

MUNICIPAL YEAR 2019/2020 REPORT NO.

ACTION TO BE TAKEN UNDER DELEGATED AUTHORITY

PORTFOLIO DECISION OF:
Cllr Nesil Caliskan, Leader Enfield
Council

REPORT OF:
Sarah Cary, Executive
Director of Place

Agenda – Part 1

KD Numbers:
4841 & 4809

Subject: Housing and Growth Strategy; and
Preventing Homelessness and Rough
Sleeping Strategy – drafts for public
consultation

Wards: All

Cabinet Member Consulted: Cllr Gina
Needs, Cabinet Member Social Housing

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1. EXECUTIVE SUMMARY

The draft Housing and Growth Strategy sets out how the Council proposes to use housing and good growth to help create a more balanced housing market which can support delivering a lifetime of opportunities for people in Enfield. The aim of this strategy is to deliver more homes and better homes for Enfield in a way that everyone benefits from the opportunities that growth can bring.

The draft Preventing Homelessness and Rough Sleeping strategy sets out our proposed approach to ending homelessness in Enfield. With homelessness continuing to significantly increase in the borough and with the introduction of the Homeless Reduction Act, this strategy sets out our vision to end homelessness through making homeless prevention a priority across the Council, with our partners and in the community.

These two strategies are being published for public consultation. At the end of the twelve-week public consultation, the analysis of this consultation will be used to finalise the strategies. They will then be taken to Cabinet for a final decision.

2. RECOMMENDATIONS

The Leader is asked to agree for these draft strategies to be published for public consultation.

A final decision on the strategies will be made by Cabinet, scheduled to take place by December 2019, after they have been further developed as a result of the public consultation.

3. BACKGROUND

A Local Housing Market in Crisis

There is sector-wide acknowledgement of a national housing affordability crisis and the challenge in Enfield is significant. We have too few social rented homes and a growing number of people on low incomes living in the private rented sector.

The unaffordability and insecurity of the local private rented market is illustrated by growing numbers of people becoming homeless and too many people living in homes that do not meet their needs. At March 2019, there were 3,410 households in Enfield's temporary accommodation which is a 74% rise since 2012. Temporary accommodation is costly to the local authority. In 2018/19, Enfield spent over £66m on the Temporary Accommodation service, with a net cost to the local authority of £7m. There has also been a significant increase in rough sleeping in the borough. Reported numbers have increased from seven in 2017/2018 to 78 in 2018/19.

Through the Preventing Homelessness and Rough Sleeping strategy, we are aiming to work collaboratively across the Council, with partners and with the community to prevent homelessness.

We also know that we need to significantly increase the supply of good and affordable homes to end homelessness and the Housing and Growth Strategy seeks to achieve this. Through the development of both strategies, we are aiming to re-balance the housing market and drive good growth for local people for now and the future.

Homelessness Reduction Act 2017

The Homelessness Reduction Act (HRA) 2017 was enacted on 3rd April 2018 and significantly reforms England's homelessness law by placing new duties on local authorities to intervene at a much earlier stage to assess and prevent homelessness. The changes require local authorities to assist all homeless households irrespective of their priority need status and put in place a Personal Housing Plan that is kept under regular review. The legal requirement for prescribed public bodies to refer those who are homeless or at risk of homelessness with effect from 1st October 2018 and has increased demand for services.

Consultation

We will publish the draft strategies for a 12-week consultation, scheduled to start in July and complete in September. The consultation will include an online survey which will be promoted via multiple channels and will also include consulting with residents at community events, engaging with local community forums and with stakeholder partnership groups.

4. ALTERNATIVE OPTIONS CONSIDERED

The alternative option considered was to develop strategies in consultation with officers across the Council and then run a shorter public consultation than the full 12 weeks. However, this would have meant we developed strategies based on existing evidence, research and perspectives from across the Council but without allowing for sufficient and robust consultation with stakeholders and the public. This option would have prevented us from developing a strategy which fully considers and reflects the views of local people and the perspective of our partners, who are key to our success for both strategies.

