

## MUNICIPAL YEAR 2016/2017 REPORT NO.

### ACTION TO BE TAKEN UNDER DELEGATED AUTHORITY

**OPERATIONAL DECISION OF:**  
Director – Regeneration and Environment

Contact officer and telephone number:

John Baker x 4009 – [john.baker@enfield.gov.uk](mailto:john.baker@enfield.gov.uk)

<b>Agenda – Part: 1</b>	<b>KD 4421</b>
<b>Subject:</b> Direct Appointment and Instruction of National Grid via Exemption	
<b>Wards:</b> Upper Edmonton & Edmonton Green	

### 1. EXECUTIVE SUMMARY

- 1.1 In order to accelerate the delivery of homes for the Housing Zone the Council is undertaking remediation activities on the Willoughby Lane and Meridian Way sites. Approval is sought for works as part of the remediation budget approved by Cabinet in KD 4229.
- 1.2 National Grid own gas infrastructure on the Willoughby Lane and Meridian Way sites. This infrastructure needs relocating to enable the remediation and development of the sites.
- 1.3 Approval will be sort in two phases for the National Grid (NG) works:
  - (A) **Phase 1**
    - (i) Design for the relocation of the existing pressure reducing station (PRS) to a position in the north of MW.
    - (ii) Diversion and removal of a medium pressure gas pipe that traverses across the Willoughby Lane site and can be progressed without design works to release the site for remediation.
    - (iii) Site investigation works to inspect the medium pressure main in Leaside Road.
  - (B) **Phase 2**

Delivery of the new PRS, new gas mains and decommissioning of redundant infrastructure.
- 1.4 Approval is being sort at this stage for (A) above to release design works that will allow NG to deliver a price for (B) the relocation works.
- 1.5 There is only one possible supplier of the works, which is National Grid who own the infrastructure.

### 2. RECOMMENDATIONS

- That the Director – Regeneration and Environment:
- 2.1 authorises the placing of orders with National Grid for the scope outlined in 1.3 (A) above comprising design of the new PRS, the initial gas diversion works and site investigation works as part of the general remediation scope for Willoughby Lane and Meridian Way sites.

### 3. BACKGROUND

- 3.1 Meridian Water is a pivotal regeneration scheme, which has the potential to accommodate over 10,000 new homes and 6,700 new jobs by 2030. The Meridian Water Masterplan was adopted in 2013 as Planning and Urban Design Guidance - Material Consideration, and provides a framework for the delivery of this new community adopted by the council in July 2013 (Key Decision: 3699).
- 3.2 The Council has identified Barratt as the preferred master developer for Meridian Water and is finalising negotiations before entering into the Master Development Agreement.
- 3.3 A remediation contractor framework has been procured and selected. The Council is currently tendering the remediation works through the framework and will result in a contract for soil remediation so the sites can be used for development purposes and the building of houses. There are however certain works which the Council is delivering outside of the contract which includes the diversion and relocation of the existing gas supply infrastructure (gas pipes of varying pressures and a pressure reduction station (PRS)).
- 3.4 The Willoughby Lane site was formerly used as a town gas works and the Meridian Way (also known as Tear Drop) site as a coal storage area. The sites are to be redeveloped for housing, with areas of public open space and a new railway station. The first phase of construction is intended to be completed by 2018 / 19, with further phases to follow.
- 3.5 The site history has led to some contamination presence, for which there are remediation strategies to bring the sites into beneficial use. Part of the planned remediation requires the removal or diversion of some gas infrastructure including gas pipes. This infrastructure is owned by National Grid. A remediation budget for the Willoughby Lane and Meridian Way sites was approved as part of the wider Meridian Water budget in February 2016 (Key Decision: 4229) and included the cost of the required removal or diversion of services. *Note that diversions means making existing pipes redundant and replacing with more strategically located pipes elsewhere.*
- 3.6 The removal of the gas infrastructure is essential to maximise the potential of the development sites. The current location of the PRS blights this part of the site and its relocation will create both more value for the planned homes and allow approximately 80 additional homes to be built. Furthermore, the removal works will enable a safe development via the remediation clean up. The gas infrastructure includes low, medium and intermediate pressure gas pipes, which all connect to a PRS in the south-east of the Willoughby Lane site.
- 3.7 The development programme requires the removal or diversion of particular gas pipes. Works can be split into three: i) removal of a medium pressure gas pipe that traverses from the PRS, through a subway under the rail lines and across the north of the Tear Drop site where it joins a pipe in Meridian Way Road – a new pipe will be laid southwards down Meridian Way turning west on to Leaside Road where it connects to an existing pipe (inspection of this pipe to determine the pipe material is required as part of the works); ii) design of a new PRS in the north of the Willoughby Lane site and diversion of existing pipes, followed by iii) construction of the new PRS and diversion of existing pipes. This paper is concerned with i) and ii), which are the most critical items in the programme that leads to the housing development – drawings are presented in Appendices 1 to 3 to illustrate the location of the works.
- 3.7 The works are part of the existing allocated budget and enables both the effective remediation of the site and allows key development infrastructure to be installed, such as piles for housing and new utilities (e.g. drainage, water, heat and electricity) for the new

housing. There is only one possible supplier of the works, which is National Grid who own the infrastructure – this is due to the importance of control of the health & safety of any intrusive works undertaken and protection of their own assets.

