

## MUNICIPAL YEAR 2019/2020 REPORT NO.

### ACTION TO BE TAKEN UNDER DELEGATED AUTHORITY

### OPERATIONAL DECISION OF:

### REPORT OF:

Programme Director  
Meridian Water- Peter  
George and

Director of Property and  
Economy – Mark Bradbury

Agenda – Part: 1

Item: KD 4978

**Subject: Letting Harbet Road sites**

**Wards: Upper Edmonton**

**Key Decision No: 4978**

Contact officer and telephone number:

Shamit Kanani Tel: 0208-379-4821

E mail: [Shamit.Kanani@enfield.gov.uk](mailto:Shamit.Kanani@enfield.gov.uk)

## 1. EXECUTIVE SUMMARY

- 1.1 The report relates to Plot 2 Harbert Road, which is located 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 Programme Director of Meridian Water and the Director of Property and Economy approve 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 33,083 square foot and is currently vacant.
- 3.3 The site was marketed by our land agent, Glenney for a period of five 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**

*MD 5<sup>th</sup> August 2019*

- 6.2.1 The general power of competence under section 1(1) of the Localism Act 2011 gives the Council sufficient powers to enter into the lease which is the subject of this report.
- 6.2.2 In granting the proposed lease, the Council must comply with its Constitution including its Property Procedure Rules which set out mandatory procedures regarding (amongst other matters) the disposal of property assets. It is noted that the proposed lease has been placed on the open market and advertised publicly and the letting has been confirmed as being on the basis of market value.
- 6.2.3 As the anticipated rental value for the term of the proposed lease exceeds £250,000, the Council's Key Decision procedure must be followed.
- 6.2.4 All legal agreements arising from the matters described in this report must be approved in advance of commencement by Legal Services on behalf of the Director of Law and Governance.

### **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**

Additional income will enable LBE to better protect services used and needed by residents.

**Background Papers**

N/A