of £295k.	(295)
Transfer back to reserve to fund initiatives. The reserve opening balance at 1 April 2015 is £2.234m, £1.222m will be utilised to fund PSL and PLA incentives, £68k will be utilised to support extra capacity in the grants team and L&D staff member , £78k to fund Out of hours costs, £400k to fund DHP expenditure and £58k to fund further work by RMG leaving a closing balance of £620k after this contribution of £212k.	116
Community Housing Total	0
Housing, Health & Adult Social Care Total	0

Children's Services	Budget Variation February 2016 (£'000)
Asset Management The latest estimated eligible recharge to capital expenditure for this team has resulted in a further decrease of non-capitalised agency staff expenditure this month.	77
Catering The Catering Service is projecting an underspend of £202k based on current meal numbers. This underspend has increased since last month due to higher than expected take up of pupil meals especially in primary schools £96k, a food rebate being received for £31k, a reduction in capital finance spending, £30k and a reduction in the cost per meal.	(202)
School Enhanced Pensions. The projection assumes that the current monthly payments continue until year-end resulting in an underspend of £58k. The early retirement costs £22k has reduced the underspend this month.	(58)
SEN Services This underspend is reflective of the staff vacancies expected until year end. A charge for management overheads of £30k has led to a reduction in the underspend this month.	(111)
SEN Transport An overspend of £2,072k is projected based on current information from Environmental Services. Work is ongoing to reduce this projected overspend.	2,072
Education Welfare. An underspend is projected in the employee budget due to long term sickness, maternity leave and vacancies. The increasing underspend is as a result of a delay in recruiting 2 Senior E.W.Os.	(79)
Unallocated Department Wide Budgets - This budget includes previous years' MTFP savings not yet achieved relating to previous years management reviews and the reduced loss of joint venture income.	152
E.A.S.S. Music An underspend of £108k is anticipated as a result of staff vacancy and additional grant funding.	(108)
External Residential Child Care Placements The external residential homes and agency fostering budgets are now showing a net overspend of £438k, which is an increase of £77k on last month's projection. It should be noted that these projections are only based on current and planned placements so future unknown placement changes will cause the overspend to increase or decrease in the coming months. Within the external agency fostering budget there is an overspend of £343k due to a larger than expected increase in adolescent children coming into care who cannot be accommodated by our in house fostering service due to their complex needs. An increase of £5k from last month. The Education / SEN placements are reporting £172k overspend. The Community Homes sector has seen a further increase this month, £54k and is now reporting a £110k overspend. These overspends are partly offset by current underspends within the Secure Welfare (-£38k), and Secure Remand (-£150K). The overall £77k increase is due to new placements and extensions to existing placements within the Community Homes, Agency Fostering, Secure Remand and budgets.	438
Children's Division Underspends have been identified within the indirect salary budgets and running cost budgets held by the Assistant Director. This underspend has reduced this month due to increased settlements and disbursements expenses.	(90)
Children In Need - Social Work Teams The ongoing demand for front line social work services requires these teams to maintain their full staffing establishment to provide a safe service. A number of key vacant posts need to be covered temporarily by experienced agency staff due to maternity leave, secondments and to provide support to newly qualified less experienced social workers recently recruited to join the teams as permanent staff. As the teams are fully staffed this results in a non-achievement of the £237k vacancy factor within the staffing budget. The remaining overspend results from a decision taken earlier in the year to approve additional agency staff to cope with the significant rise in Contacts, Referrals, Child Protection Investigations and Registrations and LAC. These additional agency staff have now been ceased and improved recruitment timescales are helping to control costs. Despite a number of management decisions regarding agency staff cover there is still an increase this month of £21k. The service will continue to seek options to reduce the overspend by reviewing cases that can be managed by our universal services and ensuring newly qualified staff are provided with sufficient support and management.	688
No Recourse to Public Funds. As in previous years the overspend on this budget will be dealt with as a corporate pressure and no variation will be reported as part of the SCS monitor. However the full overspend is currently £925k, a £74k increase on last month. SCS are unable to resolve the immigration status of these clients the numbers of families (was 132 in January) and costs are increasing as they are now being supported longer with resultant additional costs.	73

Appendix A5

Children's Services	Budget Variation February 2016 (£'000)
Assessment & Intervention Team. Following a successful restructure the team is now fully staffed which means that the vacancy factor of £38k is unlikely to be achieved. There are also some PRP costs which currently cannot be contained within the budget and higher than estimated costs arising from a recharge for a clinical psychologist post, which account for the remaining variances.	65
In House Fostering Allowances. The in house service is supporting an additional 272 weeks of placements above the budget, which would have gone into more expensive agency foster placements. The projection for allowances has increased by £34.8k this month as a result of 10 new placements, 4 planned placements, increased DBS checks £30k which has been partly offset by increased income of £4.1k for consortium placement.	294
Adoption Allowances This budget is overspending mainly due to an increase in the number of special guardianship allowances becoming payable and projected lower income from inter agency fees. The service is also using £52k of the Adoption Reform grant to reduce this overspend. In January, the overspend has reduced by £5k because of delays in 2 adoption cases.	137
Leaving Care - Client Costs The Leaving Care client costs budget is currently projecting an overspend of £1,350k. This is partially due to an increase in the number of clients staying put within the Leaving Care service with no corresponding budget increase and the numbers of adolescents becoming LAC now turning 17. There is also an increase in the number of young offenders and young people at risk of sexual exploitation who require more specialised and intensive support plus an increase in client demand/needs pressures. The LAC service are continuing to review the most expensive support packages and exploring alternative or new options for service provision for these clients where possible. There is also a shortage of semi-independent accommodation which means clients are unable to be moved from their expensive residential placements. The overspend has increased this month due to increased costs on existing clients due to their complex needs and providers not accepting LHA.	1,350
Unaccompanied Asylum Seeking Children This budget is now supporting an additional 744 UASC client weeks above the original budget. During February there has been a net increase of 2 new clients. The budget is under pressure as there is also a shortage of suitable accommodation for the recent arrivals resulting in the use of more expensive agency fostering placements. The government grant is also insufficient to cover the actual client costs for some clients who require expensive placements hence an increase of £6k this month.	239
Former Unaccompanied Asylum Seeking Children 18+ We are currently providing 1,601 weeks of care and support to former UASC clients now 18 and over who acquired leaving care rights whilst under 18. The shortage of suitable accommodation for this client group has resulted in more expensive placements and we have more clients than allowed for in the original 2015/16 budget. As the actual client numbers are now above the 25 fte threshold some grant funding is now available. These clients are now subject to validation checks by the Home Office and some currently supported are still in the verification process. This could result in a further loss of grant income if they are confirmed as not valid by the Home Office.	513
Joint Service for Disabled Children - this service is reporting an increased underspend within its staffing and running cost budgets plus there has been a reduction in the number of children accessing commissioned services as a result of the short break grant scheme.	(282)
Youth Offending Unit - The underspend is due to recruitment difficulties and a cap on non essential expenditure. Additionally, income includes a recharge from the Troubled families grant £100k to fund 2 social workers. This may be recouped by the service as the grant can be utilised over a two year period if not fully spent this year.	(145)
Youth Strategy & Support Service The main reason for the underspend is a planned spending reduction within the Special Projects and Positive Activities for Young Children budgets which are required to reduce the pressures within the overall Children's Division budget. The underspend has increased this month mainly due to less cover for a vacant post. Additionally, an increased income from mediation services.	(368)
Other Minor Variations	87
Use of reserves and other control measures	(2,072)
Children's Services Total	2,670

Schools Budget	Budget Variation February 2016 (£'000)
Schools Budgets - these variations do not form part of the General Fund position.	
Delegated Primary Schools Budget (DSG). Increase in expenditure due to former childrens centre pupils being funded via school rather than direct from early years team.	240
Early Years. Subsequent investigations following the Spring headcount has provided more accurate year end figures. This shows a reduction in the underspend by £98k.	(1,449)
Behaviour Support. There is an underspend in these services of £94k. This is mainly due to the staff vacancies in both the Primary Behaviour Support service, £102k suppressed by an overspend in the Secondary Behaviour support, £8k. Increases in referrals for college placements has been identified in the Secondary support service which has led to a decrease this month in the overall underspend by £60k.	(94)
Special Education Needs	
Mainstream Tuition. The variance to budget of £93k is the net result of 12 leavers . There has been minimal change this month.	(93)
L.A. Special School Day. The overspend reflects an increase in the number of pupils placed in out borough maintained special schools.	140
Speech Therapy. An underspend is predicted. SEN are in discussions with the NHS to match the budget.	(111)
Independent Day & Residential. The overspend has remained at a similar to level to previous months and reflects all anticipated income from health and Children's Services where the cost of the placement is joint funded.	475
Central Licences. Overspend as a result of licence costs being far greater than de-delegated budget and will be reviewed as part of 2016/17 budget process.	106
Post 16 SEN. An over estimation as to the number of applicants applying for Education, Health and Care Plan in January. This has been revised down in line with actual applicants £325k This is a decrease of £532k from last month.	325
Budgets with no/ minor variances	54
Total Schools Education Services Variation	(407)
Children's Division	
Child Learning Disabilities. Unable to recruit enough experienced staff to cover the 6 vacancies in this financial year.	(63)
Pre-School Support. The reported underspend is due to lower premises costs for rent and rates and adjusted staff costs for a vacant post which is to be filled next year.	(36)
Total Schools Children's Services variation	(99)
Allocation from Contingency (£848k maximum)	(848)
Total Variation – Schools Budget	(1,354)