3.8 The PRS relocation will result in it taking up a smaller area. This smaller area is strategically located and will release 0.3ha more land for the development of housing by relocating the PRS. This may represent approximately 80 homes.

3.9 The purpose of this paper is to i) communicate the breakdown of the cost involved; and ii) recommend that orders are placed to meet the programme.

#### 4. **Cost**

4.1 The detailed cost can be found in Part 2 of this report.

4.2 A small number of assumptions have been made in deriving the scope and cost estimate. If any of the assumptions turn out to be incorrect, some aspects of the works may lead to an increase in costs. Below can be found the assumptions made.

4.3 **Removal of Medium Pressure Gas Pipe & Laying of Replacement in Road** – The costed scope is based on the following assumptions:

- Inspection of the pipe material will verify the material – cost savings may be possible depending on the material.
- The original quote has expired and is being updated. It is assumed that there will not be increases beyond 4% representing inflation (reference: [www.rics.org](http://www.rics.org) - BCIS Construction Briefing, September 2016).
- The cost is an estimate. It is assumed that there will be no more than 10% fluctuation. The estimate for the works are paid up front and if there is an underspend, then Enfield Council will receive a refund.

#### 4.4 **Design of New PRS and Diversion of Gas Pipes**

The costed scope is based on the following assumptions:

- The new PRS will be below the threshold that triggers a planning application (threshold: building of 30m<sup>3</sup>).
- Any requirement for site investigations will be undertaken by Amec Foster Wheeler, Enfield Council's site investigation consultant.
- The soils remediation contractor will remediate the land prior to the new PRS or pipes being laid.
- Due to the complexity of the PRS design and location, NG's framework consultants Mott MacDonald and Rush Construction will competitively bid for this work, representing best value.
- The original quote has expired and is being updated. It is assumed that there will not be increases beyond 4% representing inflation (reference: [www.rics.org](http://www.rics.org) - BCIS Construction Briefing, September 2016).
- The cost is an estimate. It is assumed that there will be no more than 10% fluctuation. The estimate for the works are paid up front and if there is an underspend, then Enfield Council will receive a refund.

## **5. Cost Certainty**

5.1 Cost estimates are presented Part 2 of this report.

## **6. Conclusion**

6.1 To enable the site for development the site must be remediated and part of that includes the relocation and diversion of gas infrastructure. This gas infrastructure is owned by National Grid and only they can undertake the work. Orders need to be placed with National Grid to enable the development to proceed as programmed.

## **7. ALTERNATIVE OPTIONS CONSIDERED**

7.1 No other suppliers considered because only National Grid can undertake work on their own asset.

7.2 Doing nothing would result in the current building configurations needing re-doing, which would then require another planning application to be submitted – this would have a significant programme delay with regardsto to building homes. This is because the current drainage and services configuration takes the same route as the intermediate pressure (IP) main, i.e. it is crucial that it is removed.

7.3 Doing nothing would also mean two of the building blocks are too close to the IP main and would require a smaller footprint. This could result in a lower number of homes being delivered and thus a lower land receipt value for the Council.

## **8. REASONS FOR RECOMMENDATIONS**

8.1 Only National Grid can undertake work. Without removing the gas infrastructure development of the site would be a significant constraint and remediation would not be effectively be completed. The resulting relocation of the PRS (which is subject to further approval following design is completed under this DAR) shall releases land within Willoughby Lane for development and also significantly increase the value of the site by removing the unsightly infrastructure.

## **9. COMMENTS OF THE DIRECTOR OF FINANCE, RESOURCES AND CUSTOMER SERVICES AND OTHER DEPARTMENTS**

### **9.1 Financial Implications**

9.1.1 The 2016-17 budget report approved by Council in February 2016 (KD:4229) included the Meridian Water Capital Programme budget for the year 2016-17 inclusive of a forecast budget for remediation. Part 2 report confirms the cost amount and that it can be contained from within this budget at no additional borrowing cost to the Council.

### **9.2 Legal Implications**

9.2.1 9.2.1 The Council has power under section 1(1) of the Localism Act 2011 to do anything which individuals generally may do provided it is not prohibited by legislation and subject to public law principles. In addition, section 111 of the Local Government Act 1972 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 (such functions including its housing and related economic development functions). The recommendations contained within this Report are in accordance with these powers.

- 9.2.2 Due to the value of the contract, the Council must ensure that it follows the Key Decision Procedure in accordance with its Constitution. Instructing officers should be mindful of the requirement to obtain a performance bond or parent company guarantee for every contract exceeding £250,000 in value, except where the relevant Director and the Director of Finance Resources and Customer Services consider this to be unnecessary (Contract Procedure Rule 21.1).
- 9.2.3 The contract with National Grid must be in a form approved by the Assistant Director of Legal and Governance Services.

