

**MINUTES OF THE MEETING OF THE CABINET
HELD ON TUESDAY, 6 SEPTEMBER 2016**

COUNCILLORS

PRESENT Achilleas Georgiou (Deputy Leader/Public Service Delivery), Daniel Anderson (Cabinet Member for Environment), Yasemin Brett (Cabinet Member for Community, Arts and Culture), Alev Cazimoglu (Cabinet Member for Health and Social Care), Dino Lemonides (Cabinet Member for Finance and Efficiency), Ahmet Oykenar (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), George Savva (Enfield South East)

ABSENT Doug Taylor (Leader of the Council), Krystle Fonyonga (Cabinet Member for Community Safety and Public Health) and Ayfer Orhan (Cabinet Member for Education, Children's Services and Protection)

OFFICERS: Rob Leak (Chief Executive), Ray James (Director of Health, Housing and Adult Social Care), Tony Theodoulou (Interim Director of Children's Services), James Rolfe (Director of Finance, Resources and Customer Services), Ian Davis (Director of Regeneration & Environment), Asmat Hussain (Assistant Director Legal & Governance Services), Jayne Middleton-Albooye (Head of Legal Services), Kayt Wilson (Housing Gateway), Jemma Gumble (Strategic Partnerships Development Manager), Keith Crocombe (Assistant Director Strategic Property Services), Mohammed Lais (Senior Asset Management Surveyor) and Andrew Golder (Press and New Media Manager) 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 Councillors Doug Taylor (Leader of the Council), Ayfer Orhan (Cabinet Member for Education, Children's Services and Protection) and Krystle Fonyonga (Cabinet Member for Community Safety and Public Health).

In the absence of Councillor Taylor, Councillor Achilleas Georgiou (Deputy Leader) acted as Chair of the meeting.

2

DECLARATION OF INTERESTS

Councillor Achilleas Georgiou (Deputy Leader), Councillor Dino Lemonides (Cabinet Member for Housing and Housing Regeneration), Councillor Ahmet Oykenner (Cabinet Member for Housing and Housing Regeneration), James Rolfe (Director of Finance, Resources and Customer Services) and Asmat Hussain (Assistant Director – Legal and Governance), declared other non pecuniary interests in Report Nos. 65 and 70 – Housing Gateway Limited Annual Report (Minute Nos. 10 and 20 below refer), due to their roles on the Housing Gateway Limited Board.

3

URGENT ITEMS

NOTED, that the reports listed on the agenda had been circulated in accordance with the requirements of the Council's Constitution and the Local Authorities (Executive Arrangements) (Access to Information and Meetings) (England) Regulations 2012, with the exception of Report No.63 – Capital Programme Monitor – First Quarter June 2016 (Minute No.8 below refers). These requirements state that agendas and reports should be circulated at least 5 clear working days in advance of meetings.

AGREED, that the above report 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.61 – Scrutiny Annual Work Programme 2016/17
2. Report Nos. 67 and 72 – Re-provision 2 – Care Home Capital Funding and Procurement
3. Report Nos. 69 and 74 – Montagu Industrial Estate Redevelopment

6

ISSUES ARISING FROM THE OVERVIEW AND SCRUTINY COMMITTEE

Scrutiny Annual Work Programme 2016/17

Councillor Derek Levy (Chair of the Overview and Scrutiny Committee) introduced the report of the Overview and Scrutiny Committee (No.61) setting out the Scrutiny work programme and work streams for 2016/17 for the

Council's Overview and Scrutiny Committee, Health Standing Panel and Crime Standing Panel.

