

MUNICIPAL YEAR 2015/16 REPORT NO.**N/A****MEETING TITLE AND DATE:**

Operational Decision
Key Decision No: KD 4009

REPORT OF:

Chief Education Officer and the Director
of Finance, Resources and Customer
Services

Contact Officer:

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Agenda – Part: †	Item: N/A
Subject: Upper Secondary Autism Provision (USAP) - former Minchenden School site – Procurement Strategy and resourcing of Professional Services	
Cabinet Members consulted: N/A	

1. EXECUTIVE SUMMARY

- 1.1 The January 2016 Cabinet report (KD 4209) on Upper Secondary Autism Provision (USAP) gave Approval for the acquisition of the freehold interest in the land and buildings that form all of Minchenden School and the addition of funds to the Capital Programme as detailed within the Part 2 of that report for the additional feasibility work to the Farbey Building, the Mews Building and part of Leigh Hunt Drive Car Park for the Minchenden ASD Provision. A further Cabinet Report is planned for July 2016 to seek approval for the full scheme.
- 1.2 The October 2015 Cabinet report (KD 4141) on pupil place planning and delivery established delegated authority to the Chief Education Officer and the Director of Finance Resources and Customer Services for decisions on the “*procurement of any required support services*” and “*appropriate procurement routes for professional support services and construction*” for projects.
- 1.3 A decision is now required on engaging professional services to review the feasibility and start the design phase for the delivery of the school and undertake the requisite survey work to consult with the various stakeholders in order to submit a planning application. There is a need to progress this activity quickly in order to open the school for September 2018. In order to deliver this, approval is sought to progress based on the proposed Procurement Strategy and engagement of Professional Services as set out in this report. Ernst Young have been consulted and given their comment.
- 1.4 This operational report sets out decisions relating to the above that will secure resources necessary to progress the scheme up to the Cabinet Report planned for July 2016. This strategy could potentially continue to completion of the scheme and opening of the school by September 2018.

2. RECOMMENDATIONS

That the Chief Education Officer and the Director of Finance, Resources and Customer Services agree and approve:

- 2.1 The proposed Procurement Strategy for Works as set out in this report
 - 2.1.1 Works phased with an Enabling contract and, due to the estimated value, the Main contract will be OJEU Restricted Procedure (JCT Standard Building Contract (SBC) with Quantities)
 - 2.1.2 To note the Design & Procurement Programme Rev2 (see Appendix 1)
- 2.2 The proposed resourcing of Professional Services, as follows:
 - 2.2.1 Utilising Matrix Direct to secure Professional Services, with CMCT managing the resources on a day-to-day basis and be responsible to SCS for progress reporting and delivery of outputs for the following:
 - 2.2.1.1 BHP Architects – Architect / Principal Designer / Structural & Civils Engineering
 - 2.2.1.2 KUT Partnership – Mechanical & Electrical Services
 - 2.2.1.3 Stace LLP – Quantity Surveying (new Matrix Direct placement)
 - 2.2.2 GVA to provide Planning consultancy expertise under the co-sourcing agreement
 - 2.2.3 Other Specialist Consultants and Surveys to be procured as necessary
 - 2.2.4 Note that all payments will be made in arrears and this decision does not commit the Council to technical support beyond the approval in the January 2016 Cabinet report (KD 4209)

3. BACKGROUND

- 3.1 The January 2016 Cabinet report (KD 4209) on Upper Secondary Autism Provision (USAP) noted the rise and demand for places at the higher end of the Autistic Disorder Spectrum and associated costs. Approval was given for the acquisition of the freehold interest in the land and buildings that form all of Minchenden School and the addition of funds to the Capital Programme as detailed within the Part 2 of that report for the additional feasibility work to the Farbey Building, the Mews Building and part of Leigh Hunt Drive Car Park for the Minchenden ASD Provision.