As the Housing and Growth Strategy is not a statutory document, another option considered was to not renew our existing strategy. However, in the context of the national housing crisis, rising homelessness in Enfield and significantly increased housing targets, it is unlikely that the Council would be able to address the scale of this challenge without a renewed strategy setting out a clear approach.

5. REASONS FOR RECOMMENDATIONS

Increasing homelessness; a growing private rented sector which in many cases is offering sub-standard accommodation; a growing population and ambitious new housing targets mean that we require a bold new approach to deliver more and better homes and prevent homelessness in Enfield.

Homelessness has increased significantly in Enfield in recent years. We have seen a 74% rise in temporary accommodation rates since 2012 and rough sleeping has increased from 7 in 2017/18 to 78 in 2018/19. In addition, the implementation of the Homeless Reduction Act has increased our responsibilities to prevent homelessness. As such, we require a radically different approach to preventing and ultimately ending homelessness.

These new strategies will set out our approach for guiding future housing decisions, giving an overarching vision and guiding principles that will ensure consistency across relevant Council departments and set out how we will work in partnership to achieve our vision. The strategies provide the opportunity for new ways of working and increased partnership across the Council, with stakeholders and with local people in our communities.

The draft strategies take a 'Health in all Policies' (HiAPT) approach by setting proposed principles for how we will improve health and wellbeing through housing and good growth, and in how we propose to work together to prevent and address homelessness.

We now need to consult with stakeholders across the borough, and with regional and national partners, to obtain feedback which we will use to further develop our strategies. We will use this feedback to finalise strategies for approval from Cabinet by December 2019.

6. COMMENTS FROM OTHER DEPARTMENTS

6.1 Financial Implications

The Housing Strategy is a high-level objectives document and does not detail specific budget requests.

The HRA 30-year business plan includes funding to increase the number of affordable homes within Enfield by c. 3,500 in the next 10 years.

There are likely to be financial implications in executing this strategy, but it is expected that these would be considered as part of rent setting process or presented once specific proposals have been completed.

There is a commitment to reduce the pressure in Homelessness with a range of savings and initiatives designed to both prevent homelessness in the borough and where homelessness does occur to provide cheaper, better accommodation for those in need.

The Council has identified £1.1m of savings around the supply of Temporary accommodation, which is reflected in the 2019/20 budget.

The Council is currently in receipt of the grants for Rough Sleepers and Flexible Homelessness Support (FHSO). The FHSO is partly administered to give Local Authorities the means to implement a successful prevention strategy. However, whilst the Flexible Housing Support Grant meets some of the cost of temporary accommodation, the uncertainty of this grant every year means that we cannot plan for the longer-term, making it harder to put in place longer term approaches to preventing and addressing homelessness.

As with the Housing Strategy there are likely to financial implications of executing and a detailed assessment of the finances for each scheme/initiative will follow in due course.

6.2 Legal Implications

Section 1(1) of the Homelessness Act 2002 gives housing authorities the power to carry out a homelessness review for their district and formulate and publish a homelessness strategy based on the results of the review. Section 1(4) requires housing authorities to publish a new homelessness strategy, based on the results of a further homelessness review, within the period of five years beginning with the day on which their last homelessness strategy was published.

Housing authorities must consult public or local authorities, voluntary organisations or other persons as they consider appropriate before adopting or modifying a homelessness strategy. Housing authorities will also wish to consult with service users and specialist agencies that provide support to homeless people in the district. Section 3(4) provides that a housing authority cannot include in a homelessness strategy any specific action expected to be taken by another body or organisation without their approval.

There is a statutory duty to consult on a proposed homelessness strategy. Failure to carry out a public consultation will render the strategy unlawful.

The Deregulation Act 2015 abolished the statutory requirement for English authorities to produce a housing strategy as previously required. However, section 333D of the Greater London Authority Act 1999 provides that any local housing strategy of any London borough has to be in general conformity with the Mayor's London housing strategy.