### **9.3 Procurement Implications**

- 9.3.1 As referenced above, National Grid are the only providers who can realistically deliver this activity under the preferred method identified. As such, this procurement has been conducted as an exception to competitive tendering, under clause 9.1.10 of the Council's CPRs [included below for transparency].
- 9.3.2 Where the goods, services or works are only available from a single supplier or are available only at a fixed price and no suitable alternative is available in accordance with EU procurement law."

### **9.4 Property Implications**

- 9.4.1 Strategic Property Services supports the essential relocation of this gas infrastructure in order to accelerate the delivery of homes for the Housing Zone the Council is undertaking with particular attention to the remediation activities on the Willoughby Lane and Meridian Way sites.
- 9.4.2 Strategic Property Services (SPS) is aware that relocation of gas infrastructure, particularly the Pressure Reduction Station and remediation works are potentially expensive and time consuming issues and have the capacity to adversely affect the development programme.
- 9.4.3 Furthermore, actual costs for these works should, at the appropriate time, be compared against the budgeted cost within the development appraisal following the acquisition from National Grid PLC to ensure that overall viability on this plot is maintained and represents Value for Money.

## **10 KEY RISKS**

- 10.1 Cost – consideration for the increase in cost has been made above and reasonable increase above previous quotes has been allowed in the approval. This still fits comfortably within the overall remediation budget as approved.
- 10.2 Time – National Grid have set procedures once orders are placed and delays are not unusual. The placing of an order for the diversion of the existing MP main early goes part way to mitigating the potential for delay.

## **11 IMPACT ON COUNCIL PRIORITIES**

- 11.1 The diversion of services as part of the remediation of Willoughby Lane and Meridian Way sites are the first development zones adjacent to the rail infrastructure and hold the key to unlocking development at Meridian Water. Planning and urban design guidance

about the significant scale of change proposed throughout the document seeks to achieve fairness for all, sustainable growth and the development of strong communities.

## **12 EQUALITIES IMPACT IMPLICATIONS**

- 12.1 A Predictive EQIA has been undertaken and has highlighted no negative impact on residents from the protected characteristic groups or persons due to socio-economic factors.

## **13 PERFORMANCE MANAGEMENT IMPLICATIONS**

- 13.1 Delivery of a comprehensive regeneration scheme at Meridian Water is a corporate priority within the Council's Business Plan 2012-15. Completion of the Masterplan and delivering phased infrastructure improvements will help to meet Outcome 2.10 of the Business Plan; to improve the quality of life of residents through the regeneration of priority areas and promote growth and sustainability; and the Council's 2016/17 Business Plan Vision of 'A borough that attracts inward investment and supports sustainable regeneration and growth'.

## **14 HEALTH AND SAFETY IMPLICATIONS**

- 14.1 The relocation of National Grid gas infrastructure on the Willoughby Lane and Meridian Way sites is necessary to enable the remediation and development of the sites. The remediation of the sites will in turn mitigate risks and ensure the sites are suitable for the end uses, including providing a satisfactory level of amenity, safety and security.

## **15 HR IMPLICATIONS**

N/A

## **16 PUBLIC HEALTH IMPLICATIONS**

- 16.1 The supply of energy to households is a basic necessity and fundamental to public health.

## **17 Appendices**

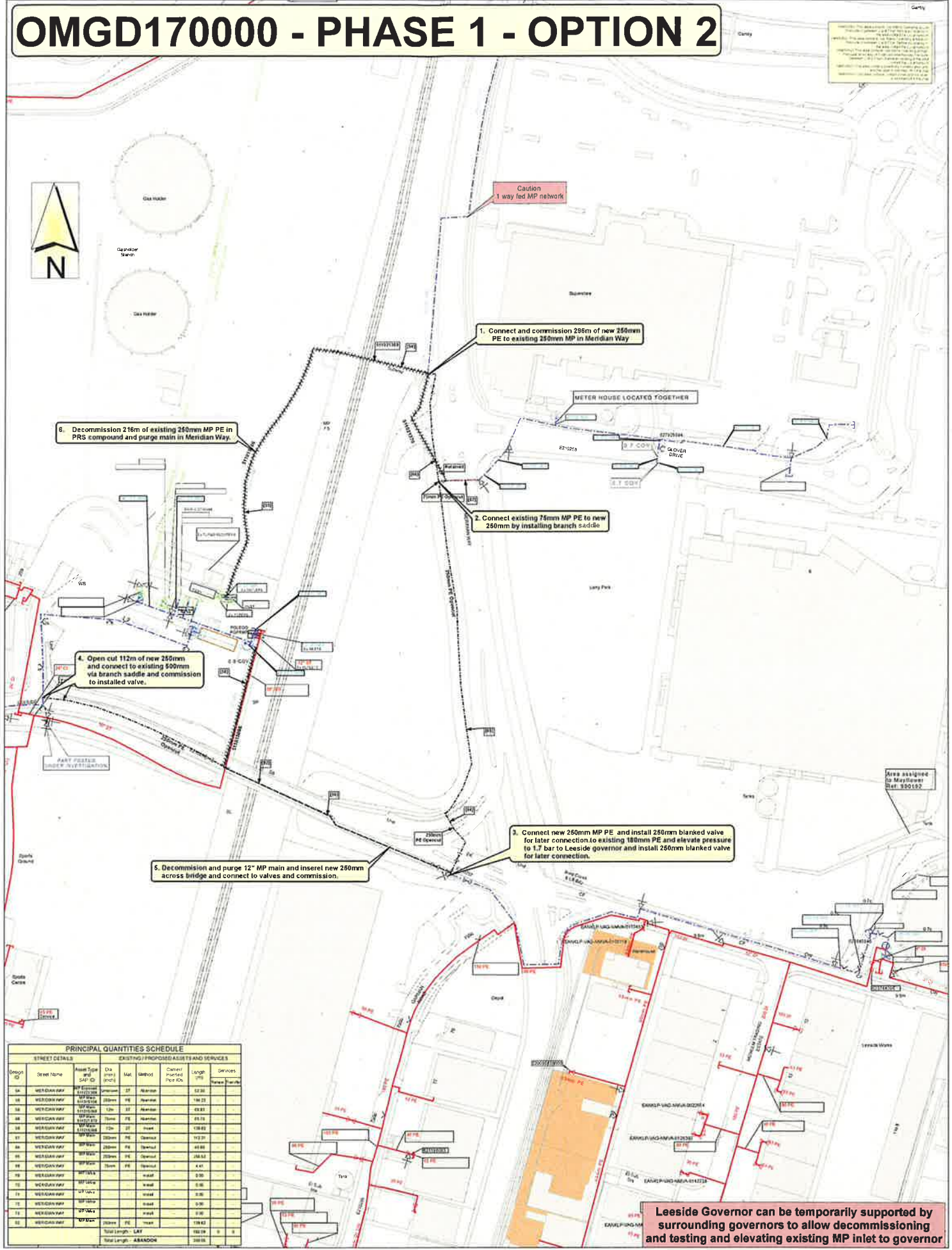
- 17.1 Appendix 1 – OMGD17000 (Subway MP Diversion)  
17.2 Appendix 2 – OMGD16004 (Outline New PRS Design and Associated Diversions)