Treasury Management Cashflow Investments & Borrowing as at 29th Feb 2016

The Treasury Management position as at 29th Feb 2016 is set out below:

	Mar-15 £000's	Jun-15 £000's	Sep-15 £000's	Dec-15 £000's	Feb-16 £000's
Long term borrowing	272,532	272,532	314,986	324,986	354,837
Short-term borrowing	40,500	17,000	19,000	39,000	58,000
Total borrowing	313,032	289,532	333,986	363,986	412,837
Total investments	58,370	19,315	46,195	30,560	41,220
Net debt	254,662	270,217	287,791	333,426	371,617
Increase in Net debt since 1April		15,555	33,129	78,764	116,955

Movement in debt over year

	1 st April 2015 £000's	Debt repaid £000's	New debt £000's	29th Feb 2016 £000's
PWLB	227,978		60000	287,978
Commercial loan	30,000	0	0	30,000
Gloucester CC	10,000	0	0	10,000
Salix	1,462		0	1,462
Temporary borrowing	40,500	(37,500)	55,000	58,000
LT Loans Maturing In Year	3,092	(1,546)	0	1,546
LT Borrowing Local Authorities			8,000	8,000
LT Borrowing from LEEF			6,000	6,000
EIB LT Borrowing			9851	9,851
Total borrowing	313,032	-39,046	138,851	412,837

London Borough of Enfield Investments at 29th Feb 16

Financial Institution	Principal	Start Date	Effective Maturity	Rate	Days to Maturity	Lowest Credit Rating
Call Accounts	£					
HSBC	1,315,000		On demand	0.40%	1	AA-
Handlesbanken	15,000,000		On demand	0.50%	1	AA-
Money Market Funds						
Ignis	10,000,000		On demand	0.50%	1	AAAm*
Goldman Sachs	0		On demand	0.44%	1	AAAm*
Call Accounts						
HSBC TREASURY CENTRE CALL ACCOUNT	8,720,000		On demand	0.40%		
SVENSKA HANDLESBANKEN CALL ACCOUNT	15,000,000		On demand	0.50%		
Notice Accounts						
Santander 31 Day Notice Account	2,000,000		On demand	0.65%		
Money Market Funds						
HSBC Sterling	0		On demand	0.42%		AAAm*
GOLDMAN SACHS STERLING LIQUID RESERVE FUND			On demand	0.41%		
IGNIS LIQUIDITY FUND	8,000,000		On demand	0.50%		
Long Termed Deposits						
Lloyds Bank PLC	7,500,000	06/05/2015	05/05/2016	1.00%	126	A
Total - Investments	41,220,000		Average	0.55%	126	
Number of Investments	6					

London Borough of Enfield Short Term loans at 29th Feb 2016

Financial Institution	Principal	Start Date	Effective Maturity	Rate	Days to Maturity
Wokingham BC	£3,000,000	11/08/2015	19/07/2016	0.50%	141
NW Leicestershire DC	£2,000,000	26/06/2015	24/06/2016	0.50%	116
Tyne & Wear Transport	£2,000,000	03/06/2015	01/06/2016	0.50%	93
Sedemoor DC	£5,000,000	04/06/2015	02/06/2016	0.50%	94
Wokingham BC	£2,000,000	08/09/2015	18/08/2016	0.50%	171
Thameside MBC	£10,000,000	01/10/2015	01/04/2016	0.45%	32
South Ayrshire Council	£5,000,000	27/10/2015	25/10/2016	0.55%	239
Milton Keynes Council	£10,000,000	01/12/2015	30/11/2016	0.60%	275
POLICE AND CRIME COMM WEST MIDLANDS	£5,000,000	29/01/2016	27/01/2017	0.65%	333
CHICHESTER DISTRICT COUNCIL	£2,000,000	28/01/2016	07/12/2017	0.60%	647
ISLINGTON COUNCIL	£5,000,000	28/01/2016	26/01/2017	0.65%	332
WEST SOMERSET COUNCIL	£2,000,000	15/01/2016	13/01/2017	0.56%	319
POLICE AND CRIME COMM WARWICKSHIRE	£5,000,000	12/01/2016	20/05/2016	0.38%	81
Total	£58,000,000		Average	0.53%	221

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MUNICIPAL YEAR 2015/2016 REPORT NO. 224**MEETING TITLE AND DATE:****Cabinet 27 April 2016****REPORT OF:**Director – Regeneration &
Environment**Agenda – Part: 1****Item: 7****Subject:** Disposal of shared equity, equity loan and shared ownership leases on Dujardin Mews and Small Housing Sites developments**Wards: Ponders End, Town, Chase, Turkey Street****Key Decision No: 4271****Cabinet Member consulted: Cllr Ahmet Oyken**

Contact officer and telephone number:

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Victoria Gardner 020 8375 8254

E mail: bruce.mcrobie@enfield.gov.uk / vicky.gardner@enfield.gov.uk**1. EXECUTIVE SUMMARY**

- 1.1 The Council's Dujardin Mews scheme, currently on site and expected to be completed in July 2016 is providing a total of 38 new homes, including 19 new homes that it is proposed will be disposed of as shared equity homes to support the re-housing of resident leaseholders affected by the Alma Estate Regeneration Programme.
- 1.2 The Parsonage Lane, Lavender Hill, and Jasper Close developments, which are being delivered through the Small Housing Sites (Phase 1) project, are currently on site and are expected to be completed in 2016/2017 and contain 15 equity loan and 2 shared ownership properties. These homes are being aimed at first time buyers, residents with care and support needs and also resident leaseholders affected by the Council's Estate Renewal projects.
- 1.3 For all of the 36 intermediate home ownership properties, the Council will be required to directly grant a long lease to the purchaser when completed. Cabinet approval is required to authorise these disposals to take place.
- 1.4 All future disposals will be presented for approval within a Cabinet report that includes the project's business plan and financial viability.

2. RECOMMENDATIONS

That Cabinet;

- 2.1 Approve the disposal of long leases for 19 shared equity properties on the Dujardin Mews development.
- 2.2 Approve the disposal of long leases for 15 equity loan properties and disposal of long leases for 2 shared ownership properties across Parsonage Lane, Jasper Close and Lavender Hill developments.

3. BACKGROUND

- 3.1 Cabinet previously approved the principle of the Dujardin Mews (formerly Academy Street) project as part of the Alma Estate Regeneration Programme report in July 2012 (KD 3510). The scheme will provide a total of 38 new homes, including 19 new homes for shared equity to support the re-housing of resident leaseholders affected by the Alma Estate Regeneration Programme. Planning permission for the scheme was granted in 2014 and lead Cabinet Members under delegated approval, approved the appointment of Durkan (KD 3804) as the building contractor later that year. The development is expected to be completed in July 2016.
- 3.2 The Parsonage Lane, Lavender Hill, and Jasper Close developments are being delivered through the Small Housing Sites (Phase 1) project, the development of which was previously approved by Cabinet in July 2012 (KD 3517). Planning permission for the scheme was granted in September 2014 and Cabinet approved the appointment of Kier as the Development Partner in December 2013 (KD 3826).
- 3.3 The Council was successful in obtaining GLA funding of £690k for the Small Sites and £475k for Dujardin mews, making a total of £1,165.00. This was allocated as part of the Mayors Housing Covenant in December 2013, for the 19 shared equity and 15 Homes for Working Londoners shared equity homes, and as part of the Mayors Care and Support fund in December 2013 for the 2 shared ownership homes.

Shared equity product on the Dujardin Mews development

- 3.4 The Shared Equity product on Dujardin Mews is only being made available in the first instance to resident leaseholders living on the Alma Estate to assist with obtaining vacant possession of the Alma Estate.

- 3.5 Residents will be able to purchase one of the properties on Dujardin Mews on a Shared Equity basis, with resident leaseholders being required to raise a minimum equity share of 25%, with the Council's HRA holding the remaining percentage share of the property. In order to enable sale of an equity share where the Council retains the freehold, the purchaser's equity element has to be held on leasehold. In this instance the leasehold will be for a period of 125 years.
- 3.6 Please refer to Part 2 of this report for further information on the financial make up of this package.
- 3.7 As the freeholder, the Council will grant a long lease for a term of 125 years to the purchaser.
- 3.8 There will be no succession rights to the equity share after the initial transaction. This does not include joint owners, who will have equal rights to the whole property with the property automatically reverting to the other party on death of one of the joint owners.
- 3.9 Leaseholders may be able to purchase an equity stake as 'tenants in common'. This may apply where spouses wish to purchase together or where an adult son or daughter lives in situ. This was agreed in the Delegated Authority Report signed by Ray James on 31 March 2015 which was a non-key decision.
- 3.10 This will need to be in accordance with the Property Procedure Rules. This bespoke product has been developed in consultation with residents, independent financial advisors, LBE Finance, LBE Property Services, and the GLA.
- 3.11 We have drawn up a Heads of Terms for this package for the following reasons:

As this is a bespoke package for the Alma Estate resident leaseholders there are some restrictions (for example the lack of succession). We therefore felt it important to give leaseholders the option to take legal advice and if, necessary, withdraw before they are at the stage that they will be signing the lease. Early sight and confirmation of receipt of this document will also reinforce the leaseholder's commitment to the purchase.