NOTED

1. That the work programme of the Overview and Scrutiny Panel was designed to allow flexibility and change to respond effectively to issues and developments as they arose throughout the year.
2. The proposed work programmes for the Health and Crime Standing Scrutiny Panels together with the work streams which had been identified. Members were advised of the detailed work which was being undertaken by Scrutiny.
3. Councillor Levy highlighted the developing work of Scrutiny and the proposals for further initiatives and work practices including: the involvement of Cabinet Members at Scrutiny meetings outside of the call-in process; and, greater involvement of scrutiny at a pre-decision stage, for example, in the forthcoming consideration of the Housing Allocations Policy.
4. In considering the work programme of the Overview and Scrutiny Committee, Councillor Levy outlined the ways in which detailed topics could be considered in the future. Councillor Levy highlighted the possibility of introducing "Scrutiny in a Day" to enable detailed consideration of a particular subject; the Overview and Scrutiny Committee could also undertake a work stream itself.
5. In considering the way forward, Councillor Levy outlined his future proposals for consideration:
 - Councillor Levy emphasised the importance of continuing to maintain the integrity of scrutiny and felt that consideration should be given to the membership of the Overview and Scrutiny Committee being made up of "backbench councillors" only.
 - The need to review, as appropriate, the call-in processes to ensure that they remained robust, effective and appropriate with clear sound reasons for each call-in considered.
 - The significant amount of business undertaken by the Overview and Scrutiny Committee was outlined. Councillor Levy felt that the number of normal business meetings of the Committee should be increased to better accommodate the work load of the Committee. Any call-ins received could then be considered at a scheduled business meeting as appropriate.
 - Councillor Levy highlighted the importance of the high standard of Scrutiny work undertaken on the Council's behalf and the need to ensure that the work programme remained flexible and appropriate.

CABINET - 6.9.2016

6. Members discussed the importance of ensuring that the call-in processes were robust and effective and noted the issues which had been raised by Councillor Levy.
7. Members commended the effective scrutiny work that was undertaken and expressed their thanks and appreciation to Councillor Levy as Chair of the Overview and Scrutiny Committee. The importance of the Scrutiny role within the Council was recognised.
8. That the work programme and work stream documents would be updated and corrected as appropriate, as noted at the meeting.
9. Councillor Brett commended the work undertaken and the initiatives proposed. It was suggested that future work streams could include a Review of Academies and Partnerships.
10. Councillor Levy acknowledged the issues which had been raised and noted that the work of the Scrutiny Committee, Panels and Work Streams were resource constrained and their work had to be prioritised and scheduled as resources allowed.

Alternative Options Considered: No other options had been considered as the Overview and Scrutiny Committee was required, under the Council's Constitution, to present an annual scrutiny work programme to Council for adoption.

RECOMMENDED TO COUNCIL

1. To approve the proposed Scrutiny work programme and work streams for 2016/17 subject to the comments set out above.
2. To approve that the Head of Governance and Electoral Services be designated as the Council's Statutory Scrutiny Officer as detailed in section 6 of the report.

Reason: To comply with the requirements of the Council's Constitution, as the work programme had to be formally adopted by Council. In addition, scrutiny was essential to good governance. It enabled the voice and concerns of residents and communities to be heard, and provided positive challenge and accountability.

(Non key)

Councillor Georgiou expressed his thanks and appreciation to Councillor Levy, on behalf of the Cabinet, for his presentation and for his valuable and effective work as Chair of the Overview and Scrutiny Committee.

7

REVENUE MONITORING REPORT 2016/17: JULY 2016

CABINET - 6.9.2016

Councillor Dino Lemonides (Cabinet Member for Finance and Efficiency) introduced the report of the Director of Finance, Resources and Customer Services (No.62) setting out the Council's revenue budget monitoring position based on information to the end of July 2016.

NOTED

1. That, the report forecast an outturn position of a £7.9m overspend for 2016/17. Members noted the budget pressures highlighted within the report. Cabinet Members were asked to discuss the revenue monitoring position in detail with their respective Directors. The next revenue monitoring report to Cabinet would include proposals on how to address the identified budget pressures within each Department.
2. Councillor Lemonides asked Rob Leak (Chief Executive) and James Rolfe (Director of Finance, Resources and Customer Services) to facilitate quarterly meetings with all Cabinet Members and Directors to collectively discuss the ongoing financial monitoring and projected outturns.
3. In relation to recommendation 2.3 of the report. Councillor Lemonides sought delegated authority to himself and James Rolfe (Director of Finance, Resources and Customer Services) to come to a decision as to whether an application should be made to the Government to accept the multi-year settlement. It was not clear at this stage what was being offered by the Government. The Council also needed to consult with other London Boroughs on their proposals before reaching a decision. It was noted that there was a lot of uncertainty at present concerning the proposed multi-year settlement. The delegated authority sought related to the application only.

