



PUBLICATION OF DECISION LIST NUMBER 31/17-18

MUNICIPAL YEAR 2017/2018

Date Published: Friday 13th October 2017

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

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

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

If you have any queries or wish to obtain further report information or information on a decision, please refer to:
– Claire Johnson (ext.4239)

Phone 020 8379 then extension number indicated

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List Ref	Decision Made by	Date Decision comes into effect	Part 1 or 2	Subject/Title of Report	Category of Decision	Affected Wards	Eligible for Call-In & Date Decision must be called in by (If Applicable)	Page Number
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5/31/17-18	Cabinet Member for Housing and Housing Regeneration (Councillor Oykener) & Cabinet Member for Finance and Efficiency (Councillor Lemonides)	Monday 23 October 2017	Part 1&2 (Para 3)	Electric Quarter – Acquisition of Land at United Reformed Church	Key Decision KD:4459	Ponders End	Yes – Friday 20 October 2017	8-9
6/31/17-18	Cabinet Member for Housing and Housing Regeneration (Councillor Oykener) & Cabinet Member for Finance and Efficiency (Councillor Lemonides)	Monday 23 October 2017	Part 1&2 (Para 3)	Electric Quarter – Acquisition of 200-202 High Street Ponders End	Key Decision KD:4583	Ponders End	Yes – Friday 20 October 2017	10-11

DECISIONS

For additional copies or further details please contact Claire Johnson (020 8379 4239), Governance and Scrutiny Team.

LIST REFERENCE: 1/31/17-18

SUBJECT TITLE OF THE REPORT :							
7.5T VEHICLE TIPPER REPLACEMENT							
Part 1 or 2 (relevant exempt Paragraph)	Wards affected by decision	Decision taken by	Date Decision comes in to effect	Interest declared in respect of the Decision	Category of decision (i.e. Key, Non-Key, Council, Urgent)	Contact Details	Eligible for Call-in & Date to be called in by
Part 1	All	Acting Executive Director Regeneration and Environment (Gary Barnes)	Monday 23 October 2017	N/A	Key KD:4575	Julian Minta 020 8379 5231	Yes – Friday 20 October 2017
<p>AGREED: that the following decision will come into effect on Monday 23 October 2017, subject to not being called in:</p> <ol style="list-style-type: none"> 1. That the Council procures 6x base vehicles using Crown Commercial Services Vehicle Purchase Framework – RM1070 to enable them to be provided for conversion to the agreed specification for Street Scene Fly-tipping (x5) and Enfield Council Housing (x1) teams. 2. To note that the current 6 vehicles 3x5.0t and 3x7.5tGVM will be returned to the contract hire companies and replaced by 7.5t GVM (Gross Vehicle Mass) vehicles. . 							
<p>ALTERNATIVE OPTIONS CONSIDERED:</p> <ol style="list-style-type: none"> 1. Continue with the present position of contract hiring of current vehicles. However, this is likely to lead to increased downtime resulting in a subsequent loss of service provision by the respective teams and decreased productivity. 2. Enter a replacement hire agreement via a competitive tender for the same number of vehicles we procure. However, the calculations show that is not the most cost effective method of providing these vehicles and would not represent value for money for the Council over the life of the vehicle. 3. Do nothing and retain the existing structure of hiring vehicles. This is considered not an option due to being more expensive than outright purchase. We also have no control over market forces increasing prices and costs over the hire period. 							
<p>REASONS FOR RECOMMENDATIONS:</p> <ol style="list-style-type: none"> 1. The expected savings delivered by this method of procurement is £118k over the 7 year life of the assets. The cost of internal maintenance has been taken into consideration when calculating these savings which have been reviewed and approved by finance. 2. By moving to owned vehicles the Council's fleet department will be able to offer timely support to both the Fly-Tipping and Housing teams increasing their productivity. 3. Fly-Tipping and Housing will be provided with 7.5t GVM vehicles which have greater capacity enabling them to deliver their services with a reduction in down time from trips to the waste transfer station will be reduced. 							
<p>BACKGROUND</p>							
<p>Please note that a copy of the Part 1 report is available via the Decision list link on the Council's Democracy pages.</p>							