While there is no statutory requirement to consult for the Housing Strategy the Council is required to consider whether a common law duty arises. This common law duty imposes a general duty of procedural fairness on public authorities exercising a wide range of functions which affects the interests of individuals. On balance, it is advisable to consult as this report proposes.

6.3 Property Implications

The Housing and Growth Strategy refers to the Council's intention to expand current housing delivery programmes by optimising the Council's property holdings. The Council's Strategic Asset Management Plan, which applies to the Council's non-housing assets, supports this approach.

The Preventing Homelessness and Rough Sleeping Strategy sets out the Council's approach regarding action to prevent and tackle rough sleeping in the borough, with reference to our role as a corporate landlord.

It also sets out the Council's intention to re-design housing options and advice services to make sure the Council can intervene at the earliest opportunity to prevent homelessness and support people at risk in the private rented sector to sustain their tenancies. This may have implications for where housing options and advice staff are located which will need to be considered alongside relevant property strategies.

7. KEY RISKS

These two draft strategies set out ambitious proposals to deliver more and better homes for Enfield, and to end homelessness and rough sleeping in the borough. These are long term strategies (ten and five years respectively) and there is the risk that we will not achieve the ambitions they set out as a result of increasing pressure on limited resources, and local and national changes which will occur over the ten year period.

We are mitigating this through ongoing consultation and engagement across the Council and importantly through the public consultation, to seek feedback from the community and partner organisations regarding the proposed approach and to better understand the contribution partners can make to achieving our aims.

We will also develop clear annual action plans with specific and measurable actions to ensure there is accountability for delivering the aims of the final strategies. The results of the public consultation will be used to inform both the final strategies and the detail of these action plans. We will ensure that future performance management frameworks for the Council reflect the new priorities in the strategies.

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

The draft strategies will have a significant impact on our ability to deliver on the Council priority to create a lifetime of opportunities in Enfield.

8.1 Good Homes in Well-Connected Neighbourhoods

Both strategies will impact our ability to deliver good homes in well-connected neighbourhoods. The Housing and Growth Strategy sets out how we propose to deliver this priority using good growth principles.

The Preventing Homelessness and Rough Sleeping strategy aims to prevent homelessness and rough sleeping and to increase the quantity of decent and good quality private rented sector accommodation.

8.2 Sustain Strong and Healthy Communities

The Housing strategy is guided by five principles, one of which is to build homes and places that are health promoting. The vision is to build places that are affordable and child, age and disability friendly – all of which will contribute to sustaining strong and healthy communities.

The Preventing Homelessness and Rough Sleeping strategy aims to build the resilience of residents in all aspects of their life by empowering them to take responsibility for their housing needs with the support of the Council.

We know that poor housing and poor health are linked and that people who are homeless and living in temporary accommodation are more likely to experience mental health issues and poor health outcomes. By preventing homelessness, raising standards in the private sector and reducing the length of time that people spend in temporary accommodation, we are contributing to the Council's ambition to sustain healthy communities.

8.3 Build our Local Economy to Create a Thriving Place

Our vision is to build more homes and better homes through good growth principles. This means that any new housing must bring benefits to the local economy through regeneration and renewal.

As part of our holistic approach to preventing homelessness and rough sleeping, we are proposing to also tackle worklessness, which is a contributing factor to homelessness. We anticipate that this will help build our local economy and contribute to thriving communities.

9. EQUALITIES IMPACT IMPLICATIONS

We are in the process of completing an Equality Impact Assessment which will inform the final strategies. The results of the public consultation will be used to inform the Equality Impact Assessment and the finalisation of both strategies.

10. PERFORMANCE AND DATA IMPLICATIONS

The Preventing Homelessness and Rough Sleeping Strategy includes proposed outcome measures that will evidence whether the strategy and action plan have been successful. The action plan and the outcome measures will be monitored by the new Homelessness Partnership Board that is in the process of being established.

We will use the results of the public consultation to finalise the action plan and outcome measures, and to help develop an action plan and to identify measures of success for the Housing and Growth Strategy.

