

**MINUTES OF THE MEETING OF THE CABINET  
HELD ON WEDNESDAY, 13 MARCH 2024**

**COUNCILLORS**

**PRESENT** Nesil Caliskan (Leader of the Council), Ergin Erbil (Deputy Leader of the Council), Chinelo Anyanwu (Cabinet Member for Public Spaces, Culture and Local Economy), Alev Cazimoglu (Cabinet Member for Health and Social Care), Rick Jewell (Cabinet Member for Environment) and George Savva MBE (Cabinet Member for Social Housing)

**ABSENT** Abdul Abdullahi (Cabinet Member for Children's Services), Susan Erbil (Cabinet Member for Licensing, Planning and Regulatory Services), Tim Leaver (Cabinet Member for Finance and Procurement) and Gina Needs (Cabinet Member for Community Safety and Cohesion)

**OFFICERS:** Ian Davis (Chief Executive), Tony Theodoulou (Executive Director – People), Fay Hammond (Executive Director - Resources), Perry Scott (Executive Director – Environment and Communities), Joanne Drew (Strategic Director of Housing and Regeneration), Cheryl Headon (Acting Director of Leisure, Parks and Culture), Richard Eason (Programme Director, Journeys & Places), Nick Denny (Director of Property), Terry Osborne (Director of Law and Governance), and Jane Creer (Secretary)

**Also Attending:** Associate Cabinet Members (Invitees): Councillor Mustafa Cetinkaya (Enfield South East), Councillor Ayten Guzel (Non-geographical), Councillor Ahmet Hasan (Enfield North), Councillor Chris James (Enfield West)  
Opposition Member observing (Councillor Reece Fox)  
Local press representative  
Officers and public observing

**1 APOLOGIES FOR ABSENCE**

Councillor Nesil Caliskan welcomed everyone to the meeting, and thanked Councillor Ergin Erbil as Deputy Leader for stepping in while she was away.

Apologies for absence were received from Councillors Abdul Abdullahi, Susan Erbil, Tim Leaver, and Gina Needs.

**2 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**3 DEPUTATIONS**

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

**4 MINUTES**

**AGREED** that the minutes of the previous meeting of the Cabinet held on 21 February 2024 be confirmed as a correct record.

**5 COUNCIL HOUSING WORK PLAN 2024/25**

Cllr George Savva (Cabinet Member for Social Housing) introduced the report of the Strategic Director of Housing and Regeneration, reviewing the progress of the Council Housing Service over the last year and the proposed Work Plan for 2024/25. An improvement plan for 2023/24 was implemented and significant progress achieved as detailed in the report. Surveys showed that tenant satisfaction was high and had increased from 2022/23. The revised plan for 2024/25 was included in the report and included wider actions in respect of Decent Homes compliance, particularly the regeneration of the Joyce and Snells estate.

In response to Members' queries, officers confirmed that the shortfall of £43m over the next 10 years referenced in the report meant that works could only be delivered at a certain pace, but if the Council received additional grant funding or greater flexibility it would be able to increase decent homes standard delivery. It was advised that an 83% level of decency was anticipated by the end of this month. The delivery was across the whole borough and focused on components failure, including kitchens, bathrooms and roofs.

**DECISION:** The Cabinet agreed to:

I. Approve the Work Plan for 2024/25 for the Council Housing service to drive forward improvement in services and resident satisfaction.

II. Note the Tenant Satisfaction Measure scores which will be submitted to the Regulator of Social Housing in March.

III. Ask the Housing Scrutiny Panel to review progress of the plan alongside Cabinet's oversight of progress through the monitoring of key performance indicators in the Corporate Performance dashboard.

**The report sets out the options considered, if any, and the reasons for the recommendations and the decision.**

**6 APPROVAL OF COUNCIL CAPITAL AND THE PROGRESSION OF BOWES EAST AND EDMONTON GREEN QUIETER NEIGHBOURHOODS**

Cllr Rick Jewell (Cabinet Member for Environment) introduced the report of the Executive Director – Environment and Communities, providing an overview of the Bowes East and Edmonton Green Quieter Neighbourhoods and seeking approval for capital funding to progress the project. He highlighted the aims of creating an attractive and safe environment for active and sustainable travel, and delivering benefits including improved air quality and improvements in people’s health. Bowes and Edmonton Green had been chosen as the next sites for Quieter Neighbourhoods following assessment. These were currently in the early design stages. The Journeys & Places Team was thanked for their excellent work.

In response to Members’ queries, more details were provided on the engagement with residents in both areas, which had been carried out in two stages. In January and February this year, residents were given the opportunity to comment on specific design proposals, and the information gathered was currently being assimilated. Ward councillors had also been fully engaged.

**DECISION:** The Cabinet agreed to:

I. Note the findings and ongoing exploratory work in relation to the creation of two new quieter Neighbourhoods at Bowes East and Edmonton Green.

II. Note that a further Key Decision report will be brought for approval after statutory consultation has been concluded, to invite a decision on whether to agree and implement either or both schemes.

III. Approve the addition of £1.6m to the capital programme funded by borrowing (£1.4m) and grant (£0.2m), to increase the total budget of the schemes to £2m to facilitate the design, consultation, and (if agreed) implementation of the schemes in in FY 24/25.

**The report sets out the options considered, if any, and the reasons for the recommendations and the decision.**

## **7 THE AWARD OF LEASE OF MILLFIELD COMPLEX**

Cllr Chinelo Anyanwu (Cabinet Member for Public Spaces, Culture and Local Economy) introduced the report of the Interim Director of Parks, Leisure & Culture, setting out proposals to let Millfield House and Theatre site. The reasons for recommendation of Platinum Performing Arts as the preferred recommended bidder were outlined in the report.