Alternative Options Considered: Not applicable to this report.

DECISION: The Cabinet agreed

1. To note the £7.9m overspend revenue outturn projection.
2. That departments reporting pressures should formulate and implement action plans to ensure that all possible actions were undertaken to remain within budget in 2016/17.
3. To delegate authority to the Cabinet Member for Finance and Efficiency and the Director of Finance, Resources and Customer Services to come to a decision as to whether an application should be made to the Government to accept the multi-year settlement offer. Application for the multi-year settlement required the Council to publish an efficiency plan on its website. Responsibility for preparing and publishing the efficiency plan should be devolved to the Director of Finance, Resources and Customer Services in consultation with the Cabinet Member for Finance and Efficiency. Further information on the

application process, as well as the information expected in an efficiency plan was provided in Appendix D to the report.

Reason: To ensure that Members were aware of the projected budgetary position, 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 4365)

8

CAPITAL PROGRAMME MONITOR - FIRST QUARTER JUNE 2016 BUDGET YEAR 2016/17

Councillor Dino Lemonides (Cabinet Member for Finance and Efficiency) introduced the report of the Director of Finance, Resources and Customer Services (No.63) informing Members of the current position up to the end of June 2016 regarding the Council's Capital Programme (2016-20) taking into account the latest information for all capital schemes including the funding arrangements.

NOTED

1. That the report showed that the overall expenditure was projected to be £252.8m for the General Fund and £53.8m for the HRA for 2016/17.
2. The full four year programme and indicative programme as set out in Appendices A and B of the report.

Alternative Options Considered: None.

DECISION: The Cabinet agreed the revised Capital Programme totalling £307m for 2016/17 and noted the full four year programme as detailed in Appendix A of the report, and indicative programme set out in Appendix B to the report.

Reason: To inform Members of the current position regarding the Council's Capital Programme.

(Key decision – reference number 4362)

9

REVIEW OF CONSERVATION AREA CHARACTER APPRAISALS AND MANAGEMENT PROPOSALS: PHASE 3

Councillor Alan Sitkin (Cabinet Member for Economic Regeneration and Business Development) introduced the report of the Director – Regeneration and Environment (No.64) seeking approval of revised Conservation Area Appraisals and Management Proposals for the three conservation areas set out in the report.

NOTED

1. Councillor Sitkin outlined the proposals detailed within the report. A modest contraction of the Fore Street Conservation Area south of the North Circular was proposed. Boundaries for Church Street and Montagu Road Cemeteries remained unchanged. It was noted that the changes to the Hadley Wood and Grange Park conservation areas, previously agreed under phases 1 and 2 of the review, were addenda only to include minor changes to map omissions and amendment of text accordingly as detailed in the report.
2. The extensive consultation which had taken place as set out in the report. Detailed responses received were summarised in Appendix 1 of the report. Councillor Anderson highlighted the comments which had been received with regard to enforcement and, emphasised the importance of ensuring that the responsibilities with regard to the appropriate maintenance of properties were made clear to all concerned.
3. Ian Davis (Director – Regeneration and Environment) noted the important role of appropriate voluntary groups in highlighting and monitoring issues requiring future enforcement.
4. In response to issues of clarification raised by Councillor Brett, Ian Davis (Director – Regeneration and Environment) stated that the proposals were based on the expertise of consultants Drury McPherson Partnership, as set out in the report. Members were advised that specific buildings and sites could be protected through local listings.

Alternative Options Considered: An alternative option would be not to update the Conservation Area Appraisal and Management Proposal documents. The documents approved in 2007 and 2009 were now out of date in terms of national planning policy and the recasting of the local planning policy through the Local Plan, Historic England (formerly English Heritage) guidance and changes in the physical fabric of the area since the previous review. These documents do not provide an up-to-date policy background to support Development Management decisions, including appeals. Not to update the documents would make them inconsistent with the documents for other conservation areas in the borough that had been approved and updated under Phases 1 and 2

DECISION: The Cabinet agreed to approve the

1. Revised Appraisals and Management Proposals for the following three conservation areas subject to minor changes to formatting:
 - Church St, Edmonton
 - Fore St, Edmonton
 - Montagu Road Cemeteries, Edmonton

2. Addenda for the following two conservation areas approved under Phases 1 and 2 of the Review subject to minor changes to formatting:
 - Hadley Wood
 - Grange Park

Reason: The reasons for the above recommendations were set out in full in section 6 of the report.