## **18 Background Papers**

None

# OMGD170000 - PHASE 1 - OPTION 2

THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. IT IS YOUR RESPONSIBILITY TO VERIFY THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN BEFORE ANY MECHANICAL PLANT IS USED. IT IS YOUR RESPONSIBILITY TO ENSURE THAT THIS INFORMATION IS PROVIDED TO ALL PERSONS (EITHER DIRECT LABOUR OR CONTRACTORS) WORKING FOR YOU OR NEAR GAS APPARATUS. THE INFORMATION INCLUDED ON THIS PLAN SHOULD NOT BE REFERRED TO BEYOND A PERIOD OF 28 DAYS FROM THE DATE OF ISSUE.



6. Decommission 216m of existing 250mm MP PE in PRS compound and purge main in Meridian Way.

1. Connect and commission 286m of new 250mm PE to existing 250mm MP in Meridian Way

2. Connect existing 76mm MP PE to new 250mm by installing branch saddle

3. Connect new 250mm MP PE and install 260mm blanked valve for later connection to existing 180mm PE and elevate pressure to 1.7 bar to Leaside governor and install 250mm blanked valve for later connection.

4. Open cut 112m of new 250mm and connect to existing 500mm via branch saddle and commission to installed valve.

5. Decommission and purge 12\"/>

PRINCIPAL QUANTITIES SCHEDULE									
STREET DETAILS		EXISTING / PROPOSED ASSETS AND SERVICES							
Design ID	Street Name	Asset Type	Di. (mm)	Mat.	Method	Current Pipe ID	Length (m)	Notes	Services
04	MERIDIAN WAY	MP PE	250	PE	Excavate	250	180.23		
05	MERIDIAN WAY	MP PE	250	PE	Excavate	250	43.83		
06	MERIDIAN WAY	MP PE	250	PE	Excavate	250	25.15		
07	MERIDIAN WAY	MP PE	250	PE	Excavate	250	136.83		
08	MERIDIAN WAY	MP PE	250	PE	Excavate	250	112.37		
09	MERIDIAN WAY	MP PE	250	PE	Excavate	250	43.83		
10	MERIDIAN WAY	MP PE	250	PE	Excavate	250	256.52		
11	MERIDIAN WAY	MP PE	250	PE	Excavate	250	4.41		
12	MERIDIAN WAY	MP PE	250	PE	Excavate	250	0.30		
13	MERIDIAN WAY	MP PE	250	PE	Excavate	250	0.30		
14	MERIDIAN WAY	MP PE	250	PE	Excavate	250	0.30		
15	MERIDIAN WAY	MP PE	250	PE	Excavate	250	0.30		
16	MERIDIAN WAY	MP PE	250	PE	Excavate	250	138.42		
17	MERIDIAN WAY	MP PE	250	PE	Excavate	250	100.19		
18	MERIDIAN WAY	MP PE	250	PE	Excavate	250	340.55		
Total Length - LAY							190.19	0	0
Total Length - ABANDON							340.55		

Leaside Governor can be temporarily supported by surrounding governors to allow decommissioning and testing and elevating existing MP inlet to governor