- 3.2 A further Cabinet Report is planned for July 2016 to seek approval for the full scheme. The expectation is that scheme costs will be reviewed to ensure best value but also progressed to full Planning application stage with a procurement strategy to open the school by September 2018.
- 3.3 The October 2015 Cabinet report (KD 4141) on pupil place planning and delivery sets out a range of delegated authorities for various aspects of the planning and delivery of additional education capacity in the borough. Authority is delegated to the Chief Education Officer and the Director of Finance, Resources and Customer Services for decisions on the “procurement of any required support services” and “appropriate procurement routes for professional support services and construction” for projects.
- 3.4 A decision is now required on engaging professional services to review the feasibility and start the design phase for the delivery of the school and undertake the requisite survey work to consult with the various stakeholders in order to submit a planning application. There is a need to progress this activity quickly in order to open the school for September 2018. In order to deliver this, approval is sought to progress based on the proposed Procurement Strategy and engagement of Professional Services as set out in this report. Ernst Young have been consulted and given their comment.

4. ALTERNATIVE OPTIONS CONSIDERED

- 4.1 The professional services required cannot be provided in-house as there are no longer the skills or capacity within the Council staff teams.
- 4.2 The professional services required could be procured via frameworks or through competitive tendering, using either a pre-vetted list of consultants, but neither of these options enable direct call off. Conducting either mini-competition through a framework or a tender exercise would add time and potential delay the early engagement required with the construction works framework.
- 4.3 The works could be procured via frameworks available to the Council; these were last reviewed in November 2015 and none are considered to provide an advantage over the recommended procurement strategy. The engrossment of the Access Agreements for the EFA Regional Framework and LCP Major Works Framework have not been executed. Once engrossed these frameworks will provide more choice for the construction works elements of project delivery but neither are considered to provide an advantage over the recommended procurement strategy.

5. REASONS FOR RECOMMENDATIONS

5.1 Professional Services

- 5.1.1 Matrix Direct provides an immediate flexible resource to deliver the Professional Services required. The hourly rates have been benchmarked and the target hours have been agreed based on benchmarked consultants' fee rates. Both BHP Architects and KUT Partnership are existing placements and provided Professional Services for the Feasibility Study, which will provide continuity. Stace LLP will be a new Matrix Direct placement and have been selected for Quantity Surveying services based on performance on other LBE schemes.
- 5.1.2 Planning specialist advice will be sought via the GVA co-sourcing agreement with Property Services.
- 5.1.3 Other Specialist Consultants and Surveys will be procured as necessary in compliance with Contract procedure Rules.

5.2 Works

- 5.2.1 The key drivers for the procurement strategy are time and cost, specifically, the requirement for the school to open in September 2018 and for scheme costs to be reviewed to ensure best value. In response to this, the proposal is for the works to be phased with an Enabling Contract for strip out followed by a much larger Main Contract for remodelling. The Enabling contract will allow the earliest possible start on site, address acute condition issues and should mitigate some of the inherent risks of working in an existing building. This will allow time for the Main Contract to be de-risked and specified in detail to comply with planning requirements for a listed building. The proposal is to tender measuring Bills of Quantities, which should remove Contractor risk and yield significant savings compared to priced tenders received using a two stage framework process as well as providing the Council with most control over the works and the best price from the market.
- 5.2.2 The proposed procurement strategy is also set out on the current Design & Procurement Programme Rev2 (see Appendix 1). The Enabling contract will be specification & drawings (JCT ICD Contract 2011) and, due to the estimated value, the Main contract will be OJEU Restricted Procedure (JCT SBC Contract with Quantities)

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

6.1 Financial Implications

6.1.1 The January 2016 Cabinet report (KD 4209) on Upper Secondary Autism Provision (USAP) approved funding to the Capital Programme as detailed within the Part 2 of that report for the additional feasibility work to the Farbey Building, the Mews Building and part of Leigh Hunt Drive Car Park for the Minchenden ASD Provision.

