

**(1) Reason why decision is being called in:**

1) The recent report agreed by the Cabinet on 25<sup>th</sup> July 2018 to enter into a development agreement with Metaswitch Networks Ltd sets out the risks involved in carrying out the proposed office development but did not explain which party was going to be liable for them: LBE; Metaswitch; or Stoford Developments.

2) If LBE is being asked to shoulder all or most of the risks involved in this development, then the proposed development needs to be revised or dropped.

3) The report did not explain what Metaswitch intended to do with their current office site, how much they were likely to profit from its development or whether any of these profits would be ploughed back into the new development or used in some other way to defray LBE's costs.

4) The report did not address the possibility of relocating Metaswitch to another more suitable site within the borough, such Innova Park.

5) The proposed development agreement would only require Metaswitch to enter a 15-year lease after which they could walk away. The financial risk to LBE of being unable to re-let this bespoke office building to another tenant was not given sufficient weight within the report.

6) The report did not say how car drivers parking in the existing Genotin Rd overground car park, the most popular car park in the Town, might be persuaded to use the surplus spaces in our multi-story car parks, which are less popular. The huge impact for the Town if shoppers went instead to other destinations with more convenient parking was not explored in the report.

7) The use of the Portcullis staff car park opposite the Civic Centre was dismissed because of cost and unsuitability. This car park is large, in decent repair and could with a little investment be used to re-provide Genotin Rd. At the very least, it should be considered for public use at weekends and at Christmas. (See 3 above).

8) The report does not make reference to the Enfield Town Centre, Framework Master Plan's (adopted March 2018) proposals for regenerating around Enfield Town Station and Transport Hub.

**(2) Outline of proposed alternative action:**

Refer to Cabinet for the decision to be reviewed

**(3) Do you believe the decision is outside the policy framework?**

No

**(4) If Yes, give reasons: n/a**

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**FOR DST USE ONLY:**

Checked by Proper Officer for validation –



Name of Proper Officer:

**JEREMY CHAMBERS**

Date:

**31/7/18**