LIST REFERENCE: 2/31/17-18

SUBJECT TITLE OF THE REPORT :							
UTILISING THE GOVERNMENTS ONE FOR ONE REPLACEMENT RECEIPTS TO PROVIDE GRANT FUNDING – ENTERING INTO AGREEMENT WITH WESTWAY HOUSING ASSOCIATION TO ACQUIRE FIVE DWELLINGS							
Part 1 or 2 (relevant exempt Paragraph)	Wards affected by decision	Decision taken by	Date Decision comes in to effect	Interest declared in respect of the Decision	Category of decision (i.e. Key, Non-Key, Council, Urgent)	Contact Details	Eligible for Call-in & Date to be called in by
Part 1	All	Cabinet Member for Housing and Housing Regeneration (Councillor Ahmet Oyken) & Cabinet Member for Finance and Efficiency (Councillor Dino Lemonides)	Monday 23 October 2017	N/A	Key Decision KD: 4574	Owen Plummer 020 8379 5567	Yes – Friday 20 October 2017
<p>AGREED: that the following decision will come into effect on Monday 23 October 2017, subject to not being called in:</p> <ol style="list-style-type: none"> To authorise the Executive Director Regeneration and Environment, and the Executive Director Finance, Resources and Customer Services to enter legal agreements (grant and nomination agreements and all ancillary documentation) with Westway Housing Association (WHA) to use “one for one” replacement funding to purchase and repair 5 dwellings for affordable rent as provided at Appendix 1. To note that the nomination rights to the five dwellings to be provided by WHA will be for 30 years (See paragraph 3.3.5 in the report) To approve a change in payment tranches from the current arrangement ie 50% at start on site and 50% on completion to 50% of the funding to be remitted upon WHA signing the grant agreement and 50% of the funding to be remitted upon property completion on a “property by property basis, thereafter. In accordance with the claw back provision in Appendix 1 Clause 11. 							
<p>ALTERNATIVE OPTIONS CONSIDERED:</p> <ol style="list-style-type: none"> The Council could choose to do nothing. If this course of action was adopted the Council would not be able to fulfil its duty to provide affordable housing for rent and utilise this expenditure as agreed. It will not only have to return the receipts to Central Government, but also pay interest, currently at 4% above the base rate compounded, from the time the receipt was generated. 							

REASONS FOR RECOMMENDATIONS:

1. The Council's Housing Strategy requires 798 new homes to be built each year.
2. If approved the funding will:
 - Increase the portfolio of affordable rented accommodation in the borough and available to the Council.
 - Assist the Council to discharge its statutory duties to households on the housing waiting list and those living in temporary accommodation.
 - Ensure that the Council retains 100% nomination rights to a mix of 70 affordable rent dwellings
 - Make this scheme potentially more attractive to prospective registered providers and encourage them to submit bids for grant funding
 - Achieve the Council's objectives not to return receipts to the Department of Culture and Local Government.

Please note that a copy of the Part 1 report is available via the Decision list link on the Council's Democracy pages.

LIST REFERENCE: 3/31/17-18

SUBJECT TITLE OF THE REPORT :							
UTILISING THE GOVERNMENTS ONE FOR ONE REPLACEMENT RECEIPTS – TO PROVIDE GRANT FUNDING TO REGISTERED PROVIDER PARTNERS TO DELIVER NEW AFFORDABLE HOUSING							
Part 1 or 2 (relevant exempt Paragraph)	Wards affected by decision	Decision taken by	Date Decision comes in to effect	Interest declared in respect of the Decision	Category of decision (i.e. Key, Non-Key, Council, Urgent)	Contact Details	Eligible for Call-in & Date to be called in by
Part 1	All	Cabinet Member for Housing and Housing Regeneration (Councillor Ahmet Oykener) & Cabinet Member for Finance and Efficiency (Councillor Dino Lemonides)	Monday 23 October 2017	N/A	Key Decision KD: 4573	Owen Plummer 020 8379 5567	Yes – Friday 20 October 2017
<p>AGREED: that the following decision will come into effect on Monday 23 October 2017, subject to not being called in:</p> <ol style="list-style-type: none"> 1. To note the changes outlined in paragraphs 3.1.2 and 3.1.3 of this report and approve the award of grant funding from Right to Buy One for One Receipts to the revised list of registered providers listed in table 1, paragraph 3.1.5 2. To authorise entry into separate legal agreements with the revised list of registered providers outlined in table 1 paragraph 3.1.5 3. To note and authorise proposals for Phase 2 funding outlined in paragraphs 3.3 to 3.7 of the report. 4. To authorise introduction of admin fees of 3% as set out in paragraph 3.8 of this report. 5. To agree that any future decisions to authorise funding/entry into legal agreements, be delegated to the Executive Director Regeneration and Environment and the Executive Director Finance, Resources and Customer Services respectively, as outlined in paragraph 3.7 of this report. 6. To note proposed arrangements to speed up the planning applications process in paragraph 3.2.11(ii) 7. To approve a change in payment tranches from the current 50:50 to 100% as outlined in paragraph 3.2.11 (iv) 8. To note that following approval of policy and procedural changes for Phase 2 awards will be included in publicity information to potential applicants for grant funding. 							