6.1.2 The estimated costs to progress the scheme up to the July 2016 Cabinet are as follows:

LBE internal costs	£ 56,000
Matrix Direct Consultants	£157,000
GVA Planning	£ 55,000
Surveys	<u>£ 60,000</u>
Total estimated costs	<u>£328,000</u>

6.1.3 The estimated costs are within the funding approved for the planning and design stages, as detailed in the Part 2 report (KD4209).

6.1.4 VAT incurred towards any procurement and resourcing required in order to deliver the USAP project may be recovered under provisions of Section 33 of VAT Act 1994. The main conditions for VAT recovery require that the council contracts for the goods/services, receives the order, receives VAT invoices in its name and pays with its own funds.

6.2 Legal Implications

6.2.1 Section 111 of the Local Government Act 1972 ("LGA") gives a local authority power to do anything which is calculated to facilitate, or is conducive or incidental to the discharge of any of its functions and the Localism Act 2011 provides the Council power to do anything that individuals generally may do provided it is not prohibited by legislation and subject to Public Law principles. In addition, section 112 of the LGA permits the appointment of such officers that the Council deems necessary for the discharge of its functions. The proposals set out in this report are consistent with this power.

6.3 Property Implications

6.3.1 This report proposes the engagement of professional services, and so does not have direct property implications. The January 2016 Cabinet report (KD 4209) on Upper Secondary Autism Provision (USAP) sets out the property implications associated with the project.

6.4 Procurement Implications

- 6.4.1 The proposed use of a range of frameworks is compliant with the Council's Contract Procedure Rules.

7. KEY RISKS

- 7.1 Ernst Young have commented on the risks and identified limited float in the programme and that any delay would result in additional cost; planning permission was identified as a key risk. The Ernst Young comments were:

'The Procurement element of the programme is basically at the minimum amount of time permissible. If everything runs smoothly, it is achievable but if the procurement process has any unforeseen delays, there is no flex built into the programme.

Given the tightness of the procurement plan, we will likely need to do some soft market testing (raising interest etc.) to ensure we have sufficient number of quality and bids for the 2nd construction phase.'

- 7.2 To mitigate the risk with planning permission a formal pre-application will be submitted to the Planning Authority with an iterative process up to the point of submitting the full application. GVA will be engaged to manage the process and all submissions and a historic buildings expert will provide advice.
- 7.3 The use of Matrix Direct mitigates the risk that the skills required for professional services are not available. To control spend, target hours and rates have been agreed based on benchmarked consultants fee rates. Spend will be regularly monitored against project milestones delivered.
- 7.4 Ernst Young also identified the need to do some soft market testing (raising interest etc.) to ensure a sufficient number of quality and bids for the 2nd construction phase. This has now been included in the programme.

8. IMPACT ON COUNCIL PRIORITIES

8.1 Fairness for All

- 8.1.1 The school expansion programme is delivering local school places to parents across the borough. Decisions in this report will facilitate the delivery of school and education projects that increase capacity and therefore access for communities.

8.2 Growth and Sustainability

- 8.2.1 The Borough needs to ensure appropriate infrastructure is in place to allow for the growth of the population.

8.3 Strong Communities

8.3.1 The provision of good quality schools helps to ensure a stable strong community.

9. EQUALITIES IMPACT IMPLICATIONS

9.1 The provision of local schools across the borough ensures equality of rights to good education provision

10. PERFORMANCE MANAGEMENT IMPLICATIONS

10.1 School expansions have only been undertaken in schools which are either good or excellent in terms of OFSTED ensuring high quality provision.