11. PUBLIC HEALTH IMPLICATIONS

Both strategies will help to embed Health in All Policies (HiAP) principles. In the Housing and Growth Strategy, we have proposed an Enfield Housing Test which sets out guiding principles to achieving good growth. This includes questioning whether any plan for housing renewal or a new development is 'health promoting' which includes helping people to be smoke free, be physically active and eat well.

The Preventing Homelessness and Rough Sleeping strategy sets out our proposal to work across council services, with our partners, local organisations and with the community to respond to links between poor housing, low income and poor health to help residents to build resilience to prevent homelessness.

Background Papers

Draft Housing and Growth Strategy

Draft Preventing Homelessness and Rough Sleeping Strategy

MUNICIPAL YEAR 2019/2020 REPORT NO.

ACTION TO BE TAKEN UNDER DELEGATED AUTHORITY

OPERATIONAL DECISION OF:
Acting Director Customer Experience and Change

Agenda – Part: 1	KD Num: 4934
Subject: Infrastructure Programme procurement of network hardware	
Wards: n/a	

Contact officer and telephone number:

Kari Manovitch, Acting Director Customer Experience and Change, Email: Kari.manovitch@Enfield.gov.uk

Farooq Shah, Head of Information Management and Technology, Email: Farooq.shah@Enfield.gov.uk 0208 132 0041

1. EXECUTIVE SUMMARY

We need to procure new network hardware to replace the current network hardware. The procurement route is London Grid for Learning as the provider using Virgin Media as the reseller and Cisco as the provider. Contract value include a 5-year warranty.

This will deliver bullet point 3 of 1.2.1.2 of the Infrastructure DAR. Replacing all the existing critical network hardware such as routers and switches as well as Wi-Fi access points. This will mitigate the existing risk of hardware failures due to the geriatric state of the network and potential security implications. The Network speed will improve and other benefits around proactive monitoring and seamless connectivity will be realised.

2. RECOMMENDATIONS

To seek approval to award the contract for the procurement of hardware and services to refresh the current network infrastructure to London Grid for Learning including 5-year warranty.

3. BACKGROUND

The council agreed to implement a new infrastructure programme through Key Decision 4838 on 26 March 2019.

We are now looking to select providers to deliver the requirements of the programme. We have now selected a provider to deliver the new network hardware based on the need to do the following:

Seamless connectivity means being able to work from anywhere and connect to a network without having to log on. The existing network does not provide this consistently or throughout the borough.

The London Borough of Enfield networks are at the end of their life, so we have the following issues:

- Poor performance presents a risk to business continuity and we cannot guarantee a network service
- The current network has insufficient capacity for more staff to be able to work remotely
- Currently staff cannot connect from everywhere
- A security and compliance risk – for example, it will become harder and harder to keep ourselves compliant with PCI DSS (for the council to be able to take credit/debit card payments) and Public Service Network compliance (for us to share data securely with central government)
- We are more vulnerable to cyber-security attacks

Changing our network provides the opportunity to reduce ongoing costs and provides opportunity to scale up or down according to organisational requirements. We've procured network provision in separate procurements in the past missing the opportunity to bulk buy equipment and services.

The new network will provide the following benefits:

- High speed and more reliable network
- More capacity for staff to be able to work remotely, and from any location in the borough, supporting the council's ambitions for staff flexibility, productivity and accommodation rationalisation
- Ability to log onto any network immediately
- A secure network which meets regulations
- Significantly reduced risk to business continuity as the new hardware comes with 5-year technical support offering.
- Better Wi-Fi corporately and in our Libraries serving our customers

We are proposing to enhance and make use of our existing London IT consortium, the London Grid for Learning (LGFL), as the main network provider. LGFL is a not-for-profit jointly owned company/consortium which provides IT networking services to schools and local authorities in all 33 Boroughs. The LGFL which is jointly owned by its members, was developed to provide London Boroughs with IT services for an affordable price through economy of scale. This service will provide us with enhanced, seamless

technology and we can take advantage of shared technology and a shared service arena.

