



PUBLICATION OF DECISION LIST NUMBER 62/14-15

MUNICIPAL YEAR 2014/2015

Date Published: Friday 6th March 2015

This document lists the Decisions that have been taken by the Council, which require publication in accordance with the Local Government Act 2000. The list covers key, non-key, Council and urgent decisions. The list specifies those decisions, which are eligible for call-in and the date by which they must be called-in.

A valid request for call-in is one which is submitted (on the form provided) to the Scrutiny Team in writing within 5 working days of the date of publication of the decision by at least 7 Members of the Council.

Additional copies of the call-in request form are available from the Scrutiny Team.

If you have any queries or wish to obtain further report information or information on a decision please refer to:

– James Kinsella (ext.4041)

Phone 020 8379 then extension number indicated

INDEX OF PUBLISHED DECISIONS – 6th March 2015

List Ref	Decision Made by	Date Decision to come into effect	Part 1 or 2	Subject/Title of Report	Category of Decision	Affected Wards	Eligible for Call-In & Date Decision must be called in by (If Applicable)	Page Number
1/62/14-15	Cabinet Member for Housing & Estate Regeneration (Cllr Oykenor) Leader of the Council (Councillor Doug Taylor) on behalf of the Cabinet Member for Finance (Cllr Stafford) Cabinet Member for Economic Development (Cllr Sitkin)	Monday 16 th March 2015	Part 1&2 (Para 3)	Meridian Water – Project Delivery – Exchange and Complete Purchase Agreements	Key Decision KD 3931	Edmonton Green & Upper Edmonton	Yes Friday 13 th March 2015	1-2
2/62/14-15	Cabinet Member for Economic Development (Cllr Sitkin)	Monday 16 th March 2015	Part 1	Designation of a) Hadley Wood Neighbourhood Planning Form b) Hadley Wood Neighbourhood Planning Area	Key Decision KD 4075	Cockfosters	Yes Friday 13 th March 2015	3
3/62/14-15	Cabinet Member for Finance (Cllr Stafford)	Monday 16 th March 2015	Part 1&2 (Para 3)	Appointment of Contractor for the Phase One Civic Centre Remodelling	Key Decision KD 4048	Town	Yes Friday 13 th March 2015	4-5

DECISIONS

For additional copies or further details please contact James Kinsella (020 8379 4041), Governance Team.

LIST REFERENCE: 1/62/14-15

SUBJECT TITLE OF THE REPORT							
MERIDIAN WATER – PROJECT DELIVERY – EXCHANGE AND COMPLETE PURCHASE AGREEMENTS							
Part 1 or 2 (relevant exempt Paragraph)	Wards affected by decision	Decision taken by	Date Decision to come into effect	Interest declared in respect of the Decision	Category of decision (i.e. Key, Non-Key, Council, Urgent)	Contact Details	Eligible for Call-in & Date to be called in by
Part 1 & 2 (Para 3)	Edmonton Green & Upper Edmonton	Cabinet Member for Housing & Estate Regeneration (Cllr Oykenner) Leader of the Council (Councillor Doug Taylor) on behalf of Cabinet Member for Finance(Cllr Stafford) Cabinet Member for Economic Development (Cllr Stikin)	Monday 16 th March 2015	None	Key Decision KD 3931	Marc Clark 020 8379 5537	Yes Friday 13 th March 2015
DECISION							
<p>AGREED: subject to no call-in being received, the following Decision will come into effect on Monday 16th March 2015:</p> <ol style="list-style-type: none"> 1. To agree that the level of assurance received from the Environment Agency dated 12 January 2015 is sufficient to proceed with the acquisitions 2. To approve the sale and exchange of contracts with authority delegated to: <ol style="list-style-type: none"> a. The Director Regeneration and Environment & Director of Finance, Resources and Customer Services authority to serve a written notice in accordance with the Heads of Terms that the 'Environmental Condition' has been satisfied; b. The Director Regeneration and Environment & Director of Finance, Resources and Customer to finalise the drafts annexed to part 2 of this report and then unconditionally exchange and complete the sales and purchase agreements (contracts) c. The Director Regeneration and Environment & Director of Finance, Resources and Customer proceed with the purchase of environmental liability insurance, as detailed in Part 2 of this report, on the terms illustrated or better; d. To accept that the level of assurance received from the Environment Agency dated 12 January 2015 is sufficient to proceed with the acquisitions; 3. That a further post completion update report is provided to Cabinet, in accordance with KD 3827. 							