Equity Loan product on the Parsonage Lane, Jasper Close, and Lavender Hill developments.

- 3.12 The Equity Loan product on all sites will be targeted towards first time buyers and Working Londoners. The numbers are as follows:
- 1 on Parsonage Lane
 - 4 on Lavender Hill
 - 10 on Jasper Close

- 3.13 As the freeholder, the Council will grant a long lease for a term of 125 years to the purchaser. This will need to be in accordance with the Property Procedure Rules.

Shared Ownership product on the Parsonage Lane development.

- 3.14 The Shared Ownership product on the Parsonage Lane and Jasper Close development will be care and support units for people with physical disabilities. There are a total of 2 units on the Parsonage Lane development.

4. ALTERNATIVE OPTIONS CONSIDERED

- 4.1 None. These developments have been brought forward on the basis that they included an element of intermediate housing that the Council would retain an interest in and directly dispose of an interest to purchasers. The purpose of this report is to enable this to happen.

5. REASONS FOR RECOMMENDATIONS

- 5.1 This report recommends that Cabinet approve the disposal of leases for shared equity, equity loan and shared ownership properties on Dujardin Mews, Parsonage Lane, Jasper Close and Lavender Hill developments.
- 5.2 The disposal of long leases is required for these intermediate housing products offered by the Council, as the freeholder on its development schemes.
- 5.3 The developments referred to in this report are all part of projects previously agreed by Cabinet, which are expected to complete during 2016/2017.

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

6.1 Financial Implications

See Part 2

6.2 Legal Implications

6.2.1 Section 123 of the Local Government Act 1972 provides that principal councils may dispose (which includes the granting of leases) of properties in any way they wish provided it is for the best consideration reasonably obtainable.

6.2.2 The Council's Property Procedure Rules further set out requirements for the disposal of property and these rules are in line with s.123.

6.2.3 The Lease and associated documentation will be in a form approved by the Assistant Director (Legal Services)

6.2.4 The recommendations within this report are within the Council's powers and duties.

6.3 Property Implications

6.3.1 The properties are to be disposed of in accordance with the Property Procedure Rules. Independent valuations will be obtained prior to disposal.

6.3.2 Where the disposal of the properties that are the subject of this report are part of another property transaction, such as the purchase of an existing leasehold property on the Alma Estate, the valuations for both properties will be effective on the same date.

6.3.3 The disposal of the equity interests in these properties will bring in much needed receipts to the Council.

7. KEY RISKS

Failure to dispose of the properties will result in loss of Council revenue and also will impact on the Alma regeneration as vacant possession will be significantly delayed.

8. IMPACT ON COUNCIL PRIORITIES

8.1 Fairness for All

Dujardin Mews and the Small Sites contribute to this aim by tackling inequality and access to affordable housing by providing new affordable homes.

8.2 Growth and Sustainability

Dujardin mews and the Small Sites developments contributes to this priority by building strong and sustainable futures for our residents

8.3 Strong Communities

These developments have residents at the heart of the development.

9. EQUALITIES IMPACT IMPLICATIONS

Undertaken for all schemes

10. PERFORMANCE MANAGEMENT IMPLICATIONS

10.1 There are no specific performance management implications arising from this report.

11. HEALTH AND SAFETY IMPLICATIONS

11.1 There are no specific health and safety implications arising from this report.

12. HR IMPLICATIONS

12.1 There are no major HR implications arising from this report. Initial assessment and allocations of the homes, along with ongoing administration of the shared ownership, equity loan and shared equity payments will be required to be undertaken by the Council.

13. PUBLIC HEALTH IMPLICATIONS

13.1 There are a number of public health implications arising from new housing development schemes because housing is a major determinant of health, however no specific public health implications arising from the disposal of leases.

Background Papers

None

MUNICIPAL YEAR 2015/2016 REPORT NO.225**MEETING TITLE AND DATE:**

Cabinet – 27 April 2016

REPORT OF:

Director of Regeneration and Environment

Contact officer and telephone number:

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Agenda - Part: 1	Item: 8
Subject: Contract with MOPAC for the provision of additional Police Officers within Enfield	
Wards: All Key Decision No: 4248	
Cabinet Member consulted: Cllr Brett	

1. EXECUTIVE SUMMARY

This report seeks approval to award a new contract to the 31 March 2019 with the option for a further one year to MOPAC (Mayor's Office for Policing and Crime) for the provision of sixteen (16) Police Officers to form both a Safer Estates team (10 officers) and a tasking team (6 officers) to replace the existing parks and estates PCSOs (Police Community Support Officers) provided by MOPAC under a previous contract agreement. It should be stressed that the responsibility for policing lies with the MPS and that this is additional resource, funded by the Council to supplement the allocation of police officers by MOPAC to the borough.

2. RECOMMENDATIONS

It is recommended that Cabinet agree that:

- 2.1 The Council employs sixteen (16) police officers to support crime and disorder reduction work on housing estates and elsewhere. This would consist of a Safer Estates team (10 officers) and a tasking team (6 officers) that would be used to tackle other local authority issues as identified. Both teams would be line managed by an appropriate officer from the Metropolitan Police but directed by the LBE Head of Community Safety and via the joint tasking process.
- 2.2 As the safer estates team is aimed at housing estates, this should be funded by the HRA (Housing Revenue Account) as per the existing safer estates PCSO team. This will represent a cost increase on the previous contract. The remaining team should be funded from the general fund using existing budgets. This will still provide a saving to the council as the safer parks team will not be re-commissioned.

3. BACKGROUND

- 3.1 The council has had a contract with the Mayor's Office for Policing and Crime (MOPAC) and previously the Metropolitan Police Authority (MPA) for the provision of Police Community Support Officers (PCSOs). The previous contract ran from 2010 to 2014.
- 3.2 Due to a delay in the provision of prices from the Metropolitan Police and whilst the council reviewed its options, the current PCSO contract has been extended repeatedly. This was to allow for appropriate assessments of need to be carried out, but mainly for the London Mayor and the MPS to make a decision as to the future of PCSOs in London.
- 3.3 The current contract has provided up to fifteen PCSOs for the parks team and nine PCSOs for an estates team at a current cost of £26K per officer per annum. The new prices offered by MOPAC to all London Boroughs are more expensive than this which will necessitate either a reduction in the number of contracted officers or an increased budget. It should also be noted that both of these teams are additional resources to the Policing service already provided by the Metropolitan Police and are not statutory functions for the Council. Due to various factors such as uncertainty around their future whilst the Metropolitan Police made a decision, many of the PCSOs have now left their jobs and the levels remaining are very small. With shift patterns the parks team could have as few as 2 council funded officers on duty in parks, the impact of which is extremely limited.
- 3.4 We have been reviewing the options around this team and have looked at the locations and demands on these officers. Analysis of crime figures from previous years have highlighted that around 3,000 crimes are recorded on estates per year which represents 14% of the borough total. By contrast in 2014, the twenty-four parks with the highest crime levels (e.g. Pymmes Park, Town Park, Albany Park, etc) only recorded just over 140 crimes between them.
- 3.5 This disparity in numbers highlights that the current estates team need a more enforcement based approach, whereas the parks team have been a more reassurance based role, providing support limited by low availability to what are relatively low crime areas.
- 3.6 In light of this, it is proposed that the council enters into a contract with the Metropolitan Police for the provision of sixteen police officers.
- 3.7 Ten of these officers will form a safer estates team to tackle the ongoing community safety issues on estates. Employing police officers will have a higher unit cost, but will provide a greater enforcement and deterrent options than the existing PCSO's.
- 3.8 This safer estates team should continue to be funded by the HRA as per the current safer estates team. Due to the changes in numbers and the use of

Police officers rather than PCSO's, this will represent an increase in costs to the HRA, which are detailed in the Part 2 report.

- 3.9 The remaining six officers will form a tasking team that can be used to tackle other key issues for the local authority. This could be work in parks given the loss of the existing parks team, but also elsewhere such as estates and other problem areas/venues. It should be noted that we have previously used Parkguard (a private company with extensive experience across London) who advise owners of status or dangerous dogs about safety and inappropriate use. It is proposed that this regular use will cease given budget constraints and specialist dog services will only be commissioned when needed. This would be subject to a separate procurement exercise if required as per procurement regulations.
- 3.10 The Metropolitan Police are the sole providers of Police officers to London Boroughs. MOPAC have provided a price to all local authorities for these officers, but have stated that for every officer 'purchased' by local authorities, MOPAC will provide an additional officer free of charge (Police officers only). This represents good value for the local authority, especially given the specialist nature of the services provided, as there will be a contract cost of seven officers to obtain the fourteen officers recommended within this report.

4. ALTERNATIVE OPTIONS CONSIDERED

The council could cease to provide any additional Police officers or PCSOs as these are not statutory services. However, the council is committed to improving community safety and have prioritised work in those areas of higher crime and disorder. Work has already begun to focus more strongly on deterring crime and ASB on estates and the agreement for a council funded police enforcement team will ensure that improvements continue.

5. REASONS FOR RECOMMENDATIONS

- 5.1 The provision of a safer estates team is considered to be the most effective way of providing a service in this area. The safer parks team provided a reassurance role in relatively low crime areas and the impact of this team which has been significantly reduced by successive recruitment drives by the MPS and British Transport Police is now harder to justify retaining at a time of severe financial pressure and budget reductions.
- 5.2 The existing safer parks team will no longer exist and the reassurance work provided by the current safer parks team will continue with police dedicated ward teams and the additional tasking officers if required. The safer estates team (10 officers) will also go into parks near estates when it is felt that an issue there is detrimentally impacting upon the estate itself.