Investing in this communications infrastructure is also a foundation for enabling the council to collect data from physical infrastructure in the borough such as road and traffic sensors, in the future.

This contract will upgrade:

- Internal networks in council buildings, the LAN;
- Pipes connecting buildings, the WAN;
- All our Wi-Fi access points and Wi-Fi solutions. This will also include implementing the new LGFL Wi-Fi solutions which can be used by any other London Borough (EduRoam for educational institutes and GovRoam). We intend to begin the new corporate Wi-Fi solution by starting with the network in Enfield Libraries, as they are suffering poor performance, which impacts on the public who come to libraries for free internet.

1. COMMENTS OF THE DIRECTOR OF FINANCE AND OTHER DEPARTMENTS

4.1 Financial Implications

The DAR (report ref KD4838) for the overall Infrastructure Programme approved capital funding of £3,925,169 to undertake this programme.

This component of the programme is for all the network hardware, installation, configuration and 5-year warranty.

The programme is estimated to yield annual revenue savings of £964,151 in year one and a further saving £1,427,251 in the second year.

4.2 Legal Implications

Section 111 of the Local Government Act 1972 permits local authorities to do anything which is calculated to facilitate or is conducive or incidental to the discharge of their functions.

Furthermore, the Council has a general power of competence under Section 1(1) of the Localism Act 2011 to do anything that individuals may do, provided that it is not prohibited by legislation and subject to public law principles.

The Council will need to ensure that any contracts which are entered into pursuant to the IT rationalisation programme are procured in accordance with the Public Contracts Regulations 2015 (where applicable) and the Council's Contract Procedure Rules.

The contracts will need to be in a form approved by the Director of Law and Governance.

This will be a Key Decision as it involves expenditure of more than £250,000 and therefore the Key Decision governance process will need to be followed (see CPR 1.22.4).

The Council needs to be mindful that the Transfer of Undertakings (Protection of Employment) Regulations 2006 (TUPE) may apply to any future service provision change, and legal advice should be sought on this at the appropriate time.

(Legal imps provided by MO'C on 21 February 2019 based on a report circulated on 19 February 2019).

4.3 Property Implications

N/A

4.4 Procurement Implications

Any procurement must be undertaken in accordance with the Councils Contract Procedure Rules (CPR's) and the Public Contracts Regulations (2015).

The award of the contract, including evidence of authority to award, promoting to the Councils Contract Register, and the uploading of executed contracts must be undertaken on the London Tenders Portal including future management of the contract.

All awarded projects must be promoted to Contracts Finder to comply with the Government's transparency requirements.

The LGFL is a not-for-profit jointly owned company/consortium which provides IT networking services to schools and local authorities in all 33 Boroughs. The LGFL which is jointly owned by its members was developed to provide London Boroughs with IT services for an affordable price. This is a compliant framework and represents value for money.

4.5 HR Implications

None

4.6 ICT Implications

Covered above.

5. ALTERNATIVE OPTIONS CONSIDERED

The following options have been considered:

5.1 Do nothing

We will keep using extremely old network hardware at high risk of failure, security leaks and reduced capability.

5.2 Go to tender for an alternative network supplier

This option has been rejected as we will realise best value by making use of existing LGFL services. Other suppliers are not able to provide the same options and the same opportunity to share services with other public sector organisations.

6. REASONS FOR RECOMMENDATIONS

Proceeding with this proposal will mitigate security risk and provide an enhanced network infrastructure that is fully supported and provide the latest technical network advantages as well as following an industrial standard that makes it easier to support.

7. KEY RISKS

The risks of proceeding with the recommendations in this report are as follows:

- Timescales/Costs: Other organisations may challenge the procurement process since we were previously engaging multiple providers to deliver the service. Mitigation: This procurement process is supported by Corporate Procurement.
- Out of date: That the technology or business requirements change during the contract. Mitigation: That the provider will maintain technology.