ALTERNATIVE OPTIONS CONSIDERED:

The following options have been considered:

- Declining the possible purchase of the land potentially available to the council has been considered, but rejected due to the uncertain timescales associated with the vendor bringing the land to market and securing development and consequent benefits for the community.
- The use of compulsory purchase powers to acquire the land that comprises the opportunity, either as a package or individually has been considered, but this is not the council's first preference given the negotiations that are currently taking place with the land-owner, terms have been agreed and the sales and purchase contracts are drafted.

REASONS FOR RECOMMENDATIONS:

1. To provide a greater level of certainty over the timescales associated with the development of three early start sites in Meridian Water and their relationship with significant rail and education infrastructure, and to increase developer and stakeholder confidence in the delivery of the Masterplan.
2. Acquisition and therefore the control of land within the Meridian Water Masterplan area will help accelerate housing delivery.
3. The purchase of the sites will support the Meridian Water Housing Zone bid and further details as set out in the part 2 report.

BACKGROUND:

Please note that a copy of the Part 1 report is available via the Decision list link on the Council's Democracy pages. As the Part 2 report contains exempt information it will not be available to the press or public.

LIST REFERENCE: 2/62/14-15

SUBJECT TITLE OF THE REPORT							
DESIGNATION OF A) HADLEY WOOD NEIGHBOURHOOD PLANNING FORUM AND B) HADLEY WOOD NEIGHBOURHOOD PLANNING AREA							
Part 1 or 2 (relevant exempt Paragraph)	Wards affected by decision	Decision taken by	Date Decision to come into effect	Interest declared in respect of the Decision	Category of decision (i.e. Key, Non- Key, Council, Urgent)	Contact Details	Eligible for Call-in & Date to be called in by
Part 1	Cockfosters	Cabinet Member for Economic Development (Cllr Sitkin)	Monday 16 th March 2015	None	Key Decision KD 4075	Joanne Woodward 020 8379 3881	Yes Friday 13 th March 2015
DECISION							
<p>AGREED: subject to no call-in being received, the following decision will come into effect on Monday 16th March 2015:</p> <p>That the Cabinet Member for Economic Development agrees for Public Consultation to be undertaken on the application to designate a neighbourhood Forum and a neighbourhood area in Hadley Wood.</p>							
ALTERNATIVE OPTIONS CONSIDERED:							
There are no alternatives to consider as the Council has a statutory obligation to consult on these proposals on receipt of a valid application.							
REASONS FOR RECOMMENDATIONS:							
The applicant has provided all of the details required to make a full application for a neighbourhood area and a neighbourhood forum and therefore the Council is obliged to publicise this matter in accordance with the Neighbourhood Planning Regulations.							
BACKGROUND:							
Please note that a copy of the Part 1 report is available via the Decision list link on the Council's Democracy pages.							

LIST REFERENCE: 3/62/14-15

SUBJECT TITLE OF THE REPORT							
APPOINTMENT OF CONTRACTOR FOR THE PHASE ONE CIVIC CENTRE REMODELLING							
Part 1 or 2 (relevant exempt Paragraph)	Wards affected by decision	Decision taken by	Date Decision to come into effect	Interest declared in respect of the Decision	Category of decision (i.e. Key, Non- Key, Council, Urgent)	Contact Details	Eligible for Call-in & Date to be called in by
Part 1 & 2 (Para 3)	Town directly & all other wards indirectly	Cabinet Member for Finance (Cllr Stafford)	Monday 16 th March 2015	None	Key Decision KD 4048	George Grant 020 8379 5299 Chris Stroud 020 8379 2030	Yes Friday 13 th March 2015
DECISION							
AGREED: subject to no call-in being received, the following decision will come into effect on Monday 16 th March 2015: <ol style="list-style-type: none"> To approve the appointment of the Contractor as set out in the Part Two Report. To approve that the Council pursues Tender B (floor 2 omitted) as set out in the Part Two Report. 							
ALTERNATIVE OPTIONS CONSIDERED:							
<p>Various options were considered as to how the delivery of Phase One of the remodelling could be achieved such as remodelling of two floors at a time as separate contracts. This however would require a series of contracts to be let which would involve increased costs to procure and lose the advantages of economies of scale as well as a lack of continuity of approach between floors. Alternatives were however considered in terms of programming the works and scope of works as detailed in the tender process as set out in the report.</p> <p>The original Deloitte report, that the Cabinet Report was based on, also looked at the broader options as to how we could ensure fit for purpose accommodation for staff. The range of options included “Do nothing” and “Do minimum”, as well as complete and staggered refurbishment, and a potential rebuild. Of these options, the most cost effective option was to phase the renewals of key plant and equipment, as well as refurbishment of the office space. This option remains valid, despite tenders being higher than budget provision.</p> <p>This option remains valid, despite tenders being higher than budget provision. The increased costs of the phased approach would be mirrored in the other options. Also the potential to generate income through leasing makes retention of the Civic Centre an increasingly attractive proposition.</p>							
REASONS FOR RECOMMENDATIONS:							
<p>The recommended contractor has been through a procurement exercise and subsequent tender evaluation to ensure they have the required expertise and capacity and represent value for money. The recommended contractor has provided the economically most advantageous bid for Tender B as detailed in the Part Two Report.</p>							

