

## MUNICIPAL YEAR 2018/2019 REPORT NO.

### ACTION TO BE TAKEN UNDER DELEGATED AUTHORITY

### PORTFOLIO DECISION OF:

Councillor Lemonides,  
Housing

### REPORT OF:

Executive Director  
Place

**Agenda – Part: 1**

**KD Number: 4756**

**Subject: Renewal of Broken Water Main to  
Exeter Road Tower Blocks**

**Wards: Enfield Highway**

Contact officer and telephone number: Rupert Brandon 020 8379 2843

Email: rupert.brandon@enfield.gov.uk

### 1. EXECUTIVE SUMMARY

- 1.1 Over the past few months a series of failures of a water main at the Exeter Road estate has resulted in over 200 households, mainly in four tower blocks not having ample constant mains water supply. Earlier in the year a previous leak resulted in a loss of all water supplies for two weeks. Patch repairs have been made only for further failure to occur.
- 1.2 Remedial repairs will not be sufficient to ensure long term water supply. A permanent solution of a replacement main is required to ensure this. Water supply is currently being maintained by the pumping system working at full capacity to compensate for the water loss through leaks. This can only be an interim measure.
- 1.3 As the water main is on Council land and not the public highway it is the responsibility of the Council to undertake the replacement and not Thames Water.
- 1.4 Quotes have been obtained via one of the Council's term contractors to supply a new mains water pipe. Details are set out in part 2.
- 1.5 Funding will be from the Council's HRA Capital Programme for 2018-19, that was approved by Cabinet in February 2018.

## **2. RECOMMENDATIONS**

- 2.1 To accept the tender for the renewal of the mains as set out in part 2.
- 2.2 To accept that the term contractor T Brown oversees the sub-contractor in undertaking the contractor.

## **3. BACKGROUND**

- 3.1 A water main supplying water to the Exeter Road estate, mainly consisting of four tower blocks (Ashcombe, Honiton, Newton and Tiverton) and a couple of low rise blocks has broken again and needs renewal. Over many years due to wear and tear, perforation and corrosion the pipe cannot be maintained to a sufficient level to ensure its integrity in the future. Patch repairs will not cope with the day to day needs of the required water supply. Although water continues to flow this is insufficient to meet residents' daily water needs as pressure is too low due to the leaks. The on-site pumps used to maintain normal pressure are currently working at full capacity to compensate for the loss of pressure through the current water leakage. An additional pump has been procured as a back-up should the existing pumps fail through excessive use. The main itself, albeit leaking, is in turn under increased strain as pressure is increased through it to make up for the leakages.
- 3.2 Water supply is being maintained through the two existing pumps from a water storage facility/pumping station on the estate to enable water to reach the upper floors of the blocks. The mains water pipe, which distributes water beyond the pumping station to the various blocks, is broken between the pumping station and the blocks.
- 3.3 The four tower blocks have twelve storeys each with fifty homes per block; therefore at least 200 households are affected. Presently residents are not receiving the water supply they would normally as the pressure has dropped due to leaks in the main. Higher floors are experiencing greater loss of pressure than lower floors. The situation is causing disruption to residents and needs a permanent infrastructure solution.
- 3.4 One of the Council's term contractors, T Brown, which provides a service for this part of the borough for mechanical and engineering works is able to undertake improvement works within its contract, and has obtained quotes from specialist contractors to undertake the repair work. Three tenders were sought and two quotes received.

Details are set out in part 2. The works will be fully funded from the Council's HRA Capital Programme for 2018-19, that was approved by Cabinet in February 2018.

- 3.5 As the mains is on Council land and not the public highway it is the responsibility of the Council to undertake the repair and not Thames Water. Due to the urgency of the matter Thames Water has been assisting the Council in trying to make temporary repairs but this situation cannot continue indefinitely.
- 3.6 Works will take approximately eight weeks to complete. This will involve the renewal of approximately 800m of mains pipe but will see pipes run individually from the pump house to each block. This will enable future isolation of each stretch, should future leaks occur. This would mean fewer residents being affected at any one time.