(Key decision – reference number 4222)

10

HOUSING GATEWAY LIMITED ANNUAL REPORT

Councillor Ahmet Oykenar (Cabinet Member for Housing and Housing Regeneration) introduced the report of the Director of Finance, Resources and Customer Services (No.65) presenting the Housing Gateway Limited Annual Report.

NOTED

1. That Report No.70 also referred as detailed in Minute No.20 below.
2. That the wholly owned local authority company had been established in 2014 to acquire and manage properties in the private rented sector, to be used by the Council to discharge its statutory homeless duties, as detailed in the report. Housing Gateway Limited continued to provide the Council with a much needed viable alternative to using expensive nightly paid accommodation.
3. Members noted the progress which continued to be made and that the company was on track to meet its indicative targets. The Council was a responsible landlord and set good property standards. All properties were let at an appropriate standard and were well-managed.
4. That the number of households in temporary accommodation continued to rise, as detailed in the report. The significant demands on the Council and, the effectiveness of Housing Gateway Limited in addressing these growing demands were recognised.
5. The positive financial implications as set out in the report.
6. The continued success of Housing Gateway Limited as outlined in its Annual Report.

Alternative Options Considered: NOTED that the alternative options had been considered as part of a previous decision. Cabinet was being asked to note the contents of the Annual Report, as the sole shareholder of Housing Gateway Limited.

DECISION: The Cabinet agreed to note the contents of the Housing Gateway Limited Annual Report.

Reason: The Council was the sole shareholder of Housing Gateway Limited and it had previously been agreed at Cabinet that an annual report would be presented to update the Council on the progress made by the company. The information held in the annual report (part one) would also be used to inform the annual Chairperson's Report which would be published on the company's website.

(Non key)

11

MERIDIAN WATER IN PRINCIPLE COMPULSORY PURCHASE ORDER

Councillor Alan Sitkin (Cabinet Member for Economic Regeneration and Business Development) introduced the report of the Director – Regeneration and Environment (No.66) seeking agreement, in principle, to use its compulsory purchase powers for acquisition of land necessary for the delivery of the Meridian Water Regeneration Scheme.

NOTED

1. That Report No.71 also referred as detailed in Minute No.21 below.
2. That this report was coming forward now following the selection of Barratt London and SEGRO as master developer in May 2016.
3. That agreement in principle only was being sought at this stage. Negotiations would continue to take place with a view to achieving, so far as practicable, voluntary acquisition of land needed to facilitate development, as detailed in the report. The report set out the processes that would be followed if it proved necessary to initiate a CPO in the future.
4. That any CPO application made in the future to the Secretary of State would need to clearly demonstrate that detailed and significant negotiations had been undertaken prior to applying for a CPO. Active negotiations would continue to take place with CPOs only being sought as a last resort.

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

DECISION: The Cabinet agreed to

1. Pass a resolution stating **in principle** that the Council agrees to use compulsory purchase powers to acquire the land within the area described in the report and shown on the plan attached at Annex 1 of the report. The Council being of the view that compulsory acquisition of land is likely to be necessary in order to achieve the following:

- (a) Secure the delivery of the Meridian Water Regeneration Scheme and its housing and job-creation objectives.
 - (b) Facilitate the carrying out of the development within agreed costs and timescales in partnership with the now appointed Master Developer; and
 - (c) Contribute to the promotion and improvement of the economic, social and environmental well-being of the Borough.
- 2. Authorise Council officers to begin preparatory work to use its compulsory purchase powers, including serving a Requisition on land owners for declaration of land interests, and the preparation of a Statement of Reasons.
 - 3. Note all necessary expenditure associated with such preparatory work (including legal fees, consultants' fees, and any other investigation work or research) would be contained within the existing approved capital budget.
 - 4. Note that a further report would come forward to Cabinet early in 2017 recommending the Meridian Water CPO Strategy and the making of the CPO.
 - 5. Note that a Meanwhile Strategy for Meridian Water would be coming forward later in 2016.