The (6 officers – Tasking Team) will form a tasking team that can be used to tackle other key issues for the local authority. This could be work in parks given the loss of the existing parks team, but also elsewhere such as estates and other problem areas/venues (part 1 paragraph 3.9).

- 5.3 The proposed contract arrangement is both cost-effective and allows these roles to link in with the other services provided locally by the Metropolitan Police. It also has the additional benefit of Enfield Police providing at least one sergeant to manage these teams.

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

6.1 Financial Implications

Please see Part 2 report.

6.2 Legal Implications

- 6.2.1 The Council has a duty pursuant to the Section 17 of the Crime and Disorder Act 1998 (as amended by the Police and Justice Act 2006) to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it can to prevent (i) crime and disorder in its area including anti-social behaviour and other behaviour adversely affecting the local environment; (ii) the misuse of drugs and other substances in its area; and (iii) re-offending in its area.
- 6.2.2 MOPAC have the exclusive right to provide Police Officers to the Council, as such the proposed contract for these services is excluded from the Public Procurement Regulations 2006 (Regulation 6(l)(i)). Any contract arrangement would be formalised with an agreement pursuant to Section 92 of the Police Act 1996 and would be for an initial term of three years although there is ability for either party to terminate the contract with 6 months' notice at any time.
- 6.2.3 The Council must comply with its obligations with regards to obtaining best value under the Local Government (Best Value Principles) Act 1999.
- 6.2.4 As the extent of the total value of the proposed contract/s is £250k or above the Council must comply with Key Decision procedure.
- 6.2.5 Any procurement process to select and appoint a specialist contractor for tackling anti-social behaviour linked with the use of dangerous dogs must be carried out in accordance with the Councils Contract Procedure Rules.
- 6.2.6 All contracts required in accordance with this report will be in a form approved by the Assistant Director Legal and Governance.

6.3 Property Implications

None, as these officers will work out of Metropolitan Police properties. However, the Council's Strategic Property Services team will continue to work closely on Asset Management Planning with the Metropolitan Police to ensure that accommodation needs for both organisations are economically met as and when these change.

7. KEY RISKS

- 7.1 This contract will provide for the continued additional deployment of Police Officers into estates and other areas to help detect crime and ASB and support and reassure residents of Enfield.
- 7.2 We will continue to monitor risks throughout the contract.

8. IMPACT ON COUNCIL PRIORITIES

8.1 Fairness for All

The additional Police teams will deliver services to keep residents and visitors to Enfield safe.

8.2 Growth and Sustainability

This contract will allow us to continue providing an additional service in estates. There will also be continued support for other public areas via a tasking team. This will support their usage and encourage more residents and visitors to use these areas.

8.3 Strong Communities

- 8.3.1 The provision of a safer estates and tasking teams will support work to make our communities safe and feel safe.
- 8.3.2 It will aid and assist use of public spaces by all members of the community by tackling crime and anti-social behaviour (ASB) whilst also assisting in providing protection and reassurance to vulnerable members of the public.

9. EQUALITIES IMPACT IMPLICATIONS

- 9.1 There is an obligation for the contractor to comply with the Council's relevant policies and codes of practice in relation to employment and equal opportunities. However, it is neither relevant nor proportionate to undertake an equality impact assessment / analysis purely for the award of the contract.
- 9.2 As part of the process of redesigning the service the current council budget consultation asks residents which services they should prioritise, and includes security and safety services as an option. There has also been some discussion about this via the Council scrutiny process.

10. PERFORMANCE MANAGEMENT IMPLICATIONS

This contract will be monitored by the Community Safety Unit. A wide range of performance management and analysis will be used to ensure that these officers are delivering services and are effectively tasked as required.

11. HEALTH AND SAFETY IMPLICATIONS

As a contracted service, the Metropolitan Police will undertake and provide all required risk assessments, training and personal health and safety equipment to their employees. We will ensure that this meets our Health and Safety standards. The council's Community Safety Unit will provide funding for vehicles for the service to operate effectively around the borough.

12. HR IMPLICATIONS

None as contracted service.

13. PUBLIC HEALTH IMPLICATIONS

- 13.1 Evidence has shown a link between reducing public fear of crime and the amount that people walk in an area. The continued use of a safer estates team and a tasking team will help to reduce crime and fear of crime and encourage residents to use public areas more, benefitting the health of our communities.

Background Papers

None.

MUNICIPAL YEAR 2015/2016 - REPORT NO. **226**

MEETING TITLE AND DATE

Cabinet – 27 April 2016

REPORT OF:

Director of Finance Resources &
Customer Services

Contact officer and telephone number:
E mail: Liam Preston, 020 8379 5760
liam.preston@enfield.gov.uk

Agenda - Part: 1	Item: 9
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Subject: Merchant Acquiring Services
Tender

Wards: All

Key Decision No: KD4253

Cabinet Member consulted –

Cllr Stafford

1. EXECUTIVE SUMMARY

- 1.1 Enfield Council (the “Council”) issued a tender for merchant acquiring services on 05/10/2015.
- 1.2 The Council received bids from three providers.
- 1.3 The contract will run for five (5) years with the option of two one (1) year extensions subject to the agreement of both parties and the satisfactory performance of the successful provider.
- 1.4 The evaluation panel recommends the appointment of Provider Z as the Council’s provider of merchant acquiring services.

2. RECOMMENDATIONS

- 2.1 It is recommended that Cabinet:
 - Notes that the contract will run for five (5) years with the option of two one (1) year extensions subject to the agreement of both parties and the satisfactory performance of the successful provider.
 - Approves the appointment of Provider Z as the Council’s provider of merchant acquiring services.

3. BACKGROUND

- 3.1 Enfield Council issued a tender for its merchant acquiring services contract on 05/10/2015.
- 3.2 The current merchant acquiring services contract will end on 01/10/2016. Strategic Procurement Board approved the tender on 28/09/2015.
- 3.3 A merchant acquirer is the acquiring 'bank' in the Council's card payment chain. They receive the payment data files produced by a card transaction from the Payment Services Provider, taking the money from the cardholder's account and crediting the Council's bank account with the funds collected.
- 3.4 The tender was conducted using the open procedure, with a contract notice being published in the Official Journal of the European Union (OJEU), as well as the London Tenders Portal on the 5th October 2015.
- 3.5 The competitive tendering process secured 10 initial expressions of interest. Prior to the return deadline, the Council received 3 compliant submissions.
- 3.6 The contract will run for five (5) years with the option of two one (1) year extensions subject to the agreement of both parties and the satisfactory performance of the successful provider.
- 3.7 The tenders were evaluated by an evaluation panel consisting of three members with support from Corporate Procurement and a Project Manager.
- 3.8 The providers' submissions were evaluated on the basis of a Quality Questionnaire and a pricing schedule. Quality was allocated a weighting of 20% and Price was allocated 80%.
- 3.13 The evaluation panel recommends the appointment of Provider Z as the Council's provider of merchant acquiring services.

4. ALTERNATIVE OPTIONS CONSIDERED

- 4.1 The service is subject to EU procurement regulations. Therefore, the Council was required to undertake an OJEU procurement exercise to award the new contract.
- 4.2 There are no suitable OJEU compliant framework agreements available for use by the Council.

5. REASONS FOR RECOMMENDATIONS

- 5.1 Provider Z received the highest score of all three providers.

5.2 For further information, please see part 2 report.

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

6.1 Financial Implications

6.1.1 Please see part 2 report.

6.2 Legal Implications

6.2.1 The Council has power under section 111 of the Local Government Act 1972 to do anything which is calculated to facilitate, or is conducive or incidental to, the discharge of its functions.

6.2.2 Section 1 of the Localism Act 2011 further empowers the Council to do anything that individuals generally may do provided it is not prohibited by legislation and subject to Public Law principles.

6.2.3 For further information, please see part 2 report.

6.3 Property Implications

6.3.1 None.

6.4 Procurement Implications

6.4.1 Procurement activity has been carried out in line with Contract Procurement Rules.

6.4.2 OJEU regulations followed.

7. KEY RISKS

7.1 As the Council moves towards a cashless or minimal cash model, it is likely that the costs of the merchant acquiring contract will increase beyond the levels used in this tender process due to the increasing volume of credit and debit card payments made by residents. This risk is partially mitigated by the fact that as card transaction volumes increase cash payments should fall. Treasury Management will need to monitor the cost of the merchant acquiring contract.

7.2 If the Council fails to appoint a new provider of merchant acquiring services the tender will need to be re-run, which is likely to lead to fewer providers submitting tenders and higher prices. It would also reduce the transition period if, as a result of a re-run, the Council was to appoint a provider other than Provider Z. This risk can be mitigated by following the recommendations outlined in this report.

7.3 For further information please see part 2 report.

8. IMPACT ON COUNCIL PRIORITIES

8.1 Fairness for All

8.1.1 Procuring high quality merchant acquiring services will promote fairness for all Enfield's residents by enabling the Council to continue improving the efficiency and usability of the services it provides as it moves towards a modern, digital operating model. The renewal of the merchant acquiring services contract will encourage fairness for all by ensuring that residents are able to pay for Council services by card.