SCALE 1:900 @ A1  
USER ID: 0641219  
DATE: 31/05/2016  
INTERNAL USE ONLY  
MAP REF  
CENTRE: 535161 191749  
Note: a range of Postcodes

This plan shows those pipes owned by National Grid in its role as a Licensed Gas Transporter (GTT). Gas pipes owned by other GTTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with H51047, must be used to verify and establish the actual position of mains, pipes, services and any other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

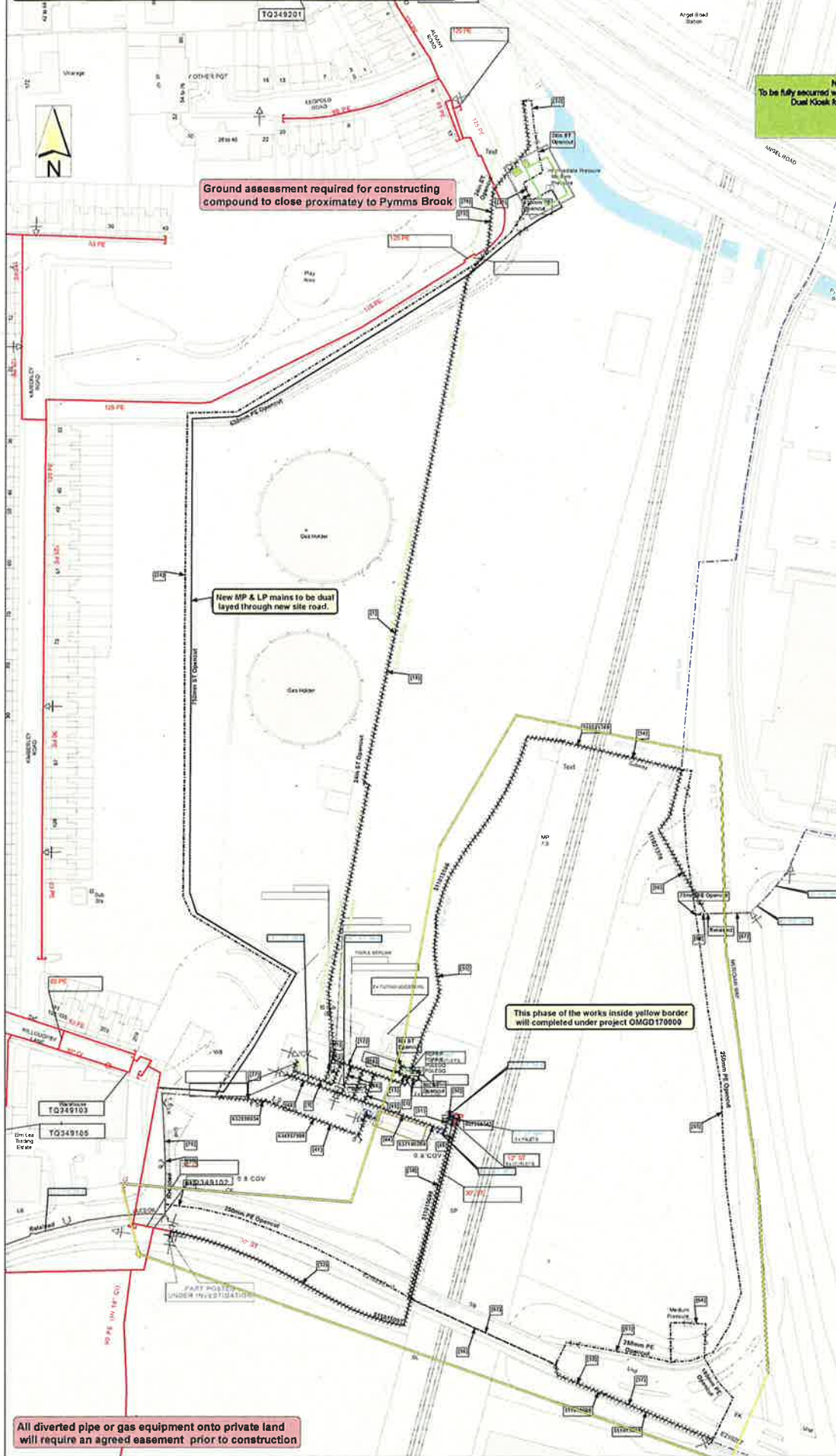


Project and Drawing Ref: OMGD170000  
Enter Map Title PHASE 1 DIVERSION  
Project Location  
WILLOUGHBY LANE - TOTTENHAM - N18 2DW  
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# OMGD160004 - DESIGN AMENDMENT



New PRS Compound approximately 24m x 20m  
 To be fully secured with palisade fence with double and a single gate for emergency exit.  
 Dual Kiosk for IPMP & MP/LP regulations 18m x 10m with double doors  
 Telephony Kiosk 2m x 2m  
 Vaporiser Kiosk 2m x 2m  
 Area for vehicle parking to be confirmed.