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

(Key decision – reference number 4348)

12

RE-PROVISION 2 - CARE HOME CAPITAL FUNDING AND PROCUREMENT

Councillor Alev Cazimoglu (Cabinet Member for Health and Social Care) introduced the report of the Director of Health, Housing and Adult Social Care and Director of Finance, Resources and Customer Services (No.67) summarising the need to secure additional good quality nursing supply for Enfield residents.

NOTED

- 1. That Report No.72 also referred as detailed in Minute No.22 below.
- 2. Councillor Cazimoglu expressed her thanks and appreciation to Jemma Gumble (Strategic Partnerships Development Manager) for her significant work in bringing these proposals forward for Members' agreement.

3. The forecast growing demand for such future residential care and the need to ensure adequate provision to meet the needs of vulnerable residents. It was a competitive market. It was beneficial for the Council to own care homes and ensure that there was a sufficient and affordable local supply available, as detailed in the report.

Alternative Options Considered: NOTED, the alternative options which had been considered: Do Nothing; Purchase Care Home Beds out of borough; Utilise alternative procurement method for construction contract; as set out in full in section 6 of the report.

DECISION: The Cabinet agreed to

1. Delegate to the Director of Health, Housing and Adult Social Care and Director of Finance, Resources and Customer Services, in consultation with the Cabinet Member for Health and Social Care and Cabinet Member for Finance and Efficiency, the approval to appoint a contractor(s) to deliver the demolition and redevelopment of the Coppice Wood Lodge site for the purposes of a new care home.
2. Approve the redevelopment of the Coppice Wood Lodge Care Home Facility and recommends to Council the approval of additional funds to the Capital Programme as detailed in Report No.72, Minute No.22 below refers.
3. Delegate authority to the Director of Health, Housing and Adult Social Care to approve the submission of a planning application for a new care facility at Coppice Wood Lodge Site.
4. Delegate authority to the Director of Health, Housing and Adult Social Care and Director of Finance, Resources and Customer Services in conjunction with the Cabinet Member for Health and Social Care and Cabinet Member for Finance and Efficiency to appoint a service provider.
5. Approve capital expenditure for pre-construction services up to Contract Award from the Capital Programme as detailed within Report No.72, Minute No.22 below refers.

RECOMMENDED TO COUNCIL the approval of additional funds to the Capital Programme as detailed within Report No.72, Minute No.22 below refers.

Reason: NOTED, the detailed reasons for the recommendations as set out in section 7 of the report.

(Key decision – reference number 4337)

Councillor Ahmet Oykenar (Cabinet Member for Housing and Housing Regeneration) introduced the report of the Director – Regeneration and Environment (No.68) outlining the Council's successful Housing Zone designation for Edmonton Futures.

NOTED

1. That Report No.73 also referred as detailed in Minute No.23 below.
2. That the Council had been successful in its application for a second Housing Zone in Edmonton, this would be a significant investment in the most deprived wards in Edmonton.
3. That delegated authority was sought to enter into an agreement with the Greater London Authority (GLA) to accept the award, and to agree the terms of the agreement.
4. That a report would be presented to a future Cabinet meeting outlining the more detailed future work to be undertaken.

Alternative Options Considered: The alternative option would be not to accept the award. However, this option would restrict the Council's ability to bring forward new homes at an accelerated rate.

DECISION: The Cabinet agreed to

1. Note the Council's successful Housing Zone designation for Edmonton Futures.
2. Delegate authority to the Director – Regeneration and Environment to (i) discuss and seek to agree with GLA the terms of the OBA; and (ii) enter into the OBA in such agreed form.

Reason: For the Council to bring forward housing development in the Edmonton Futures area in line with the Council's strategic objectives, it was recommended to Cabinet that the Council seeks to agree and then, subject to agreement of suitable terms, enter into the OBA in order to expedite development opportunities.

(Key decision – reference number 4334)

14

MONTAGU INDUSTRIAL ESTATE REDEVELOPMENT

Councillor Alan Sitkin (Cabinet Member for Economic Regeneration and Business Development) introduced the report of the Director of Finance, Resources and Customer Services (No.69) setting out the preferred option for the Estate's redevelopment and the establishment of a vehicle that would deliver these objectives.