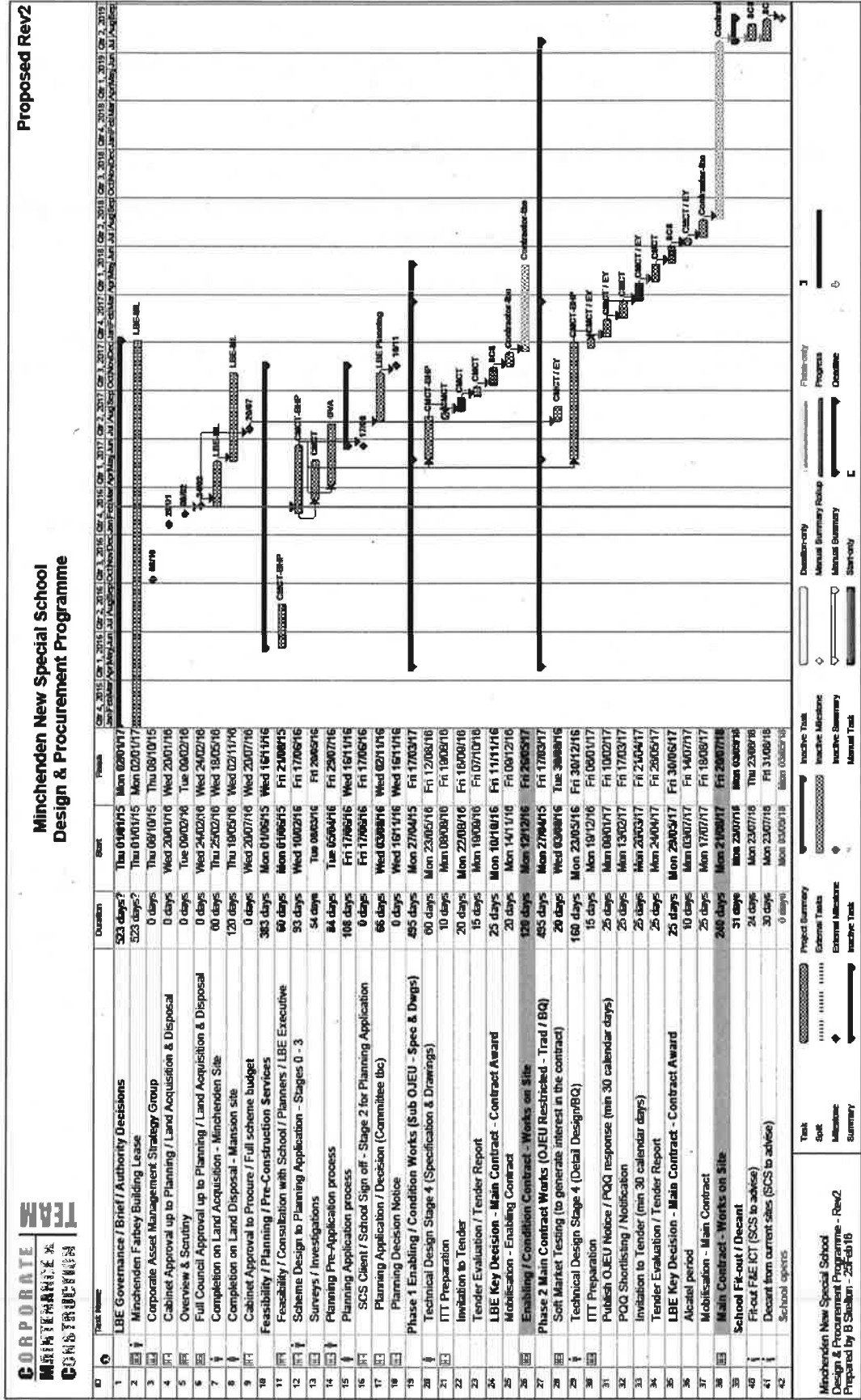
Appendices:

Appendix 1 - Design & Procurement Programme Rev2 – 25th February 2016

Background Papers

None

Appendix 1 - Design & Procurement Programme Rev2 – 25th February 2016



Minchenden New Special School
 Design & Procurement Programme - Rev2
 Prepared by B Skehan - 22/Feb/16

Checklist for report authors:

1. Is the decision to be taken clear and have all sections of the form been completed?
2. Is the decision key or non-key, delete as appropriate (please see Guidance Note No. 1).
3. Has the form been signed and dated by the Director and the Cabinet Member?