PRINCIPAL QUANTITIES SCHEDULE									
STREET DETAILS		EXISTING / PROPOSED ASSISTANT SERVICES							
Section ID	Street Name	Asset Type and Size (mm)	Di (mm)	Mat	Method	Current Installed Price (k)	Length (m)	Services	Total Length
9	LEEDS ROAD	MP GAS	300	ST	Abandon		122.81		
10	LEEDS ROAD	MP GAS	300	ST	Abandon		13.52		
11	LEEDS ROAD	MP GAS	300	ST	Abandon		3.74		
12	LEEDS ROAD	MP GAS	300	ST	Abandon		41.11		
13	LEEDS ROAD	MP GAS	300	ST	Abandon		9.75		
14	LEEDS ROAD	MP GAS	300	ST	Abandon		5.81		
15	LEEDS ROAD	MP GAS	300	ST	Abandon		4.31		
16	LEEDS ROAD	MP GAS	300	ST	Abandon		2.88		
17	LEEDS ROAD	MP GAS	300	ST	Abandon		107.52		
18	LEEDS ROAD	MP GAS	300	ST	Abandon		18.22		
19	LEEDS ROAD	MP GAS	300	ST	Abandon		1.26		
20	LEEDS ROAD	MP GAS	300	ST	Abandon		4.25		
21	LEEDS ROAD	MP GAS	300	ST	Abandon		10.43		
22	LEEDS ROAD	MP GAS	300	ST	Abandon		9.88		
23	LEEDS ROAD	MP GAS	300	ST	Abandon		9.81		
24	LEEDS ROAD	MP GAS	300	ST	Abandon		8.82		
25	LEEDS ROAD	MP GAS	300	ST	Abandon		22.39		
26	LEEDS ROAD	MP GAS	300	ST	Abandon		1.84		
27	LEEDS ROAD	MP GAS	300	ST	Abandon		1.38		
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75	LEEDS ROAD	MP GAS	300	ST	Abandon		9.81		
76	LEEDS ROAD	MP GAS	300	ST	Abandon		9.81		
77	LEEDS ROAD	MP GAS	300	ST	Abandon		9.81		
78	LEEDS ROAD	MP GAS	300	ST	Abandon		9.81		
79	LEEDS ROAD	MP GAS	300	ST	Abandon		9.81		
80	LEEDS ROAD	MP GAS	300	ST	Abandon		9.81		
Total Length - LAY							2214.26	6	8
Total Length - ABANDON							1152.58		

SCALE: 1:800  
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 DATE: 20240215  
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 MAP REF: CENTRE: 535687 181914

This plan shows those pipes owned by National Grid in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with H5(G)47, must be used to verify and establish the actual position of mains, pipes, services and any other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

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Project and Drawing Ref: OMD160004  
 Enter Map Title: DIVERT IP & MP MAINS AND RELOCATE PRS  
 Project Location: WILLOUGHBY LANE HOLDER SITE - LONDON - N18 2DW



**MUNICIPAL YEAR 2016/2017 REPORT NO.**

**ACTION TO BE TAKEN UNDER  
DELEGATED AUTHORITY**

**PORTFOLIO DECISION OF:**  
Cabinet Member for Environment

**REPORT OF:**  
Director – Regeneration &  
Environment

<b>Agenda – Part: 1</b>	<b>KD Num: N/A</b>
<b>Subject:</b>  <b>Prince of Wales Wetlands</b>	
<b>Wards: Enfield Lock</b>	

Contact officer and telephone number: Jamie Kukadia x2288

E mail: jamie.kukadia@enfield.gov.uk

**1. EXECUTIVE SUMMARY**

- 1.1 The Prince of Wales Open Space was highlighted in the Local Flood Risk Management Strategy (2015) as an opportunity to create a flood storage area and landscape enhancements.
- 1.2 The Council will work with the Wildfowl and Wetlands Trust (WWT) to create a series of wetland features to provide flood risk, water quality, biodiversity, and amenity benefits. The project includes a Community Engagement Programme (CEP) led by WWT.
- 1.3 Feasibility studies and stakeholder consultations have now been conducted. There is local support for the project from schools, park users and residents from the local community. So far the project has secured £150,000 of funding.

**2. RECOMMENDATIONS**

- 2.1 To consider and approve the scheme which includes alterations to the environment of the park to provide flood storage, water quality improvements, biodiversity and amenity enhancements. The final design will be guided by the public consultation.
- 2.2 To invite and evaluate tenders / quotation and, where suitable tenders / quotations are received, to award a contract for the works to create the wetlands

### **3. BACKGROUND**

- 3.1 The Prince of Wales Open Space is a park in Enfield Lock. It is surrounded by the Lee Navigation, Turkey Brook and Mollison Avenue to the east, south and west respectively. It was highlighted in the Local Flood Risk Management Strategy (2015) as an opportunity to store flood waters during extreme flood events and a space to apply natural flood management techniques.
- 3.2 The Council and Wildfowl and Wetlands Trust (WWT) will work in partnership for the delivery of the integrated constructed wetlands at Prince of Wales Open Space.
- 3.3 A feasibility study has been conducted for this site. This included geological investigations, flood risk analysis, and utility searches and identification. Consultations with the Environment Agency, National Grid, and Thames Water have taken place.
- 3.4 As part of the ongoing public consultation, WWT and the Council have had several drop-in consultation events in the park in June and July 2016 as well as a design workshop and sessions with the local primary school (Prince of Wales Primary School). The response has been positive towards the wetlands, with 92% supporting the project (based on 36 completed questionnaires). Local residents will have opportunities to comment on the proposed designs.
- 3.5 In addition, the designs have been guided by arboricultural, biodiversity and hydraulic considerations and are due to be presented to interested parties through further consultation. The design will be agreed with the Parks Operations team prior to finalisation.
- 3.6 The proposed works include:
- Diverting a Thames Water surface water sewer into a new conveyance swale from the north of the park and into a series of wetland basins
  - Creating a series of wetland and bio-retention basins to treat the runoff from the surface water sewer and to create flood storage for extreme events
  - Creating a wide variety of features to maximise the opportunity to create more diverse habitats
  - Thinning trees, and removal of some vegetation to improve access to the Turkey Brook