8.2 Growth and Sustainability

8.2.1 Reducing the cost of the merchant acquiring contract (based on current transaction volumes) will enable the Council to deploy resources elsewhere. It also increases productivity by enabling residents to conduct Council transactions remotely via credit or debit card through the Council's website. The merchant acquiring contract supports sustainability by cutting down the use of currency and paper, as well as reducing the need to travel to the Civic Centre to make payments to Council in person.

8.3 Strong Communities

8.3.1 The ability to take card payments enables residents to interact with the Council efficiently. Procuring high quality merchant acquiring services will support the Council's efforts to improve and modernise allowing it to continue working towards building strong communities in Enfield despite the current financial pressures.

9. EQUALITIES IMPACT IMPLICATIONS

9.1 Corporate advice indicates that an equalities impact assessment is neither relevant nor proportionate for the approval of this report.

10. PERFORMANCE MANAGEMENT IMPLICATIONS

10.1 Key performance indicators (KPIs) will be agreed between Treasury Management and Provider Z and reviewed on an annual basis. Provider Z will provide quarterly reports which will enable Treasury Management to monitor performance.

11. HEALTH AND SAFETY IMPLICATIONS

11.1 None.

12. HUMAN RESOURCES IMPLICATIONS

12.1 None.

13. PUBLIC HEALTH IMPLICATIONS

13.1 Procuring merchant acquiring services will allow Enfield's residents to continue paying for services by card. The ability to pay remotely reduces the number of instances in which residents need to make payments in person and therefore the number of journeys associated with making a payment to the Council. This could potentially reduce pollution, resident expenditure and resident inconvenience. Since this tender is to replace existing online payment services only and will not remove alternative methods of payment for those who are not able to make online payments, this should have no adverse impact on vulnerable people or certain communities. However, it should be noted that on-line administration and payment, by reducing the requirement to attend a payment facility in person, could also reduce the opportunity to engage in physical activity and social interaction.

Background Papers

- None.

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THE CABINET

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

NEW MUNICIPAL YEAR 2016/2017

MAY 2016

1. **Appointment of the Meridian Water Developers** Ian Davis

This will seek authority to the appointment of the Meridian Water developers who will be working with the Council for the next 20 years. (Parts 1 and 2)
(Key decision – reference number 4241)

JUNE 2016

1. **Associate Cabinet Members Update Report - November 2015 – March 2016** James Rolfe

This will provide an update to the Cabinet from the Associate Cabinet Members. **(Non key)**

2. **William Preye Centre Redevelopment Options - Feasibility** James Rolfe

This will outline the redevelopment options for the William Preye Centre, Houndsfield Road. **(Key decision – reference number 4295)**

3. **Upper Secondary Autistic Provision** James Rolfe

This will present the full business case for the Minchenden Scheme and all development options. **(Key decision – reference number 4293)**

4. **Bullsmoor and Kempe Hall – Redevelopment Feasibility** James Rolfe

This will outline the redevelopment options for Bullsmoor Library and Kempe Hall Site. **(Key decision – reference number 4294)**

5. **London Multi-Agency Adult Safeguarding Policy and Procedures** Ray James

This will present, for information, the new London Multi-Agency Adult Safeguarding Policy and Procedures. **(Non key)**

6. **Draft Submission Version North London Waste Plan** Ian Davis

Following consultation on the Draft North London Waste Plan in 2015, approval is required for the draft submission version of the Plan before further consultation in the summer. **(Key decision – reference number 4280)**

7. Affordable Custom Build and Self-Build Programme in Enfield Ian Davis

This will seek approval of a strategy and mechanism for delivering affordable, custom build and self-build housing, on smaller scale Council owned sites in Enfield. **(Key decision – reference number 4200)**

8. Development of Edmonton Cemetery Ian Davis

This will seek to extend Edmonton Cemetery to provide new provisions for burials within the borough given the limited capacity in existing cemeteries for future years. **(Key decision – reference number 4234)**

9. Approval of Cycle Enfield Spending Plans for 2016/17 Ian Davis

This will seek approval of Cycle Enfield spending plans for 2016/17. **(Key decision – reference number 4270)**

10. Housing Supply and Delivery Ian Davis

This will set out how the Council will increase housing supply in the short and medium terms. **(Key decision – reference number 4165)**

JULY 2016

1. Northern Gateway Access Package Ian Davis

This will outline the feasibility assessment stage of the potential link road element of the Northern Gateway Access Package. **(Key decision – reference number 4046)**

2. Approval to include suppliers on a framework to deliver Flexible Housing Ian Davis

The Council is seeking to set up a multi-supplier framework agreement to provide flexible housing. **(Key decision – reference number 4292)**

3. Estate Renewal Programme Report Ian Davis

This will provide an update on the estate renewal programme and related activity and approvals where required. **(Key decision – reference number 4272)**

4. Small Housing Sites 2 (Phase 2b) Delivery Ian Davis

This will set out a business case for delivering over 100 new homes across Council owned HRA sites. **(Key decision – reference number tbc)**

5. Small Sites Update Ian Davis

This will provide a summary of the current position and proposed next steps to deliver the scheme. **(Key decision – reference number 4298)**

6. **Approval of Cycle Enfield Proposals for A1010 South** Ian Davis

This will seek approval of Cycle Enfield proposals for the A1010 (South). **(Key decision – reference number 4114)**

7. **Review of Conservation Area Appraisals and Management Proposals: Phase 3** Ian Davis

This will seek approval of revised and updated Conservation Area Appraisal and Management Proposals. **(Key decision – reference number 4222)**

8. **Contracting with Lee Valley Heat Network for the Provision of Heat on Enfield's Housing Estates** Ian Davis

This will seek authority to contract with the Lee Valley Heat Network energy services company for the provision of heat on Enfield Council's new redeveloped housing estates. (Parts 1 and 2) **(Key decision – reference number 3988)**

9. **Re-provision Project – Award of Service Contract** Ray James

This will seek approval to the award of contract for the provision of residential, nursing and respite care. **(Key decision – reference number 4309)**

SEPTEMBER 2016

1. **Parking Enforcement Policy** Ian Davis

This policy will set out the Council's approach to dealing with parking enforcement. **(Key decision – reference number 4058)**

2. **Main Investment Decision in Energetik (formally Lee Valley Heat Network)** Ian Davis

This will seek approval for referral to full Council. **(Key decision – reference number 4266)**

3. **Unecol House Project** James Rolfe

This will seek approval to progress the Unecol House project. **(Key decision – reference number 4237)**

4. **Approval of Cycle Enfield Proposals for Enfield Town** Ian Davis

This will seek approval of Cycle Enfield proposals for Enfield Town for implementation. **(Key decision – reference number 4112)**

5. **Approval of Cycle Enfield Proposals for the A110 Southbury Road** Ian Davis

This will seek approval of Cycle Enfield proposals for the A110 for implementation. **(Key decision – reference number 4113)**

OCTOBER 2016

1. **Drug and Alcohol Action Team (DAAT) Substance Misuse Services Tender** Ray James

This will set out the tendering process for the provision of Adult Substance Misuse Services in Enfield and seek approval to contract award. **(Key decision – reference number 4302)**

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**MINUTES OF THE MEETING OF THE CABINET
HELD ON TUESDAY, 15 MARCH 2016****COUNCILLORS**

PRESENT Doug Taylor (Leader of the Council), Achilleas Georgiou (Deputy Leader), Daniel Anderson (Cabinet Member for Environment), Nneka Keazor (Cabinet Member for Public Health and Sport), Ayfer Orhan (Cabinet Member for Education, Children's Services and Protection), Ahmet Oykenner (Cabinet Member for Housing and Housing Regeneration) and Alan Sitkin (Cabinet Member for Economic Regeneration and Business Development)

Associate Cabinet Members (Non-Executive and Non-Voting): Bambos Charalambous (Enfield West), Vicki Pite (Enfield North) and George Savva MBE (Enfield South East)

ABSENT Yasemin Brett (Cabinet Member for Community Organisations and Culture), Alev Cazimoglu (Cabinet Member for Health and Social Care) and Andrew Stafford (Cabinet Member for Finance and Efficiency)

OFFICERS: Rob Leak (Chief Executive), James Rolfe (Director of Finance, Resources and Customer Services), Ian Davis (Director of Regeneration & Environment), Ray James (Director of Health, Housing and Adult Social Care), Tony Theodoulou (Interim Director Children's Services), Asmat Hussain (Assistant Director Legal & Governance Services), Jayne Middleton-Albooye (Head of Legal Services), Marc Clark (Project Manager - Ponders End), Sarah Carter (Head of Development and Estate Renewal) and Suzanne Linsey (Press Officer) Jacqui Hurst (Secretary)

Also Attending: Councillor Derek Levy (Chair of the Overview and Scrutiny Committee)

1**APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Alev Cazimoglu (Cabinet Member for Health and Social Care), Councillor Andrew Stafford (Cabinet Member for Finance and Efficiency) and Councillor Yasemin Brett (Cabinet Member for Community Organisations and Culture).