NOTE: PLEASE ATTACH A COPY OF THE REPORT TO WHICH THE DECISION RELATES

FOR DST OFFICE USE	Ref. No:	Date of Receipt:
CATEGORY OF DECISION:	ELIGIBLE FOR CALL-IN: YES/NO	DATE TO BE CALLED-IN BY:

MUNICIPAL YEAR 2015/2016 REPORT NO.

ACTION TO BE TAKEN UNDER DELEGATED AUTHORITY

PORTFOLIO DECISION OF:
Cabinet Member for Economic
Regeneration & Business Development

REPORT OF:
Director – Regeneration &
Environment

Contact officer and telephone number:

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Agenda – Part: 1

KD Num: 4109

Subject: Direct Appointment Award –
Provision of Site Acquisition and
Development Support for Meridian
Water

Cabinet Member consulted:
Councillor Alan Sitkin

Wards: Upper Edmonton

1. EXECUTIVE SUMMARY

- 1.1. This report seeks approval to formally appoint Jones Lang LaSalle (“JLL”) via Direct Award from the Crown Commercial Service Estates Professional Services Framework (ID: RM928) (the “Framework”) to provide advice and guidance in relation to land acquisition, securing a viable planning consent for Phase 1 and development consultancy advice as and when required.
- 1.2. This report seeks approval to enter into a contract that ratifies previous Council decisions that ensures that the Meridian Water Programme remains on track for accelerated delivery.
- 1.3. A Part 2 report sets out the direct appointment process and the fees associated with the work.

2. RECOMMENDATIONS

- 2.1. That the Cabinet member for Economic Regeneration and Business Development:
- 2.2. Approves the appointment of JLL and authorises the appointment and associated fees identified within the Framework
- 2.3. Delegates the finalisation of the call-off contract (and all ancillary documentation) to the authorised Legal officer.

3. BACKGROUND

- 3.1. The London Borough of Enfield ("LBE") is an outer north London borough, the sixth largest in London, comprising a mixture of urban and suburban neighbourhoods with distinct character areas, contrasting land uses and socio-economic conditions, and with varying levels of transport accessibility.
- 3.2. The LBE's current population stands at 320,607 and is forecast to grow to 334,700 by 2021. A revised target of 798 new homes per year in the period 2015 to 2025 has been agreed by the Greater London Authority. These homes will be accommodated on a range of sites across the borough but the opportunities to achieve housing delivery at a significant scale and pace are in limited supply.
- 3.3. Meridian Water is a pivotal regeneration scheme, which has the potential to accommodate over 8,000 new homes and 3,000 new jobs by 2030. The Meridian Water Masterplan was adopted in 2013 as Planning and Urban Design Guidance and as such, is considered to be a material consideration in the determination of planning applications, and provides a Framework for the delivery of this new community adopted by the Council in July 2013 (Key Decision: 3699).
- 3.4. For the Council to play a pro-active role in the delivery of the Meridian Water Regeneration Scheme it has been necessary to rely on professional advice as and when appropriate. Due to the nature of the specialist advice required (i.e. Site acquisition, securing a viable planning consent for Phase 1 and development consultancy) and the fact that the expertise is not readily available within the LBE, it was necessary to procure some external expertise. In researching what was available it was decided that the best course of action was to use the Framework.
- 3.5. The Framework provides savings for the whole of the UK Public Sector. Value for money, commercial procurement solutions are fully EU compliant and cover a range of sectors including land acquisition. The strategic focus of the Framework procurement is to provide customers with a "one stop shop" solution that will provide professional property related services at the right cost, as well as supporting innovation and simplifying processes.
- 3.6. The Framework Agreement commenced on the 1st April 2013 and is valid until 31st March 2017.
- 3.7. The Framework allows direct awards where appropriate and was competitively tendered in accordance with OJEU rules and in line with the Framework guidance, it is on this basis that LBE officers have advised members that they have used JLL to undertake various pieces of work as defined within the Framework as follows;
 - 3.7.1. On the 22nd August 2013 the Council entered into a contract with JLL for the provision of "Estate Provisional Services" based on the Framework. Authorisation to enter into that contract was based on an Operational Decision

Report signed by the Director of Regeneration Leisure & Culture. That report stated that any additional work would be charged under the Framework's general hourly rates.