reduced flood risk and provide educational opportunities. To do nothing will lose the opportunity to realise these benefits.

## **5. REASONS FOR RECOMMENDATIONS**

### **5.1 Anticipated benefits of the scheme include:**

#### **5.1.1 Flood storage benefits for extreme storm events**

#### **5.1.2 Water quality improvements to the Turkey Brook by removing and treating surface water runoff**

#### **5.1.3 Enhancement of the current amenity space by introducing new interesting features (wetlands)**

#### **5.1.4 Improved public access to the Turkey Brook through thinning of the trees, refining internal paths and seating areas**

#### **5.1.5 Improved biodiversity in the park by creating different wetland features, and therefore habitats**

#### **5.1.6 Improved public perception and understanding of sustainable drainage and wetlands, and increased public interaction with their local waterways**

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

### **6.1 Financial Implications**

To consider and approve the Prince of Wales Wetlands scheme, which includes alterations to the environment of the park to provide flood storage, water quality improvements, biodiversity and amenity enhancements. Funding secured to date (£150,000) includes £90,000 from Thames Water Community Investment Fund, and £60,000 from Enfield Council 2016/2017 Borough Capital Fund. The secured funding will be used for the design and construction of the wetlands, as well as a CEP. There is potential for the project to develop further to include additional features such as wet grassland, more elaborate interpretation features such as maps, signs-etc., and increased volunteering opportunities. The estimated cost of further development of the project could be up to £100,000. Additional funding is currently being sought by the Wildfowl and Wetlands Trust from various charitable trusts.

- Providing enhanced amenity features (such as benches, natural-play features)
  - Providing opportunities for local people to re-connect with their open space, community wetlands and local rivers through a CEP led by WWT
- 3.7 Enfield Lock is subject to flood risk from three nearby rivers – the Lee Navigation, Turkey Brook and Small River Lee – as well as surface water flash flooding. Providing additional storage on the floodplain at Prince of Wales Open Space by creating wetland features reduces flood risk for all of these sources in a cost effective way. The precise number of properties that benefit from the Prince of Wales wetlands has not been calculated because the hydraulic computer modelling needed to do this would cost £10-20,000, a significant proportion of Enfield’s contribution to the scheme. In addition, it would be unlikely to influence the design of the wetlands which is based on the “natural flood management” principles of storing flood water and re-connecting floodplains.
- 3.8 Funding secured to date (£150,000) includes £90,000 from Thames Water Community Investment Fund, and £60,000 from Enfield Council 2016/2017 Borough Capital Fund. The secured funding will be used for the design and construction of the wetlands, as well as a CEP. There is potential for the project to develop further to include additional features such as wet grassland, more elaborate interpretation features such as maps, signs etc., and increased volunteering opportunities. The estimated cost of further development of the project could be up to £100,000. Additional funding is currently being sought by the Wildfowl and Wetlands Trust from various charitable trusts.
- 3.9 The timescales for the project is as follows:
- Summer 2016 – Stakeholder Consultations and Feasibility Studies
  - October-November 2016 – Submission of a Planning Application
  - January - March 2017 – Begin construction works
  - March-June 2017 – Planting (includes volunteer opportunities)
  - June-August 2017 – Installation of interpretation features (signs, maps etc.) Project Completion

#### **4. ALTERNATIVE OPTIONS CONSIDERED**

Do nothing: There are multiple aims of the scheme which include improved water quality, enhanced biodiversity, improved amenity,

## **6.2 Legal Implications**

- 6.2.1 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.
- 6.2.2 The Council has a fiduciary duty to look after the funds entrusted to it and to ensure that its Council tax and ratepayers' money is spent appropriately. For that reason, the Council must carefully consider any project it embarks on to ensure that it is making decisions based on a proper assessment of risk and rewards/outcomes.
- 6.2.3 The Flood and Water Management Act 2010 and Flood Risk Regulations 2009 have designated Unitary Authorities and County Councils as Lead Local Flood Authority (LLFA). LLFAs have responsibility for leading the co-ordination of local flood risk management in their respective administrative areas, ensuring that flood risk from all sources, including from surface runoff, groundwater and ordinary watercourses, is identified and managed as part of locally agreed plans and strategies.
- 6.2.4 A Surface Water Management Plan (SWMP) assesses the surface water flood risk across an area using both historical information and undertaking pluvial modelling to determine the future flood risk for a range of rainfall events. These identify the areas of significant surface water and groundwater risk and options to address the risk of flooding.
- 6.2.5 The proposals set out in this report are designed to alleviate an identified flood risk and are in accordance with the Council powers and duties as "Lead Local Flood Authority"
- 6.2.6 In addition, the Council must consult members of the public and those who will be affected by the implementation of this project when and where necessary.
- 6.2.7 The funds of £60,000 from Enfield Council 2016/2017 Borough Capital Fund are to be spent by the end of the financial year in relation to earth works. The funding of £90,000 from Thames Water Community Investment Fund is to be used for additional earth works, a Community Engagement Programme and the provision of amenity features.