2**DECLARATION OF INTERESTS**

Councillors Doug Taylor (Leader of the Council), Ahmet Oykenner (Cabinet Member for Housing and Housing Regeneration) and Alan Sitkin (Cabinet

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Member for Economic Regeneration and Business Development) declared non-pecuniary disclosable interests in respect of Report Nos. 200 and 202 – The Electric Quarter – Ponders End (Start on Site) (Minute Nos. 13 and 22 below refer), in their capacity as Directors of the Lea Valley Heat Network (Energetik) which could provide heating in the future to the Electric Quarter. This was a Council company and the Members would not receive any financial benefits in their capacity as Directors of the company.

Councillors Achilleas Georgiou (Deputy Leader) and Ahmet Oykenner (Cabinet Member for Housing and Housing Regeneration) declared non pecuniary disclosable interests in their capacity as Council Board members of both Enfield Innovations and Housing Gateway in relation to the discussions on Report Nos. 199 and 201 – Small Housing Sites Phase 2: Group A Delivery as detailed in Minute Nos. 12 and 21 below. These were Council companies and the Members would not receive any financial benefits in their capacity as Board members. James Rolfe (Director of Finance, Resources and Customer Services) and Asmat Hussain (Assistant Director – Legal and Governance) also declared their interests with regard to their membership and involvement of the Boards.

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

Report Nos. 203 and 204 – Purchase of Ridge House Clinic (Minute Nos.14 and 23 below refer).

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

AGREED, that the following reports be referred to full Council:

1. Report No.198 – Adoption of Enfield's Community Infrastructure Levy Charging Schedule

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2. Report Nos. 199 and 201 – Small Housing Sites Phase 2: Group A Delivery (for the recommendation to Council regarding the addition to the Council's capital programme)

6

REVENUE MONITORING REPORT 2015/16: JANUARY 2016

Councillor Doug Taylor (Leader of the Council) introduced the report of the Director of Finance, Resources and Customer Services (No.193) setting out the Council's revenue budget monitoring position based on information to the end of January 2016.

NOTED

1. James Rolfe (Director of Finance, Resources and Customer Services) drew Members' attention to Table 2 in the report setting out the forecast outturn table, net controllable budget/spend. It was noted that a balanced budget was forecast for 2015/16. Members' noted the significant work that would be required to manage the 2016/17 budget.
2. That the implications for the Council's future budget planning, arising from the Government's Budget announcements on 16 March 2016, were awaited.

Alternative Options Considered: Not applicable to this report.

DECISION: The Cabinet agreed

1. To note the balanced outturn which had been achieved by the use of one-off earmarked reserves and in-year savings.
2. That departments reporting pressures take management action to remain within budget in 2015/16 and minimise the use of reserves.
3. To note the proposed budget changes summarised in Table 2 of the report to address the overspend by the planned use of Reserves and Corporate Contingency.
4. To delegate to the Cabinet Member for Finance and Efficiency the ongoing review of the 2016/17 budget to ensure that timely action was taken if the pressures in 2016/17 continue to increase.

Reason: To ensure that Members were aware of the projected budgetary position for the Authority, including all major budget pressures and underspends which had contributed to the present monthly position and that were likely to affect the final outturn.

(Key decision – reference number 4176)

7

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**CAPITAL PROGRAMME MONITOR THIRD QUARTER DECEMBER 2015:
BUDGET YEAR 2015-16**

Councillor Doug Taylor (Leader of the Council) introduced the report of the Director of Finance, Resources and Customer Services (No.194) informing Members of the current position up to the end of December 2015 regarding the Council's Capital Programme (2015-19).

NOTED the progress of the key projects programmed for 2015/16 as set out in section 4 of the report. Good progress was being made across all areas of the Council.

Alternative Options Considered: Not applicable to this report.

DECISION: The Cabinet agreed to note the report.

Reason: To ensure that Members were kept informed of the current position regarding the Council's capital programme.

(Key decision – reference number 4155)

8

QUARTERLY CORPORATE PERFORMANCE REPORT

Councillor Achilleas Georgiou (Deputy Leader of the Council) introduced the report of the Chief Executive (No.195) informing Members of the latest available performance data to the end of quarter three 2015/16.

NOTED

1. Councillor Georgiou requested that future reports be formatted with appropriate letters to indicate the values of the indicators rather than coloured boxes for ease of reference.
2. That there were 61 indicators of which 58 had targets. 35 indicators were rated green which was an improvement on last year.
3. Cabinet Members were asked to review the indicators within their own areas of responsibility and discuss any areas of concern with their respective officers.
4. That a number of the indicators were outside of the direct control of the Council with the involvement of other agencies including the NHS and Police.

Alternative Options Considered: Not to report 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.

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DECISION: The Cabinet agreed to note the progress made towards delivering the identified key priority indicators for Enfield.

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

(Key decision – reference number 4242)

9

ESTABLISHMENT OF LOCAL LONDON

Councillor Doug Taylor (Leader of the Council) introduced the report of the Chief Executive (No.196) setting out how Local London would operate and seeking agreement to Enfield joining Local London.

NOTED

1. That Redbridge Council had been nominated as the Accountable Body and would manage the partnership's finances. A formal legal agreement was currently being prepared.
2. That Bexley Council was also likely to join Local London. This would in total represent approximately 25% of the population of London as a whole.
3. That the devolution agenda was more complex in London with a different legal structure to other parts of the country. Local London was a politically led organisation whose key purpose was to collaborate and co-ordinate a range of activities that came from greater devolution of powers from government and to generate sustainable growth and long-term benefits for the sub-region.
4. That the first significant area of work would focus on Skills and Employment. Councillor Taylor highlighted aspects of this area of work and the range of services currently undertaken by the boroughs represented. The complexities of the work within the sub-region, as represented by Local London was recognised.
5. That a discussion took place with regard to future proposals for further education colleges and how this could impact on Enfield. Councillors Sitkin and Orhan would be involved in any such discussions on behalf of the Council.

Alternative Options Considered: Enfield did not join a formalised Local London. It was clear from negotiations with Government that devolution to London's sub-regions would be dependent on robust governance arrangements. This would mean that not joining Local London would leave Enfield isolated, with reduced influence and the potential for missing out on valuable funding streams.

DECISION: The Cabinet agreed to

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1. Note the dissolution of the North East London Strategic Alliance.
2. Enfield Council joining Local London.
3. Authorise the Council Leader, Councillor Doug Taylor, to sign the Joint Committee Agreement for Local London, subject to due diligence by Legal Services.

Reason: Joining Local London would enable Enfield to participate fully in addressing the challenges detailed in the report, section 5 refers, and have greater influence in discussions with national and regional government.

(Non key)

10

APPROPRIATION OF LAND AT NEW AVENUE FOR PLANNING PURPOSES

Councillor Ahmet Oykenner (Cabinet Member for Housing and Housing Regeneration) introduced the report of the Director – Regeneration and Environment) seeking approval for the Council to use its powers to appropriate the land required for the New Avenue development for planning purposes.

NOTED

1. That this was a significant regeneration scheme with the provision of over 400 new homes, as outlined in paragraph 3.2 of the report.
2. The importance of appropriating the land required for the New Avenue development for planning purposes to ensure that delivery of the scheme was not delayed. Similar reports had previously been approved for other regeneration schemes in the Borough, as outlined in the report.
3. The financial implications set out in section 6 of the report. The costs associated with appropriating the land required for planning purposes would be covered by the Development Partner.
4. The increasing pressures on Councils for the provision of affordable housing. The Council was achieving significant regeneration and housing provision in the Borough despite the continuing financial pressures being faced by the Council. The Council was being creative in its approach. Members extended their thanks and appreciation to the officers involved for their valued hard work in achieving the Council's objectives.
5. Councillor Charalambous expressed his support for the regeneration scheme and in so doing highlighted the continued need for the

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provision of adequate green space as part of the regeneration schemes.

6. Councillor Orhan took this opportunity to praise the Dujardin scheme and noted the positive impact that this would have on Ponders End. Congratulations and thanks were extended to all those who had been involved in the development of the scheme.

Alternative Options Considered: No alternative options were considered regarding procurement of land for planning purposes.

DECISION: The Cabinet agreed that in accordance with section 122 of the Local Government Act 1972 the land required for the completion of the New Avenue Estate Regeneration Programme (detailed in appendix A of the report) should be appropriated from their present holding purpose to planning purposes and in particular the purposes of section 237 of the Town and Country Planning Act 1990.

Reason: All the bidders had requested that any Development Agreement entered into with the Council included a requirement, as a condition precedent, for the Council to use its powers to appropriate the land for planning purposes. Failure to appropriate the land for planning purposes would at least delay the project and could even put the development at risk.

(Key decision – reference number 4256)

11

ADOPTION OF ENFIELD'S COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE

Councillor Alan Sitkin (Cabinet Member for Economic Regeneration and Business Development) introduced the report of the Director – Regeneration and Environment (No.198) seeking endorsement of the Adoption of the Council's Community Infrastructure Levy (CIL) Charging Schedule and recommendation to Council that it was formally adopted and operational as of 1 April 2016.

NOTED

1. The background to the development of the Community Infrastructure Levy (CIL) Charging Schedule as detailed in the report. Subject to Cabinet endorsement and full Council approval, it was intended to formally implement the Schedule with effect from 1 April 2016.
2. That Enfield's CIL Charging Schedule would be reviewed approximately every two years, as set out in the report.

Alternative Options Considered: The intention to prepare a CIL Charging Schedule was set out in the Council's Local Development Scheme and the adopted Core Strategy. To solely continue with s.106 Agreements as the main source of developer contribution after the imposition of s.106 pooling

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restrictions from April 2015, had significantly reduced the revenues that could be raised to help deliver the growth and regeneration objectives proposed in the borough, as contained within the Local Plan.