NOTED

CABINET - 6.9.2016

1. That Report No.74 also referred as detailed in Minute No.24 below.
2. That, Members welcomed the proposals for the redevelopment of the estate which would meet the Council's objectives, as set out in the report.
3. The proposal to demolish Unecol House for the reasons set out in the report.

Alternative Options Considered: NOTED, the detailed alternative options which had been considered as set out in full in section 5 of the report.

DECISION: The Cabinet agreed to

1. Note the various options available for the use of the Montagu Industrial Estate and the economic and financial rationale for the establishment of a joint venture special purpose vehicle.
2. Approve the redevelopment of the Montagu Industrial Estate for employment uses with the objective of securing wider economic and social regeneration benefits, as well as generating revenue funds for the Council to reinvest in Council services, and approved the demolition of Unecol House to facilitate the phased redevelopment of the Montagu Industrial Estate.
3. Approve the establishment of a special purpose vehicle, joint venture limited liability partnership (LLP), to take forward the redevelopment of the estate and delegated authority to the Director of Finance, Resources and Customer Services in consultation with the Assistant Director (Legal and Governance Services) and the Cabinet Member for Finance and Efficiency to enter negotiations, finalise the terms and enter into agreements associated with establishing the special purpose vehicle.
4. Approve the use of the Council's real assets (property) located in the Montagu Estate to be used as an equity stake for the Council in the Joint Venture special purpose vehicle and delegated authority to the Director of Finance, Resources and Customer Services in consultation with the Cabinet Member for Finance and Efficiency, and the Cabinet Member for Economic Regeneration and Business Development to transfer these assets into the special purpose vehicle as and when required (subject to compliance with the Council's Property Procedure Rules (PPRs)).
5. Approve the procurement of a joint venture partner with which to form the special purpose vehicle and delegated authority to the Director of Finance, Resources and Customer Services in consultation with the Cabinet Member for Finance and Efficiency and, the Cabinet Member for Economic Regeneration and Business Development to enter into

negotiations, finalise the terms and enter into agreement with the procured recommended development partner.

6. Approve the addition to the Council's capital programme to fund the creation of the special purpose vehicle that would manage the redevelopment of the Montagu Estate to be funded from borrowing as detailed in Report No.74, Minute No.24 below referred.
7. Approve
 - (a) The acquisition of land in the Estate subject to the Property Procedure Rules and delegated authority to the Director of Finance, Resources and Customer Services in consultation with the Cabinet Member for Finance and Efficiency and, the Cabinet Member for Economic Regeneration and Business Development to negotiate and agree the final terms of the acquisition.
 - (b) In principle the use of the Council's compulsory purchase powers (CPO) to acquire such land that might be needed to facilitate the area's redevelopment and agreed to the commencement of background work. Noting that negotiations would be conducted with landowners and a resolution to make the CPO would be brought back to Cabinet at an appropriate time.
8. Approve and delegate responsibility to the Director of Finance, Resources and Customer Services to submit a planning application for demolition work at Unecol House and to obtain planning permission for the site's future development.
9. Delegate authority to the Director of Finance, Resources and Customer Services to demolish this building.

RECOMMENDED TO COUNCIL

1. The addition to the Council's capital programme to fund the acquisition of property on the Montagu Estate, which was to be funded from borrowing in the 2017/18 financial year.
2. An addition to the capital programme for the demolition of Unecol House as set out in the report.

Reason: The detailed reasons for the above recommendations were set out in full in section 6 of the report.

(Key decision – reference number 4357)

15

CABINET AGENDA PLANNING - FUTURE ITEMS

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

16

MINUTES

AGREED, that the minutes of the previous meeting of the Cabinet held on 16 August 2016 be confirmed and signed by the Chair as a correct record.

17

ENFIELD STRATEGIC PARTNERSHIP UPDATE

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

18

DATE OF NEXT MEETING

NOTED, that the next meeting of the Cabinet was scheduled to take place on Wednesday 19 October 2016 at 8.15pm.

19

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 to Information) (Variation) Order 2006).

20

HOUSING GATEWAY LIMITED ANNUAL REPORT

Councillor Dino Lemonides (Cabinet Member for Finance and Efficiency introduced the report of the Director of Finance, Resources and Customer Services (No.70).