Members welcomed that the future of this site would be secured in this way, and the commitment that it would be kept as a vibrant cultural venue in Edmonton.

In response to Members’ queries, it was confirmed that the library at Millfield would remain on the site and continue to be provided, in partnership with the Council’s Library service.

Also in response to questions from Members, it was clarified that the rent reviews would be based on market rents and that they would occur on the 5th, 10th, 15th, 20th and 25th anniversaries of the grant of the lease. It was further clarified that the break clause would also be exercisable on the 10<sup>th</sup> anniversary of the grant of the lease and thereafter upon either party having served 6 months prior notice of their intention to terminate.

**DECISION:** The Cabinet agreed to:

I. Agree to grant a lease of the Millfield House & Theatre site to Platinum Performing Arts, for up to 30 years to include:

- A peppercorn rent for years 1-5.
- On the 5th and 10th anniversary of the term a rent review based on market rents.
- Further rent reviews on the 15th, 20th and 25th anniversary of the term.
- On the 5th anniversary of the term of the commencement date, a break option will be exercisable by the Council in it's absolute discretion or by the lessee.
- From the 10th anniversary of the term, a 6 months' notice rolling break option will be exercisable by the Council in it's absolute discretion or by the lessee.
- The lease to prohibit assignment, subletting and charging of the lease and premises.
- The lease will restrict use of the premises for cultural (as a theatre) and community use only.

II. Delegate Authority to the Director of Leisure, Parks and Culture and the Director of Property, in consultation with the Cabinet Member for Public Spaces, Culture and Local Economy to finalise lease terms and any associated documentation in consultation with the Director of Law and Governance.

III. To note that as no change of use of the site is proposed, public consultation is not required as suggested in KD5637.

IV. To note that the terms of the lease are to include full repair and maintenance of the site.

V. To note that the library at Millfield will remain on the site and will continue to be provided by Platinum Performing Arts.

VI. To agree a separate service level agreement in relation to the library service.

**The report sets out the options considered, if any, and the reasons for the recommendations and the decision.**

## **8 DELIVERY OF A MENTAL HEALTH HUB**

Cllr Alev Cazimoglu (Cabinet Member for Health and Social Care) introduced the report of the Executive Director – People, seeking approval for the delivery of a Mental Health Hub at Park Avenue, Enfield. She noted that creation of the hub was a manifesto commitment, and that it would provide an integrated service and ensure an easy point of access. The 58-60 Silver Street building would also be freed up for disposal.

In response to Members' queries in respect of the funding sources, it was confirmed that no borrowing was required and the hub would be mainly funded from the Better Care funds set aside for this project, with additional funds from Section 106 and Corporate Condition Programme contribution. Members welcomed the report and looked forward to the progress of this project.

**DECISION:** The Cabinet agreed to:

I. Agree to create a Mental Health Hub at Park Avenue bringing together teams currently working across two sites and improve the offer to service users and residents.

II. Approve the overall budget of £3.387m to deliver a new Mental Health Hub, (funded by £3.25m Better Care Fund, £60k CCP contribution, £77k Section 106 Grant). The total budget consists of £2.86m Capital and £0.53m Revenue.

III. Approve the addition of £2.86m to the approved Capital programme.

IV. Note that £0.2m of this will be used for the relocation of the Resource Centre from Park Avenue to another appropriate site. This project will be managed via Accommodation Board.

V. Note that co-location of these services will also give the Council vacant possession of 58-60 Silver Street, enabling its disposal, letting, redevelopment or re-purposing.

VI. Delegate authority to the Director of Property to procure, award and enter into contract with the relevant suppliers to support delivery of the project.

**The report sets out the options considered, if any, and the reasons for the recommendations and the decision.**

## **9 DISPOSAL OF SURPLUS/UNDERPERFORMING PROPERTY ASSETS**

Cllr Nesil Caliskan (Leader of the Council) introduced the report of the Executive Director – Resources, seeking agreement to dispose of the property assets identified in the appendix to the report. Each site would be marketed accordingly, depending on the type of property, and this would be a competitive process to secure a winning bid. Officers gave assurance of full due diligence, and that value of assets would be maximised.

In response to Members' queries, it was confirmed the receipts generated from the caretakers' house sales would be ringfenced so as to remain within Education and to be used to develop special educational needs provision.

**DECISION:** The Cabinet agreed to:

I. Agree that the Council proceeds with the disposal of the property assets listed in the table contained in both the appendix and confidential appendix (which includes receipt estimates) to the report at the earliest opportunity (subject to appropriate due diligence investigations).

II. Delegate authority to the Cabinet Member for Finance and Procurement in consultation with the Executive Director of Resources and Director of Property (and otherwise in accordance with the Council's Scheme of Delegation) to market and finalise terms of sale with successful bidders in order to achieve best consideration.

**The report sets out the options considered, if any, and the reasons for the recommendations and the decision.**

**10 DATE OF NEXT MEETING**

NOTED the dates of the future meetings will be confirmed following Annual Council on Wednesday 15 May 2024.

**11 EXCLUSION OF THE PRESS AND PUBLIC**

A resolution was passed under Section 100(A) 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).

**12 THE AWARD OF LEASE OF MILLFIELD COMPLEX**

**DECISION:** The Cabinet decision is recorded under item 7 above.

The meeting ended at 7.31 pm.