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

- 4.1 There is no viable alternative as the water mains pipe cannot operate as it should due to the on-going failings in its material integrity. Further leaks will occur unless the water mains is renewed and while patch repairs could be undertaken this will still result in further leaks that will mean there will be a failure of water supply with the resultant inconvenience and disruption to residents. A permanent long-term solution is required to avoid this.

#### **5. REASONS FOR RECOMMENDATIONS**

- 5.1 To ensure that a long term solution to the failure of mains water supply to residents in the Exeter Road tower blocks is made.

#### **6. COMMENTS FROM OTHER DEPARTMENTS**

##### **6.1 Financial Implications**

The costs will be included in the HRA capital programme for 2018-19 and funded from capital resources.

##### **6.2 Legal Implications**

- 6.2.1 Section 111 of the Local Government Act 1972 further enables local authorities to do anything, including incurring expenditure, borrowing, which facilitate or are conducive or incidental to the discharge of their functions and the Council has the power under section 1 of the Localism Act 2011 to do anything that an individual generally may do. The

appointment of Savills to carry out valuation surveys is in accordance with this power.

- 6.2.2 The value of the contract falls below the threshold for Public Service Contracts under the Public Contracts Regulations 2015 and therefore the full EU procurement procedures do not apply. However, the Council must ensure that it complies with the EU general principles of equality, transparency, proportionality, non-discrimination and mutual recognition when awarding any contract. The three quotes obtained were in accordance with the Council's Contract Procedure Rules.
- 6.2.3 Throughout the procurement the Council must adhere to the Duty of Best Value and must consider this duty in the manner in which the services are provided in accordance with the Local Government Act 1999.
- 6.2.4 All agreements (including all associated documentation) arising from the matters described in this Report must be approved in advance of contract commencement, by the Director of Law and Governance. Contracts which value exceeds £250,000 are required to be executed under seal and sufficient security should be obtained unless the Director of Finance Resources and Customer Services considers this to be unnecessary.

### **6.3 Property Implications**

There are no property implications.

## **7. KEY RISKS**

- 7.1 Failure to carry out a permanent repair will potentially put residents at risk through having a reduced water supply which could impact them negatively for their health and well-being. This will also result in further responsive repairs costs as the underlying issue has not been resolved. The provision of an unreliable and inconsistent water supply represents poor service to residents by the Council as a social landlord, resulting in ongoing reputational risks.

## **8. IMPACT ON COUNCIL PRIORITIES – CREATING A LIFETIME OF OPPORTUNITIES IN ENFIELD**

### **8.1 Good homes in well-connected neighbourhoods**

All residents of the borough need to rely on a constant and secure source of mains water. This renewal of infrastructure will ensure this continues in the specified blocks and improve the quality of life for the occupants of the Council's homes on this site.

### **8.2 Sustain strong and healthy communities**

These works will provide a reliable supply of clean water to residents and contribute to the health of the community.

Undertaking a renewal of the Council's infrastructure will help ensure a more sustainable service to its residents and result in less wasted time, energy and money in carrying out interim non-sustainable repairs.

### **9.3 Build our local economy to create a thriving place**

These works will help the neighbourhood generally to be a good place to live and enhance opportunities for investment.

## **10. EQUALITIES IMPACT IMPLICATIONS**

- 10.1 An equality impact assessment has not been undertaken. The proposals in this report concern the re-instatement of an existing service and are not suggesting any variation from what are expected standards for residents of the Council as landlord.

## **11. PERFORMANCE AND DATA IMPLICATIONS**

- 11.1 Enfield Council as a landlord has a responsibility to ensure that repairs and improvements to its housing stock and associated infrastructure are carried to ensure expected service standards are met. These works have exceeded in scale the ability of addressing them as day to day repairs and are dealt with as a major repairs improvement.

## **12. HEALTH AND SAFETY IMPLICATIONS**

See 7.1

## **13. PUBLIC HEALTH IMPLICATIONS**

- 13.1 The provision of a guaranteed constant source of mains water to residents is an important feature of maintaining residents' health.

### **Background Papers**

None