NOTED

1. That Report No.65 also referred as detailed in Minute No.10 above.
2. That the report set out the financial model of the company. Members' attention was drawn to the financial information set out in the executive summary of the report. The company was on track to meet its targets, as outlined in the report.

Alternative Options Considered: As detailed in Report No.65, Minute No.10 above refers.

Reason: As detailed in Report No.65, Minute No.10 above refers.
(Non key)

21

MERIDIAN WATER IN PRINCIPLE COMPULSORY PURCHASE ORDER

Councillor Alan Sitkin (Cabinet Member for Economic Regeneration and Business Development) introduced the report of the Director – Regeneration and Environment (No.71).

NOTED

1. That Report No.66 also referred as detailed in Minute No.11 above.
2. The background to the proposals and the financial and development context as set out in section 3 of the report.

Alternative Options Considered: As detailed in Report No.66, Minute No.11 above refers.

DECISION: The Cabinet agreed to (as also detailed in the recommendations of Report No.66, Minute No.11 above refers):

1. Pass a resolution stating in principle that the Council agrees to use compulsory purchase powers to acquire the land within the area described in the report and shown on the plan attached at Annex 1 of the part one report (Minute No.11 above refers). The Council being of the view that compulsory acquisition of land was likely to be necessary in order to achieve the following:
 - (a) Secure the delivery of the Meridian Water Regeneration Scheme and its housing and job-creation objectives.
 - (b) Facilitate the carrying out of the development within agreed costs and timescales in partnership with the now appointed Master Developer; and
 - (c) Contribute to the promotion and improvement of the economic, social and environmental well-being of the Borough.
2. Authorise Council Officers to begin preparatory work to use its compulsory purchase powers, including serving a Requisition on land owners for declaration of land interests, and the preparation of a Statement of Reasons.
3. Note all necessary expenditure associated with such preparatory work (including legal fees, consultants' fees, and any other investigation work or research) would be contained within the existing approved capital budget.
4. Note that a Meanwhile Strategy for Meridian Water would be coming forward later in 2016.

Reason: As detailed in Report No.66, Minute No.11 above refers.
(Key decision – reference number 4348)

22

RE-PROVISION 2 - CARE HOME CAPITAL FUNDING AND PROCUREMENT

Councillor Alev Cazimoglu (Cabinet Member for Health and Social Care) introduced the report of the Director of Health, Housing and Adult Social Care and the Director of Finance, Resources and Customer Services (No.72).

NOTED

1. That Report No.67 also referred as detailed in Minute No.12 above.
2. The financial implications of the proposals set out in the report and the need to ensure that fit for purpose facilities were provided to meet forecast demand.

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

RECOMMENDED TO COUNCIL

1. The approval of the addition of funds to the Capital Programme for the sum detailed in recommendation 2.1 of the report, for the total scheme expenditure including the proposed works, technical services, furniture and equipment and any other associated costs and note potential opportunities to use receipts as detailed in paragraph 5.26 of the report, to offset this.
2. To approve capital expenditure for Pre-construction services up to Contract Award from the Capital Programme up to the sum detailed in recommendation 2.2 of the report.

Reason: NOTED the reasons for the above recommendations as set out in section 7 of the report.

(Key decision – reference number 4337)

23

EDMONTON FUTURES HOUSING ZONE 2

Councillor Alan Sitkin (Cabinet Member for Economic Regeneration and Business Development) introduced the report of the Director – Regeneration and Environment (No.73).

NOTED

1. That Report No.68 also referred as detailed in Minute No.13 above.
2. The further background information provided for Members' consideration.

Alternative Options Considered: As detailed in Report No.68, Minute No.13 above referred.

DECISION: The Cabinet agreed to

1. Authorise the Assistant Director of Regeneration (in consultation with the Director of Finance, Resources and Customer Services), to enter into the Housing Zone contract consisting of an Overarching Borough agreement and its associated Borough Intervention Agreements with the GLA to the sum of £33.45m.
2. Note that the specific development proposals and recommendations for schemes relating to the sites covered in the report would be brought forward, as appropriate, in future Cabinet reports and subject to decisions at future Cabinet meetings.