BACKGROUND:

Please note that a copy of the Part 1 report is available via the Decision list link on the Council's Democracy pages. As the Part 2 report contains exempt information it will not be available to the press or public.

SECTION 2: Notice of forthcoming Key Decisions for which it has not been possible to provide notice

This section lists the Key Decisions that are proposed to be taken by the Council, which require publication in accordance with the Local Government Act 2000. The decisions listed are those for which it has not been possible to provide 28 days' notice and need to comply with the Council's urgency procedure. There are two routes that can be followed in this instance to enable a decision to be taken.

1. Rule 15 – General Exceptions

This procedure is used in cases when:

- it is not possible to provide the required 28 days' notice of a key decision; but
- it is possible to provide a minimum of 5 working days' notice prior to the decision being taken;

2. Rule 16 – Special Urgency

This procedure should only be used in exceptional circumstances where it is not possible to:

- provide the required 28 days' notice prior of a key decision; and
- provide a minimum of 5 working days' notice prior to the decision needing to be taken;

These decisions will not be eligible for call-in.

If you have any queries or wish to obtain further report information or information on a decision please refer to: James Kinsella 020 8379 4041

Date Decision to be Taken	Ref	Part 1/2	Decision Taken by	Decision Proposed under Rule 15 or 16	Proposed Key Decision	Affected Wards	Page No.
16 th March 2015	KD 4100/U191	Part 1 & 2 (Para 3)	Portfolio Decision of Cabinet Member for Housing and Estate Regeneration	Rule 15	Borough Wide – Phase 4: The report seeks approval for acceptance of the tender that represents the lowest price and complies with the tender requirements of the Council for Kitchen, Bathroom and fabric Renewals as part of the Council's Decent Home Programme.	All Wards	1

DETAILS OF KEY DECISION

Part 1/2 and reason	Date Decision Planned	Decision of	Proposed Key Decision	Ward/s affected by the decision	Contact Name and Number
Part 1 & 2 (Para 3)	16 th March 2015	Portfolio Decision of Cabinet Member for Housing and Estate Regeneration	Borough Wide – Phase 4: The report seeks approval for acceptance of the tender that represents the lowest price and complies with the tender requirements of the Council for Kitchen, Bathroom and fabric Renewals as part of the Council's Decent Home Programme.	All Wards	Elpida Andrea 020 8375 8271

Reasons for Urgency:

This scheme has been brought forward from the 2015/16 programme to replace a project in the current works programme known as Lytchet Way. The Lytchet Way project was tendered as part of the procurement exercise for a Decent Homes framework. It was originally specified as an external envelope refurbishment project to address the Council's Obligations to maintain its buildings and to address non-decency. The works scheduled are window / roof replacement and external fabric repairs.

However the Lytchet Way scheme has now been identified as being suitable for the provision of an additional floor to be constructed on the 5 No. three storey blocks which will produce an additional 39 units of accommodation. The design, planning approval and procurement of this scheme means it is not possible to commit it during this financial year. Therefore to enable us to meet our 2014/15 commitment targets we have selected and procured the Borough Wide Phase 4 scheme to replace it and Lytchet way will now be committed in July 2015. We therefore now need to add this scheme as an urgent KD to allow the contract to be committed.

Approval is needed before the end of March in order to ensure that the 14/15 capital programme is fully committed, given the late change in scheduling of the programme due to the position on Lytchet Way.

Background Papers:

No.	Description of Background Papers	Name and Telephone No. of Document Holder	Location/e-mail address
	None		