RECOMMENDED TO COUNCIL the adoption of the

1. Enfield Community Infrastructure Levy (CIL) Charging Schedule as recommended by the Inspector (Annex 1 to the report), to take effect on the 1 April 2016, in accordance with Section 213 of the Planning Act 2008 and Regulation 25 of the CIL Regulations.
2. Regulation 123 List (Annex 2 to the report) was to take effect on the 1 April 2016, in accordance with Section 216 of the Planning Act 2008, Regulation 123(4) of the CIL Regulations and the relevant sections of the National Planning Practice Guidance (NPPG) for CIL.
3. Instalment Policy (Annex 3 of the report), to take effect on 1 April 2016 in accordance with Regulation 69B of the CIL Regulations.

Reason: Significant investment in infrastructure was needed to support the regeneration and growth planned as set out in the Council's Local Plan. With the introduction of restrictions on the pooling of contributions collected via s.106 agreements in April 2015, CIL would become the main source of securing developer contributions for significant infrastructure improvements. Adoption of the CIL Charging Schedule was therefore crucial to advancing CIL and maintaining developer contributions.

(Key decision – reference number 4247)

12

SMALL HOUSING SITES PHASE 2: GROUP A DELIVERY

Councillor Ahmet Oykenar (Cabinet Member for Housing and Housing Regeneration) introduced the report of the Director – Regeneration and Environment (No.199) setting out proposals for the progression of the small housing sites phase 2 delivery.

NOTED

1. That Report No.201 also referred as detailed in Minute No.21 below.
2. That, 28 homes were being proposed in total across the four sites, as set out in the report. It was now proposed that the homes to be constructed on the three sites at Padstow Road, Perry Mead, and Hedge Hill should all be disposed of as private sale properties.
3. The detailed development strategy as set out in section 3 of the report. By optimising the values from tenure across the four sites, the Council would be able to achieve approximately 54% affordable housing (paragraph 3.17 of the report referred). The proposed affordable rent levels for Ordnance Road were highlighted and discussed, as referred

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to in section 3 of the report. Members stated the importance of ensuring that the rent levels were genuinely affordable and noted the calculations that were used to determine appropriate and realistic levels of rent.

4. That Members' attention was drawn to recommendation 2.2 of the report; that in the event that additional GLA Grant funding could be secured, this could be used to make as many of the 13 new homes at Padstow Road, Perry Mead and Hedge Hill more affordable and sold as shared-equity or shared ownership homes.
5. Following further discussions on the proposals set out in the report, Members requested that Officers consider whether the Council's Enfield Innovations and Housing Gateway companies could have any effective involvement in the schemes.

Alternative Options Considered: NOTED the alternative options that had been considered as set out in section 4 of the report and below:

- Doing nothing had not been considered to be viable for the Council as the currently underutilised sites had capacity for new homes, of which there was an acute undersupply.
- Private rent rather than private sale on the three sites had been considered and previously preferred however given the opportunity to generate immediate cross subsidy in the form of a capital receipt on the Padstow Road, Perry Mead, and Hedge Hill sites, this could not offset a large proportion of the cost of the Ordnance Road scheme and reduce the impact on the HRA Business Plan which was currently constrained.
- If for any reason the homes did not sell at a price that could sustain the approach recommended in the report, the decision to sell the properties could be reviewed and instead the private properties could be rented at private rents.
- 100% affordable rent. While this option would spend a greater proportion of Right to Buy receipts, it would fail to capitalise on the value of the sites and capital receipt, and put further pressure on the HRA Business Plan.
- 100% Council Rent: While this option would spend a greater proportion of Right to Buy receipts, it would fail to capitalise on the value of the sites and capital receipt, and put pressure on the HRA Business Plan.

DECISION: The Cabinet agreed

1. The proposal to dispose of the homes to be constructed on the sites at Padstow Road, Perry Mead, and Hedge Hill as private homes.
2. That in the event that additional GLA Grant Funding could be secured, this funding to be used to make as many of the 13 new homes at Padstow Road, Perry Mead and Hedge Hill more affordable and to be sold as shared-equity or shared ownership homes.

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3. To delegate authority to the Director – Regeneration and Environment to appoint a sales agent to assist with the disposal of these new homes, and note that homes would be marketed to local residents first.
4. To delegate authority to the Assistant Director of Legal and Governance to enter into agreements for the disposal of these new homes.
5. To set the rents on the Ordnance Road development of 15 new homes at affordable rent levels, as per the explanation at paragraphs 3.22 to 3.25 of the report.
6. To delegate authority to the Director – Regeneration and Environment, and the Assistant Director of Legal and Governance to agree the terms and enter into such other agreements as were required to ensure the completion and occupation on the new homes to be constructed on the sites at Ordnance Road, Padstow Road, Perry Mead, and Hedge Hill.
7. To authorise the proposed approach to governance for the next groups of Phase 2 sites within the Small Housing Sites Rolling Programmes as explained in paragraphs 3.26 to 3.30 of the report.

Reason: The project would deliver 28 new homes across the four sites, with at least 54% of the homes being affordable. The 15 much needed affordable rented homes would be owned by the Council, and could be funded from within the HRA business plan.

(Key decision – reference number 4161)

13

THE ELECTRIC QUARTER - PONDERS END (START ON SITE)

Councillor Ahmet Oykenar (Cabinet Member for Housing and Housing Regeneration) introduced the report of the Director – Regeneration and Environment (No.200).

NOTED

1. That Report No.202 also referred as detailed in Minute No.22 below.
2. That the scheme would revitalise Ponders End High Street. Planning permission had now been granted subject to planning conditions and the completion of a section 106 agreement, as set out in the report. It was now possible to grant a lease for phase A and ensure commencement on site in March 2016. A start on site in March 2016 was imperative to securing Grant Funding from the Greater London Authority towards the cost of site assembly.
3. That the scheme would build on the success of other regeneration schemes in the Borough and would contribute to the provision of much needed housing in Enfield.

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Alternative Options Considered: NOTED the alternative options considered as detailed in section 4 of the report and summarised as follows:

- Do Nothing
- Land Disposal
- Reduction in Affordable Housing Provision
- Value Engineering

DECISION: The Cabinet agreed to

1. Resolve to waive Condition C and Grant for Lease for Phase A of the Electric Quarter in accordance with the Agreement for Lease.
2. Note that in Granting for Lease for Phase A that the final land price would not be determined until 4 years after the Grant of Lease.

Reason: A start on site in March 2016 was imperative to securing Grant Funding from the Greater London Authority towards the costs of site assembly.

(Key decision – reference number 4261)

14

PURCHASE OF RIDGE HOUSE CLINIC

Councillor Andrew Stafford (Cabinet Member for Finance and Efficiency) introduced the report of the Director of Finance, Resources and Customer Services (No.203) seeking authority to acquire the freehold interest of the Ridge House Clinic.

NOTED

1. That Report No.204 also referred as detailed in Minute No. 23 below.
2. That negotiations had been ongoing for a considerable period of time for the reasons set out in the report. Members' approval was now sought for funding the acquisition, as detailed in the report.

Alternative Options Considered: NOTED the following alternative options which had been considered:

- Not trying to acquire the Property was considered a lost opportunity to the Council.
- Acquiring the Property for an alternative corporate objective such as health use, decant space and/or community use (D1/2 use).

DECISION: The Cabinet agreed to approve

1. The acquisition of the freehold interest in the Property by the Council on the terms detailed in Report No.204, Minute No.23 below refers.

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2. The addition of the project to the capital programme to be funded from borrowing as detailed in Report No.2014, Minute No.23 below refers.
3. That the Assistant Director – Strategic Property Services in conjunction with the Assistant Director – Legal and Governance be granted delegated authority to make the necessary arrangements to exchange contracts and to acquire this Property.

Reasons: This was a rare opportunity for the Council to acquire an asset that would assist in the improvement of the whole apex of this neighbourhood and street scene. The Property was adjacent to the Ridge Avenue Library Site and would consolidate the Council's landholdings in this area. The purchase of the Property would allow flexibility within the Council's portfolio at reasonable cost and could allow short term leasing for internal services which would allow substantial savings from leased in property.

(Key decision – reference number 4258)

15

ISSUES ARISING FROM THE OVERVIEW AND SCRUTINY COMMITTEE

NOTED, that there were no items to be considered at this meeting.

16

CABINET AGENDA PLANNING - FUTURE ITEMS

NOTED, the provisional list of items scheduled for future Cabinet meetings and the amendments which had been agreed following publication.

17

MINUTES

AGREED, that the minutes of the previous meeting of the Cabinet held on 10 February 2016 be confirmed and signed by the Chair as a correct record.

18

ENFIELD STRATEGIC PARTNERSHIP UPDATE

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

Councillor Taylor took this opportunity to inform Members that Lord Andrew Adonis, Chairman of the National Infrastructure Commission had announced that Crossrail 2, benefitting the Upper Lee Valley, should be taken forward as a priority but with the north-western branch to New Southgate being delayed. The Council was pleased to note the announcement and awaited further decisions with regard to funding allocations to take the proposals forward and develop the required business case. Crossrail 2 would provide a number of opportunities and benefits to the area. The reason for delaying the New Southgate branch was that improvements to the Piccadilly line would already increase transport provision in that area. The Council would continue to lobby central government for the long-term benefits to the Borough.