- 3.7.2. In September 2014 – KD 3931 authorised all works that needed to be done for the purchase agreements on the parcels of land.
- 3.7.3. On the 6th March 2015 – KD3931 stated that LBE were working with JLL and advisors to complete the sales purchase agreements.
- 3.7.4. 29th April 2015 – KD4033, it was reported to "Full Council" that JLL would provide advice and services required in relation to the scheme design and securing of a viable planning consent for Phase 1.
- 3.7.5. On the 23rd October 2015 – KD4109, the Cabinet Member for Economic Regeneration and Business Development agreed the outcome of the procurement process, which was a competitive process, and the decision to award the contract to JLL to provide "Property Consultancy Services" to enable the Council to procure a developer and to enter into a joint venture with the Council to deliver Meridian Water.
- 3.8. The Council's Officers acted on these authorisations by getting JLL to undertake the work and paying them in accordance with the rates stated within the Framework. The fees associated with these decisions can be found in part 2 of this report.
- 3.9. The purpose of this report is to provide an overarching authorisation for JLL in respect of work already undertaken and to provide the services identified in section 1.1 of this report, resulting in a contract for these services being in place.
- 3.10. The Council's approach is to purchase land that will enable the regeneration of Meridian Water to take place and to provide the strongest position of control for the Council. JLL has formed an integral part of this process through negotiations with landlords, advice provided to the Council's officers, ensuring that the Council is able to buy land at its market price and is further able to maximise its return on investment. This report seeks the authority to continue using JLL for the purposes identified in paragraph 1.1 up to a maximum value detailed in part 2 of this report until March 2019.
- 3.11. On 10 February 2010, Cabinet approved report no. KD4229. This noted the request to increase the Neighbourhood Regeneration Capital Programme (approval was granted within the Budget Report on the same Cabinet Agenda) to enable the development of the next stages of Meridian Water and other schemes. Cabinet also noted the comprehensive financial model developed which illustrates how the Council will receive a return on its investment through land receipts, Housing Zone, CIL and London Regeneration Fund.
- 3.12. The model assumes that the entire cost of the Neighbourhood Regeneration Team will be met by the Meridian Water project on the basis of the key

assumption that these costs can be capitalised.

- 3.13. The approval of funding for professional fees from the years 2016/17 includes the ongoing support required by JLL.

4. FACTORS FOR CONSIDERATION

- 4.1. The work now needs to be set within a formal contract relating to land acquisition, securing viable planning consent for Phase 1 and development consultancy advice as and when required.
- 4.2. It is clear that JLL have so far been successful at agreeing a number of land package deals with various landlords to date. As a result JLL are very entrenched into the area and are well known and trusted by the various stakeholders something that the LBE has relied on throughout the recent site acquisitions.
- 4.3. This report seeks to directly appoint JLL to undertake all acquisition of land on the Meridian Water site until March 2019, with an ability to break the contract at any point with 6 months' notice. This report reflects all expenditure to date and the proposed future spends up until that date details of which can be found in part 2.
- 4.4. If the Council were not to appoint JLL, JLL could potentially work with any investor against the Council.
- 4.5. JLL has already negotiated a number of parcels of land which they are slowly releasing as the Heads of Terms are drawn up.

5. ALTERNATIVE OPTIONS CONSIDERED

5.1 Do nothing.

This option was discounted. The Council has a clear mandate to deliver development across Meridian Water. The Council will require the services of experienced property consultants to ensure the Council benefits

5.2 In-House.

The Neighbourhood Regeneration team have been working in close collaboration with property services. Whilst cross departmental procurement was not considered appropriate on this occasion, the Neighbourhood Regeneration team has collaborated with a number of departments in deciding this procurement approach.