ALTERNATIVE OPTIONS CONSIDERED

1. The Council could choose to do nothing. If this course of action was adopted the Council would not be able to fulfil its duty to utilise this expenditure as agreed.
2. It will not only have to return the receipts to Central Government but also pay a punitive rate of interest, currently at 4% above the base rate compounded, from the time the receipt was generated.

REASONS FOR RECOMMENDATIONS:

1. The Council's Housing Strategy requires 798 new homes to be built each year.
2. If approved the funding will:
 - Increase the portfolio of affordable rented accommodation in the borough and available to the Council.
 - Assist the Council to discharge its statutory duties to households on the housing waiting list and those living in temporary accommodation.
 - Ensure that the Council retains 100% nomination rights to a mix of 70 affordable rent dwellings
 - Make this scheme potentially more attractive to prospective registered providers and encourage them to submit bids for grant funding.

BACKGROUND

Please note that a copy of the Part 1 report is available via the Decision list link on the Council's Democracy pages.

LIST REFERENCE: 4/31/17-18

SUBJECT TITLE OF THE REPORT :							
LEASING OF SILVERPOINT PREMISES, FORE STREET, UPPER EDMONTON, N18 2SL							
Part 1 or 2 (relevant exempt Paragraph)	Wards affected by decision	Decision taken by	Date Decision comes in to effect	Interest declared in respect of the Decision	Category of decision (i.e. Key, Non-Key, Council, Urgent)	Contact Details	Eligible for Call-in & Date to be called in by
Part 1&2 (Para 3)	All	Cabinet Member for Community Safety and Public Health (Councillor Fonyonga) Cabinet Member for Finance and Efficiency (Councillor Lemonides)	Monday 23 October 2017	N/A	Key KD:4570	Fulya Yahioğlu 020 8379 4030	Yes – Friday 20 October 2017
<p>AGREED: that the following decision will come into effect on Monday 23 October 2017, subject to not being called in:</p> <ol style="list-style-type: none"> To note the terms of the sexual health contract including the provision of hub premises and the financial incentives for the London Borough of Enfield (LBE) of providing local services to residents. Further details in part 2 report. To approve LBE entering into a lease agreement with Village Healthcare to sublease Silverpoint to North Middlesex University Hospital. Further details in the part 2 report. 							
<p>ALTERNATIVE OPTIONS CONSIDERED:</p> <ol style="list-style-type: none"> There is no alternative to the relocation of Enfield Sexual Health Services Hub to the Silverpoint premises. The contract states that a hub and spoke model of delivery to increase access for sexual health provision within the borough. To date Enfield Town has been the only viable location for the Sexual Health Clinic and is operating both a hub and spoke for sexual provision within the borough. Furthermore, it is currently the only location for comprehensive sexual health provision in Enfield creating capacity issues within the clinic and longer than anticipated waiting times for appointments. A clinic in the East End of the Borough would increase access to local sexual health provision and reduce activity out of borough, currently a significant cost pressure. 							