Reason: As detailed in Report No.68, Minute No.13 above referred.
(Key decision – reference number 4334)

24

MONTAGU INDUSTRIAL ESTATE REDEVELOPMENT

Councillor Dino Lemonides (Cabinet Member for Finance and Efficiency) introduced the report of the Director of Finance, Resources and Customer Services (No.74).

NOTED

1. That Report No.69 also referred, as detailed in Minute No.14 above.
2. The financial overview of the proposals as set out in section 4 of the report.
3. The resulting benefits arising from the demolition of Unecol House as set out in the report.
4. The legal and financial implications of the respective delivery mechanisms and the reasons for the recommended option, as detailed in the report.
5. In response to a question raised by Councillor Brett the details set out in paragraph 4.41 of the report were explained and clarified to Members.

Alternative Options Considered: As detailed in Report No.69, Minute No.14 above referred.

DECISION: The Cabinet agreed to (as also detailed in the recommendations of Report No.69, Minute No.14 above refers):

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1. Note the various options available for the use of the Montagu Industrial Estate and the economic and financial rationale for the establishment of a joint venture special purpose vehicle.
2. Approve the redevelopment of the Montagu Industrial Estate for employment uses with the objective of securing wider economic and social regeneration benefits, as well as generating revenue funds for the Council to reinvest in Council services and approve the demolition of Unecol House to facilitate the phased redevelopment of the Montagu Industrial Estate.
3. Approve the establishment of a special purpose vehicle, joint venture LLP, to take forward the redevelopment of the estate and delegate authority to the Director of Finance, Resources and Customer Services in consultation with the Assistant Director Legal and Governance Services and the Cabinet Member for Finance and Efficiency to enter negotiations, finalise the terms and enter into agreements associated with establishing the special purpose vehicle.
4. Approve the use of the Council's real assets (property) located in the Montagu Estate to be used as an equity stake for the Council in the Joint Venture special purpose vehicle and delegated authority to the Director of Finance, Resources and Customer Services in consultation with the Cabinet Member for Finance and Efficiency and, the Cabinet Member for Economic Regeneration and Business Development to transfer these assets into the special purpose vehicle as and when required (subject to compliance with the Council's Property Procedure Rules).
5. Approve the procurement of a joint venture partner with which to form the special purpose vehicle and delegated authority to the Director of Finance, Resources and Customer Services in consultation with the Cabinet Member for Finance and Efficiency and, the Cabinet Member for Economic Regeneration and Business Development to enter into negotiations, finalise the terms and enter into agreement with the procured recommended development partner.
6. Approve the addition of the sum detailed in recommendation 2.6 of the report, to the Council's capital programme to fund the creation of the special purpose vehicle, that would manage the redevelopment of the Montagu estate to be funded from borrowing as detailed in section 8.1. of the report with the specified sum to be allocated in 2016/17; the specified sum in 2017/18; a specified sum per annum for three years from 2017/18 (recommendation 2.6 of the report set out the specified sums for agreement).
7. Approve
 - (a) The acquisition of land in the Estate subject to the Property Procedure Rules and delegate authority to the Director of Finance,

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Resources and Customer Services in consultation with the Cabinet Member for Finance and Efficiency and, the Cabinet Member for Economic Regeneration and Business Development to negotiate and agree the final terms of the acquisition and

- (b) In principle the use of the Council's compulsory purchase powers (CPO) to acquire such land that might be needed to facilitate the area's redevelopment and agreed to the commencement of background work. Noting that negotiations would be conducted with landowners and a resolution to make the CPO would be brought back to Cabinet at an appropriate time.
- 8. Approve and delegate authority to the Director of Finance, Resources and Customer Services to submit a planning application for demolition work at Unecol House and to obtain planning permission for the site's future development.
- 9. Delegate authority to the Director of Finance, Resources and Customer Services to demolish this building.

RECOMMENDED TO COUNCIL

- 1. the addition of the sum specified in recommendation 2.7 of the report, to the Council's capital programme to fund the acquisition of property on the Montagu Estate, which would be funded from borrowing in the 2017/18 financial year.
- 2. The additional sum, set out in recommendation 2.11 of the report, to the Capital Programme for the demolition of Unecol House as detailed in the report.

Reason: As detailed in Report No.69, Minute No.14 above referred.
(Key decision – reference number 4357)