5.3 Another Procurement.

JLL has been working closely with the Council for the last few years in a highly successful partnership. JLL has significant understanding of the Meridian Water project and the Council's objectives and have built effective working relationships with key stakeholders. The Neighbourhood Regeneration Team considered undertaking another procurement process, however, the team had

recently undertaken the procurement process mentioned in 3.7.5, which started in March 2015 and completed in October 2015.

There would be a significant delay incurred through a new procurement exercise which would render the Council unable to meet its objectives regarding Meridian Water to the required timescales. Therefore this is not an acceptable course of action. The potential impact of another procurement process could be the loss of knowledge and the outcome mentioned in 4.4 above.

6. REASONS FOR RECOMMENDATIONS

- 6.1. The recommendation to appoint JLL to provide advice and guidance in relation to land acquisition, securing viable planning consent for Phase 1 and development consultancy advice as and when required is to ensure that the Council remain on track to provide accelerated development of Meridian Water.
- 6.2. To provide information on the outcome of previous Council decisions.
- 6.3. A direct appointment is requested for the following reasons
 - 6.3.1. JLL have extensive knowledge of the sites, LBE and the previous owners of some of the acquisitions being purchased;
 - 6.3.2. Due to the extensive work which has currently been undertaken by JLL
 - 6.3.3. The Framework permits Direct Awards (as long as the body awarding the contract follows the Framework rules/guidelines, including those guidelines/rules relating to fees). The Framework rates are fixed for 2 years from the start of the Contract.
 - 6.3.4. The Framework was competitively tendered and the rates represent the Most Economically Advantageous Tender.
 - 6.3.5. The recent contract awarded to JLL under delegated authority (KD: 4109) which commenced the procurement process in March 2015 and completed in October 2015 - JLL did work out to be the most economically advantageous with only two out of 10 organisations on the Framework submitting a bid. It is not quite known why the others did not bid but speculatively it has been suggested that JLL are in a more advantageous position because of the work they are doing and therefore organisations do not feel that they will meet the quality aspect of the tender because none will have the level of knowledge that JLL has subsequently gained.
 - 6.3.6. JLL has already negotiated a number of parcels of land which they are slowly releasing as the Heads of Terms are drawn up.

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

7.1 Financial Implications

- 7.1.1. There is a sufficient budget provision with the Meridian Water capital Programme to cover the anticipated consultancy costs for the project which include the JLL costs recommended within the part two report.

7.2 Legal Implications

- 7.2.1. Section 111 of the Local Government Act 1972 gives a local authority power to do anything (whether or not involving the expenditure, borrowing or lending of money or the acquisition or disposal of any property or rights) which is calculated to facilitate, or is conducive or incidental to, the discharge of any of its functions. The services from JLL detailed in this report are incidental to the functions of the Council's departments. The Council also has a general power of competence in s.1 (1) of the Localism Act 2011. This states that a local authority has the power to do anything that individuals generally may do provided it is not prohibited by legislation. The recommendations set out in this report are consistent with this power.
- 7.2.2. The Council must comply with its Constitution and its Contract Procedure Rules ("CPRs"). The Constitution and in particular; the CPRs permit the Council to call-off from an existing Framework as long as the Framework terms permit such. The Council's Corporate Procurement Service has conducted due diligence on the use of the Framework, and is satisfied that the Council may procure such services, in accordance with the Framework. The Council intends to procure the services via a direct award in accordance with the Framework terms.
- 7.2.3. All legal agreements arising from the matters described in this report must be approved in advance of contract commencement by the Assistant Director of Legal Services and Governance. Contracts whose value exceeds £250,000 are required to be executed under seal and performance security should be obtained unless the Director of Finance Resources and Customer Services considers this to be unnecessary.
- 7.2.4. The Council must ensure that the recommended tender provides best value to the Council in accordance with its best value obligations under the Local Government Act 1999 and must keep a clear audit trail of its decision to award.
- 7.2.5. The call-off contract (and all ancillary documentation) shall be drafted in accordance with the Framework and shall be in a form approved by the Assistant Director of Legal & Governance Services.

7.3 Property Implications

- 7.3.1. There are no direct Property Implications, however the future of the development is dependent on the appointments referred to in this report and are therefore considered essential.