REASONS FOR RECOMMENDATIONS:

1. A comprehensive scoping of available local authority and NHS properties has been completed and the Silverpoint premises have been identified as suitable location in an area of high health need.
2. The contract states the need to establish a hub clinic in the borough offering a seven day service, in an area of high need.
3. The establishment of the hub clinic will reduce out of borough consultations, which are increasing. It is vital for managing the cost pressures in the public health budget
4. Other out of borough clinics in North London have recently closed so there is an opportunity for Enfield patients previously using these clinics to move to using a local service.
5. The co-location of the Enfield Sexual Health Clinic Hub with a GP practice is considered complementary, it ensures that Silverpoint fulfils its function as a Primary Care Clinic offering patients choice and access to a full range of sexual health interventions in a high quality facility.
6. Sexual health provision is an important component of improving the health of the population of Enfield. These services promote good sexual health and prevent unwanted pregnancies and the spread of sexually transmitted infections.
7. This clinic will ensure: access to services to help residents make a positive contribution towards the community; easy and direct access to high quality integrated sexual health services delivering the best interventions in the most effective community settings; that young people have the best opportunity to stay safe, achieve and make a positive contribution.

BACKGROUND

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

LIST REFERENCE: 5/31/17-18

SUBJECT TITLE OF THE REPORT :							
ELECTRIC QUARTER – ACQUISITION OF LAND AT UNITED REFORMED CHURCH							
Part 1 or 2 (relevant exempt Paragraph)	Wards affected by decision	Decision taken by	Date Decision comes in to effect	Interest declared in respect of the Decision	Category of decision (i.e. Key, Non-Key, Council, Urgent)	Contact Details	Eligible for Call-in & Date to be called in by
Part 1&2 (Para 3)	Ponders End	Cabinet Member for Housing and Housing Regeneration (Councillor Oykenner) & Cabinet Member for Finance and Efficiency (Councillor Lemonides)	Monday 23 October 2017	N/A	Key KD:4459	Kenneth Rose 020 8379 5345	Yes – Friday 20 October 2017
<p>AGREED: that the following decision will come into effect on Monday 23 October 2017, subject to not being called in:</p> <ol style="list-style-type: none"> 1. To authorise the acquisition by the Council of the freehold land interest held by United Reformed Church (Appendix 3) by agreement on the basis of agreed heads of terms referred to in Part 2 of this report. 2. To delegate authority to the authorised Legal Officer to approve and enter into the final detailed terms of the sale contract and associated legal documents, in accordance with the agreed heads of terms and compliance with the Council’s property procedure rules. Further detail in the part 2 report. 3. To note the acquisition contributes towards meeting a Council condition in the agreement to lease signed in October 2014 4. To authorise payment of the acquisition and sellers costs which will be incurred on completion of the transaction as detailed in the part 2 report. 							
<p>ALTERNATIVE OPTIONS CONSIDERED:</p> <ol style="list-style-type: none"> 1. Not to include the land in the Electric Quarter Phase A boundary: the land is required for the new road formation at the Electric Quarter and for it to be built to adoptable standards. 							

ALTERNATIVE OPTIONS CONSIDERED CONTINUED

2. Not to proceed with the transfer on the basis of the Heads of terms. The acquisition is within the PCPO Order Scheme Land Boundary. The PCPO is now confirmed. The negotiations in respect of this purchase precluded the confirmation and it was necessary to enter negotiations prior to acquire the site for PCPO purposes. Furthermore, to meet planning conditions and to ensure the site has unrestricted access to serviceable utilities once the homes are delivered.
3. Government Guidance as set out in "guidance on Compulsory Purchase Process, DCLG, 2015 states that "acquiring authorities should make best efforts to reach a negotiated settlement with land owners. Given that extensive negotiations have already taken place to reach agreed Heads of Terms with the Church the land is proposed to be acquired by private treaty.
4. Do nothing: The main road leading to the Development would not be built to adoptable standards. The Council has also resolved to acquire all Order Land with the Order Scheme to enable the development to the Electric Quarter using PCPO powers or private treaty (Cabinet 17 June 2015, KD4076). The developer will also be in breach of approved planning conditions as a consequence of doing nothing.