8. IMPACT ON COUNCIL PRIORITIES

8.1 Good homes in well-connected neighbourhoods

- The new network will support delivery of all ICT services which in turn support all the council priorities

8.2 Sustain strong and healthy communities

- The new network will support delivery of all ICT services which in turn support all the council priorities

8.3 Build our local economy to create a thriving place

- The new network will support delivery of all ICT services which in turn support all the council priorities

9 EQUALITIES IMPACT IMPLICATIONS

N/A

10. PERFORMANCE MANAGEMENT IMPLICATIONS

Key Performance Indicators in line with existing service provision, supporting the current ICT KPI's. There are no new implications as this a continuation of service.

11. HEALTH AND SAFETY IMPLICATIONS

N/A.

12. HUMAN RESOURCES IMPLICATIONS

N/A.

13. PUBLIC HEALTH IMPLICATIONS

N/A

Background Papers

N/A.

MUNICIPAL YEAR 2019/2020 REPORT NO.

ACTION TO BE TAKEN UNDER DELEGATED AUTHORITY

Agenda – Part: 1

Item: KD4916

OPERATIONAL DECISION OF:

**Subject: Letting of Plot 1 Stonehill
Business Park**

Wards: Upper Edmonton

REPORT OF:

Key Decision No: 4916

Programme Director
Meridian Water- Peter
George and

Director of Property and
Economy – Mark Bradbury

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1. EXECUTIVE SUMMARY

- 1.1 The report relates to the above property in the Council's Meridian Water Regeneration Scheme.
- 1.2 The Council's Property Agents, Glenny, have confirmed the open market value for the above property. **See Part 2.**

2. RECOMMENDATIONS

- 2.1 That the Director of Meridian Water approves the letting of this site based upon the terms negotiated by our land agent, Glenny.
- 2.2 That the final lease is in a format agreed and approved by the Director of Law and Governance.

3. BACKGROUND

- 3.1 Meridian Water is Enfield's largest regeneration scheme which has the potential to accommodate 10,000 homes, thousands of jobs, a new train station, work space opportunities, shops, eateries and leisure facilities.
- 3.2 The site in question is 29,000 square foot and is currently vacant.
- 3.3 The site was marketed by our land agent, Glenny for a period of 5 months, via their website, Rightmove and Estates Gazette Property Link.
- 3.4 **See Part 2.**
- 3.5 **See Part 2.**
- 3.6 **See Part 2.**

4. ALTERNATIVE OPTIONS CONSIDERED

- 4.1 **See Part 2.**
- 4.2 **See Part 2.**

5. REASONS FOR RECOMMENDATIONS

- 5.1 **See Part 2.**
- 5.2 **See Part 2.**

6. COMMENTS FROM OTHER DEPARTMENTS

- 6.1 **Financial Implications**
See Part 2.
- 6.2 **Legal Implications**
See Part 2.
- 6.3 **Property Implications**

See Part 2.

7. KEY RISKS

See Part 2.

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

8.1 Good homes in well-connected neighbourhoods

The implementation of the Zone 1 development would have a positive impact on this objective with the creation of a significant number of good quality homes and new transport infrastructure.

8.2 Sustain strong and healthy communities

The implementation of the Zone 1 development would have a positive impact on this objective by way of creation of a new medical facility.

8.3 Build our local economy to create a thriving place

The implementation of this project has a highly positive impact on this objective by facilitating the growth of skilled creative industries and boosting employment opportunities at Meridian Water and the borough.

9. EQUALITIES IMPACT IMPLICATIONS

Corporate advice has been sought in regard to equalities and an agreement has been reached that an equality impact assessment is neither relevant nor proportionate for the approval of this report.

10. PERFORMANCE AND DATA IMPLICATIONS

This report has been seen by the Data and Management Team who confirmed they have no issues with the contents of this report.

11. PUBLIC HEALTH IMPLICATIONS

There is no substantial public health implication, positive or negative. However safe and effective use of the business sites according to the regulations can support the wider determinants of health. A storage space may offer local SME an affordable space more than that their premises allow while avoiding fire and safety hazards.

Background Papers

N/A