7.4 Procurement Implications

- 7.4.1. The Contract Procedure Rules state that competitive procurement is not required where a legally compliant framework agreement is in place which the Council has procured or has the right to access (subject to complying with the rules applicable to that framework. Not all frameworks allow for a direct call off and in order to be compliant it is necessary to follow the process applicable to that particular framework. It is important that due diligence on the framework has been carried out to ensure that the council can access the framework, that there is sufficient time left on the framework and that it allows for a direct award.
- 7.4.2. The risk of direct award is that by not competing the requirement it is difficult to demonstrate that the price is competitive and also that the product is the best solution.

8. KEY RISKS

- 8.1 Not appointing consultants to provide much needed advice and guidance in relation to land acquisition, securing viable planning consent for Phase 1 and development consultancy advice as and when required could mean that the Council is undertaking work that could hinder the planned accelerated deliver of Meridian Water. Consequences to the Council could result in fines, litigations, sanctions etc.
- 8.2 Procurement challenge. There is always the risk of challenge when undertaking a procurement process. However, the Framework was competitively tested.
- 8.3 Financial risk. The Council may not recover its investments into projects. The Meridian Water programme has been subject to a comprehensive financial model noted by Cabinet in Report KD4229. The financial model includes for professional fees from the years 2016/17 onwards. The money being requested to fund JLL for the years 2016/17 to 2018/19 forms part of the fee allocation in the financial model. In fact, continuing to pay for services from the professional fee allocation of the Neighbourhood Regeneration Capital Budget reduces the financial risk as it is a critical factor in meeting the Council's objectives on timescales and increasing the value of the Council's land in Meridian Water.

9. IMPACT ON COUNCIL PRIORITIES

9.1 Fairness for All

The appointment of a property consultant will ensure that the Council is in a strong position to negotiate a robust and fair deal with the master developer to ensure that the Council maximises its return on the investment being directed to Meridian Water. This will ultimately ensure that the Council is in a stronger position to better serve the LBE.

9.2 Growth and Sustainability

The acquisition of land at Meridian Water and providing advice that will ensure that the phase 1 planning application is successful will provide new housing jobs and training opportunities which will support growth and sustainability.

9.3 Strong Communities

A new community of no less than 8,000 homes and 3,000 jobs will begin to come forward as the Council's joint venture with a master developer is realised. The partnership will seek to ensure that the new community welcomed into the borough brings along benefits that can be shared with the existing community. This will entail new infrastructure, job opportunities and an assortment of new housing capable of meeting the needs of existing residents.

10. EQUALITY IMPACT IMPLICATIONS

10.1 The Council will receive the strategic advice and property support it requires to enable the successful procurement of a master developer for Meridian Water. This will result in the delivery of a minimum of 8,000 new homes and 3,000 new jobs by 2030 which will be available to local residents. By employing high quality property consultancy advice, the Council will be able to ensure it is acting in the best interests of its communities.

10.2 The revised capital programme which was approved by Cabinet on 10 February 2016 was accompanied by an Equalities Impact Assessment. The overarching aim of the Neighbourhood Regeneration Team is to improve the quality of life for all, within the Council's priority regeneration areas. Individual PEQIAs are prepared for each project, setting out the equalities impacts for individual interventions. The Council will work with all members of the team to ensure equality impacts assessments are considered and completed as required at all stages of the regeneration process.

11. PERFORMANCE MANAGEMENT IMPLICATIONS

11.1 The delivery of Meridian Water supports Enfield Council Business plan Objective 2.10 (Improved quality of life for residents through regeneration of priority areas).

12. PUBLIC HEALTH IMPLICATIONS

12.1 The development of Meridian Water will make a positive step towards bringing 85Ha of Brownfield land into safe developable land. The services of property consultants will put the Council into an advantageous position to ensure that the Council's flagship development opportunity takes steps to improve the environment, encourage healthy lifestyles, reduce pollution and improve social cohesion.

Background Papers

None