REASONS FOR RECOMMENDATIONS:

1. Without acquiring land at the United Reformed Church the road will not be formed to adoptable standards this would have an adverse impact on the scheme.
2. The purpose of the proposed transfer is to advance the acquisition of all freehold and leasehold interests within the Order Land, which is a condition of the Agreement for Lease with the Developer Partner of the Scheme.
3. Cabinet has given authorisation (KD 4076) to proceed with the Electric Quarter Scheme and to acquire all land and property interests within the Order Scheme either voluntarily or compulsorily.
4. When delivered, the total Scheme Phase A and B will generate a range of benefits including a new library with high street frontage, 167 residential units of which 30% will be affordable, 1,379 sq metres of commercial and community space, the introduction of new high quality public open space and improved connectivity along Ponders End High Street, and is a key programme contributing to the wider regeneration of Ponders End and North East Enfield at large.
5. The Scheme is in accordance with the adopted North East Enfield Area Action Plan which prescribes comprehensive development for the Ponders End High Street Area.
6. The site is also required in the interest of enabling drainage connection works and constructing a new adoptable highway corridor from Ponders End High Street into the Electric Quarter development.
7. The acquisition of the site will secure the implementation of the Council's obligations as set out in the overarching section 106 agreement dated 26 November 2016 between the Council and Lovell Partnerships Limited which includes highway works and in which the developer has covenanted with the Council as follows:
 - Not to occupy or permit the occupation of Phase A prior to the completion of the highway works
 - Not to occupy or permit the occupation of Phase A prior to completion of a highways agreement for the proposed roads.

Further detail in the part 2 report.

BACKGROUND

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

LIST REFERENCE: 6/31/17-18

SUBJECT TITLE OF THE REPORT :							
ELECTRIC QUARTER – ACQUISITION OF 200-202 HIGH STREET PONDERS END							
Part 1 or 2 (relevant exempt Paragraph)	Wards affected by decision	Decision taken by	Date Decision comes in to effect	Interest declared in respect of the Decision	Category of decision (i.e. Key, Non-Key, Council, Urgent)	Contact Details	Eligible for Call-in & Date to be called in by
Part 1&2 (Para 3)	Ponders End	Cabinet Member for Housing and Housing Regeneration (Councillor Oykenner) & Cabinet Member for Finance and Efficiency (Councillor Lemonides)	Monday 23 October 2017	N/A	Key KD:4583	Kenneth Rose 020 8379 4525	Yes – Friday 20 October 2017
<p>AGREED: that the following decision will come into effect on Monday 23 October 2017, subject to not being called in:</p> <ol style="list-style-type: none"> To authorise the acquisition of the freeholder land interest held by Mr Ali Osman and Mrs Yonca Osman at 200-202 Ponders End High Street on the basis of agreed heads of terms. Further detail in the part 2 report To delegate authority to the authorised Legal Officer to approve and enter into the final detailed terms of the sale contract and associated legal documents, in accordance with the agreed heads of terms. Further detail in the part 2 report. 							

ALTERNATIVE OPTIONS CONSIDERED:
<ol style="list-style-type: none"> Do nothing – further detail in part 2 report Acquisition by CPO (Compulsory purchase order) – further detail in part 2 report.

REASONS FOR RECOMMENDATIONS:

1. The purpose of the proposed acquisition is to advance the acquisition of all freehold and leasehold interests within the Order Scheme, which is a condition of the Agreement for Lease with the Developer Partner.
2. Cabinet has given authorisation (KD 4076) to proceed with the Electric Quarter Scheme and to acquire all land interests within the Order Scheme either voluntarily or compulsorily
3. When delivered, the total Scheme Phase A and B will generate a range of benefits including a new library with high street frontage, 167 residential units of which 30% will be affordable, 1,379 sq metres of commercial and community space, the introduction of new high quality public open space and improved connectivity along Ponders End High Street, and is a key programme contributing to the wider regeneration of Ponders End and North East Enfield at large.
4. The Scheme is in accordance with the adopted North East Enfield Area Action Plan which prescribes comprehensive development for the Ponders End High Street Area. The acquisition of the site is a keystone part of the scheme which unlocks one of the major obstacles to delivery.

Further detail in the part 2 report.

BACKGROUND

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