6.2.8 The procurement of contractors in relation to this project must be carried out in accordance with EU/UK law and the Council's Contract Procedure Rules (CPR's).

6.2.9 The Council must consider obtaining 'best value' in accordance with its best value obligations under the Local Government Act 1999 and must keep a clear audit trail of the funding used and costs in relation to this project.

6.2.10 All and any 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.[WT1]

### **6.3 Property Implications**

6.3.1 There are no Property Implications as regards the approval of the proposed scheme and to invite tenders.

6.3.2 However, when matters progress to the award of a contract, consideration should be given to the possible need for a temporary contractor's compound on site, for the duration of the works.

6.3.3 Should this be deemed necessary, then a Licence to the contractor would be required to authorise use of public space, covering matters such as public liability, access and making good the land after the compound is removed.

## **7. KEY RISKS**

7.1 If the scheme is not approved in time, then this may lead to the loss of secured funding and the scheme will not be delivered. This risk is mitigated for some of the funding, as the Thames Water Community Investment Funding (£90,000) does not have to be spent within this financial year.

7.2 The works will require authorisation from the Environment Agency and Thames Water. If they do not give their authorisation for the scheme to proceed, some elements may need to be redesigned depending on the comments received from the consulted parties. This may have cost implications. However, there is ongoing consultation with both parties, which has already steered the designs and therefore this risk is low.



- 7.3 If there are significant delays to the planning approval, there will be issues in working within the necessary seasonal requirements in parks. However, we are aware of the necessary information required for the planning process, and the works are being programmed to be carried out in the appropriate seasonal window.
- 7.4 Working within any constraints posed by utilities and buried services may change the design, which may have cost implications. However, this risk has been mitigated as utility investigations have been conducted through both desk and field investigations, and the necessary utility companies have steered the designs.
- 7.5 All works carried out will be subject to designer's risk assessments under Construction Design and Management Regulations 2015

## **8. IMPACT ON COUNCIL PRIORITIES**

### **8.1 Fairness for All**

Through public consultation with local residents and the nearby Primary School (Prince of Wales) it was evident that the park sometimes lacked users due to the limited facilities provided. The project seeks to enhance the recreational value of the park by introducing natural play features, introducing educational features (signs, maps, wildlife trails) and creating a more varied landscape.

### **8.2 Growth and Sustainability**

- 8.2.1 The project manages flood risk in a sustainable way by using natural processes, and improves adaptation to the impacts of climate change.
- 8.2.2 The project creates opportunities for local residents to steward the wetlands. WWT are aiming to identify a core group of volunteers (possibly a Friends of group) who will assist with habitat and vegetation management and monitoring. Engagement with local school groups will help attract school groups (therefore more park users) for educational purposes.
- 8.2.3 Further improvements to the general heritage, cultural and ecological environment will be realised.

### **8.3 Strong Communities**

- 8.3.1 WWT will work with the local Primary School, local groups and residents to improve the understanding and public perception of

wetlands. The engagement programme will create opportunities for a core group of local volunteers (or Friends group) to establish.

8.3.2 The local community and interested parties will have input into the final design from a range of options as part of engaging local residents in decisions. Local residents and volunteers will also have the opportunity to help with planting and managing the wetland habitats and vegetation.

8.3.3 The CEP seeks to engage a variety of stakeholders including youth groups, community centres, residents in the vicinity of the park and residents from further afield (such as Enfield Island Village). The project therefore helps to integrate a number of communities.

## **9. EQUALITIES IMPACT IMPLICATIONS**

Corporate advice has been sought in regard to equalities and it is recommended that a Predictive Equalities Impact Assessment be undertaken on the project to ensure that the New Prince of Wales Wetlands benefits the community and that it is fully accessible particularly by those in the protected characteristic groups.

## **10. PERFORMANCE MANAGEMENT IMPLICATIONS**

None

## **11. HEALTH AND SAFETY IMPLICATIONS**

The wetlands have been designed in accordance with the Construction Design and Management Regulations 2015, and industry good-practice standards, to be safe for members of the public. For example, open water features are surrounded by vegetated margins and slopes are designed to be shallow to reduce the risk of accidental entry into the water.

## **12. PUBLIC HEALTH IMPLICATIONS**

Improvements to the open space, such as the introduction of natural play features will promote physical activity and volunteer work. Physical activity itself is associated with a 20 – 40% reduction in long-term conditions. Reducing flood risk has obvious public health implications. Studies have shown that the natural environment has positive effects upon health.

## **Background Papers**

None