19

DATE OF NEXT MEETING

NOTED, that the next meeting of the Cabinet was scheduled to take place on Wednesday 27 April 2016 at 8.15pm.

20

EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED, in accordance with Section 100(A) 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 for Information) (Variation) Order 2006).

21

SMALL HOUSING SITES (PHASE 2A): DELIVERY

Councillor Ahmet Oykenar (Cabinet Member for Housing and Housing Regeneration) introduced the report of the Director – Regeneration and Environment (No.201).

NOTED

1. That Report No.199 also refers as detailed in Minute No.12 above.
2. That the report summarised the results of updated financial appraisals and made recommendations for the tenure of the private homes and how the project was ultimately funded. Members noted the detail set out in table 2 of the report. Option A was being recommended for approval.

Alternative Options Considered: NOTED the alternative options that had been considered as detailed in section 4 of the report.

RECOMMENDED TO COUNCIL the inclusion of the capital budgets for Padstow Road, Perry Mead and Hedge Hill in the HRA Capital Programme.

DECISION: The Cabinet agreed to authorise the Director – Regeneration and Environment and the Director of Finance, Resources and Customer Services to approve the final scheme budgets when tenders had been evaluated, and appoint building contractors to start construction works and complete the schemes.

Reason: NOTED that the reasons for the recommendations were detailed in section 5 of the report.

(Key decision – reference number 4161)

22

THE ELECTRIC QUARTER - PONDERS END (START ON SITE)

Councillor Ahmet Oykener (Cabinet Member for Housing and Housing Regeneration) introduced the report of the Director – Regeneration and Environment (No.202).

NOTED

1. That Report No.200 also referred, as detailed in Minute No.13 above.
2. The background to the scheme development and the pre-commencement residual land value implications as detailed in full in the report. Members noted and discussed the detail of the scheme, the proposed housing mix, potential heating provision and, the financial implications as set out in the report
3. In response to a question raised by Councillor Orhan it was noted that a development partner had been appointed for the scheme (as detailed in the report); the involvement of Housing Gateway and Enfield Innovations would therefore not be appropriate for this development.

Alternative Options Considered: NOTED the alternative options considered in section 4 of the report and detailed in Minute No.13 above.

DECISION: The Cabinet

1. Noted the risks associated with the Land Price under the Development Agreement with Lovell Partnerships Limited and the benefits of progressing Phase A.
2. Agreed to authorise the undertaking of the actions described in paragraph 3.20 of the report to improve the Land Price subject to due diligence and planning approval.

Reason: As detailed in section 5 of the report.
(Key decision – reference number 4261)

23

PURCHASE OF RIDGE HOUSE CLINIC

Councillor Doug Taylor (Leader of the Council) introduced the report of the Director of Finance, Resources and Customer Services (No.204).

NOTED

1. That Report No.203 also referred as detailed in Minute No. 14 above.

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2. The funding requirements as set out in recommendation 2.2 of the report and decision 2 below.
3. The proposed interim use of the site as detailed in the report. A change of use for the property would not be required.

Alternative Options Considered: As detailed in Report No.203, Minute No.14 above refers.

DECISION: The Cabinet agreed to approve

1. The acquisition of the freehold interest in the Property by the Council on the terms stated in the report.
2. The addition to the capital programme of the sum detailed in recommendation 2.2 of the report to enable the acquisition.
3. That the Assistant Director – Strategic Property Services in conjunction with the Assistant Director – Legal and Governance be granted delegated authority to make the necessary arrangements to exchange contracts and to acquire the Property.

Reason: As detailed in Report No.203, Minute No.14 above refers.
(Key decision – reference number 4258)

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LOCAL PLAN CABINET SUB-COMMITTEE - 3.3.2016

**MINUTES OF THE MEETING OF THE LOCAL PLAN CABINET SUB-COMMITTEE
HELD ON THURSDAY, 3 MARCH 2016****COUNCILLORS**

PRESENT Ayfer Orhan, Ahmet Oykenner, Alan Sitkin and Daniel Anderson

OFFICERS: Ian Davis (Director Regeneration & Environment), Tony Pierce (Interim Head of Planning Projects), Gerry Ansell (Planning Policy Team Leader), James Gummery (Principal Planning Officer), Koulla Panaretou (Committee Secretary)

1**WELCOME AND APOLOGIES FOR ABSENCE**

The Chair welcomed everyone to the meeting. Apologies for absence were received from Councillor Vicki Pite and apologies for lateness were received from Cllr Ahmet Oykenner.

2**DECLARATIONS OF INTEREST**

There were no declarations of interest registered in respect of any items on the agenda.

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

4**MONITORING REPORT AND HOUSING TRAJECTORY 2015**

RECEIVED the report of the Director of Regeneration and Environment (Report No. 212) seeking approval of the Local Plan Cabinet Sub Committee of Enfield's Local Plan Monitoring Report and Housing Trajectory 2015 for publication.

NOTED that

- The monitoring report depicts Enfield's development in social, economic and environmental terms. It is a statutory requirement and occurs within the context of Local Plan policies. The Council must also set out a 15-year housing trajectory.

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- The National Planning Policy Framework (NPPF) requires identification of a 5-year supply of housing sites. On top of this, there should be 5% buffer, or where there is a record of under-delivery, a 20% buffer.
- The London Plan set a housing target of 798 units per annum in 2015, increasing from the previous target of 560 per annum.
- In 2014/15 399 new homes were completed in Enfield, compared to 512 the year before. The largest development was 81 net units at North Middlesex Hospital, Watermill Lane). During this period a total of 85 affordable homes were completed.
- It is expected that 5,787 homes will be completed up until 2021, rising to 13,778 by 2031.
- Key housing delivery sites over the next 5 years will be: Ladderswood Estate; North Circular Road; Meridian Water (early phases); Ex-Middlesex University locations (Cat Hill and Ponders End) and general estate renewal.
- Owner occupied housing fell from 71% in 2001 to 58% in 2011, with private rental increasing from 9% to 22% during this time.
- Households in temporary accommodation rose to 2,764 in 2014/15 from 2,226 the previous year.
- Once adopted, Enfield's Community Infrastructure Levy (CIL) will be reported through the Monitoring Report.
- The Mayor of London's CIL monies collected by the borough is shown in the report as £1.26m in 2014/15.
- In 2014/15, 7% of the working age population was unemployed, a fall from 10% in 2012/2013 This remains above London average of 6.2% and national average of 5.1%. It was noted that in the time since April 2015, the gap with the average London unemployment rate has fallen further to 0.4%, with Enfield's employment rate rising above the average London employment rate for the first time in many years.
- Self-employment has increased from 11.6% to 14.3% since 2012/13.
- The proportion of Enfield's population without qualifications has continued to decrease; 9.6% in 2012 to 7.7% in 2014.
- Enfield is ranked 12th most deprived area in London compared to 14th in 2010.
- Crime figures fell from 71 crimes per 1,000 in 2012/13 to 68.7 crimes per 1,000 in 2014/15, with a London average of 83.
- Enfield CO2 emissions on a long-term downward trend, falling from 6.0 tonnes per head in 2006 to 4.4 tonnes per head in 2013.
- Recycled household waste stands at 38.5% in 2014/15 compared to 35.3% in 2011/12.

IN RESPONSE the following comments were received from the members of the Committee:

1. Concern was raised about challenging density issues in the borough, juggling housing vs employment land needs.

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2. It was noted that further development of already populated areas in South Enfield deprives people of sufficient green spaces in their local neighbourhoods.
3. These density issues are being monitored, with the London Plan providing guidance in this respect. The Local Plan Review process will also elucidate options.
4. The Council's commitment to consultation with the public was reconfirmed. As the population is growing, more affordable housing will be required and the positioning of new homes will need to be discussed.
5. Public awareness of the dearth of available brownfield sites needs to also be improved. It was noted that the London Land Commission keeps a register of brownfield sites and can be viewed on the following site:

<https://maps.london.gov.uk/webmaps/LLC/>.
6. The Chair requested that the employment rates in Enfield being higher than the London average should be highlighted. **ACTION: James Gummery**
7. It was noted that Enfield's CO2 emissions are taking a long-term downward trend. The Cycle Enfield proposals may also help with this.
8. In 2010, there was a different understanding of affordable housing. The introduction of new legislation has added to long-term pressures in this area.
9. Overall, the content of the report was encouraging and the work of officers commended.

Alternative Options Considered:

None considered as the preparation of a Monitoring Report is a requirement of the Act.

DECISION:

The Local Plan Cabinet Sub Committee approved the Enfield's Local Plan Monitoring Report and Housing Trajectory 2015 for publication.

Reason:

Preparation of a Monitoring Report is a statutory requirement.

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5

THIS ITEM IS NOW DEFERRED - REACT NEIGHBOURHOOD PLANNING FORUM

This report was deferred following concerns expressed by the Cabinet Portfolio Holder and the Director concerning implications of the Housing Zone bid to the GLA.

6

MINUTES OF MEETING HELD ON 14TH DECEMBER 2015

AGREED, that the minutes of the Local Plan Cabinet Sub-Committee held on the 14th December 2015 be approved.

7

DATE OF NEXT MEETING

NOTED the date of the next meeting is to be held on Wednesday 20th April 2016 in Room 3 at 7pm.