

MUNICIPAL YEAR 2019/2020 REPORT NO. 214

MEETING TITLE AND DATE:

Cabinet:
11th March 2020

REPORT OF:

Executive Director – Place

Contact officer and telephone number:

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Agenda – Part: 1	Item: 9
Subject: Corporate Property Investment Programme (CPIP)	
Wards: All	
Key Decision No: KD 5006	
Cabinet Member consulted: Cllr Mary Maguire - Cabinet Member for Finance & Procurement	

1. EXECUTIVE SUMMARY

1.1 Enfield Council's Strategic Asset Management Plan (SAMP) for 2019-2024 was approved by Cabinet in June 2019. The SAMP sets out the management approach to the Council's General Fund operational and commercial investment buildings. In January 2019 the Council agreed to the creation of a Corporate Property Investment Programme (CPIP) to support the delivery of the SAMP.

1.2 CPIP is a centralised programme of capital investment focussed on ensuring that operational properties best meet the needs of the council and its customers; that properties comply with necessary legislation and that investment properties deliver maximum revenue returns.

1.3 The Council has brought together the assessment of future operational property needs, the progress of cultural change to support collaborative and agile working and development of supporting new technology together under a programme called Build the Change.

1.4 The key elements of the vision for the Build the Change programme are:-

Reducing the amount of office space/number of buildings we need while increasing our flexibility to work more effectively and make better use of our buildings and freeing up opportunities for the delivery of housing & economic development objectives and income generation

Supporting wellbeing through better facilities for employees and customers and enabling work life balance through agile working

Improving security for our employees, customers and data.

EXECUTIVE SUMMARY cont.

1.5 The £5.910M allocation in the Capital Programme for 2020/21 and £11.584M allocation for 2021/22 will focus on:

- **Operational Assets** – Consolidation of operational assets through the Build the Change programme to improve service delivery, improve operational efficiency, reduce property occupancy costs and create income (capital and revenue) from the redeployments or disposal of office space released through the programme.
- Investment in the **General Fund Residential Properties** Portfolio to improve living quality for residents, ensure compliance and enable the Council to regularise rents and dispose of surplus properties that do not meet operational or investment needs for a capital receipt.
- Investment in the **Rural Estate** Portfolio to ensure compliance; increase the number of assets suitable for letting and increase rental income.
- Investment in the **Parks Assets** Portfolio to bring currently underused and/or non-compliant properties into use and increase rental income.

This investment is required to deliver savings and income projections identified in the Medium Term Financial Plan (MTFP) for 19/20 and 20/21.

As the programme is developed and delivered over the next 10 years, it is expected that further capital will be required to maximise all opportunities. Any further requests for capital to support the delivery of the CPIP will come back to Cabinet, with a supporting business case for the investment.

2. RECOMMENDATIONS:

Cabinet is recommended to

- 2.1** Note the allocations in the Council's approved Capital Programme of £5.910m in 2020/21 and £11.584 in 2021/22.
- 2.2** Agree to commit £5.200m in 2020/21 and £8.084m in 2021/22 against the approved programme to deliver those parts of the Corporate Property Investment Programme (CPIP) as set out in this report.
- 2.3** Delegate authority to the Cabinet Member for Finance and Procurement to approve variations to projects within the CPIP allocation for 2020/21 and 2021/22.
- 2.4** Agree in principle to the disposal of John Wilkes House and Charles Babbage House once they are surplus to operational property requirements.
- 2.5** Delegate the method of sale and the approval of terms of sale to the Cabinet Member for Finance and Procurement in consultation with the Director of Property & Economy and the Executive Director of Resources.
- 2.6** Delegate authority to the Director of Property and Economy in consultation with the Executive Director of Resources, to procure consultants and contractors in accordance with Contract Procedure Rules as necessary to deliver the programme.

3. BACKGROUND

- 3.1** Enfield Council's Strategic Asset Management Plan (SAMP) 2019-2024 was approved by Cabinet in June 2019. The SAMP describes the Council's approach to management of its assets and provides links to the operational and technical details that underpins the overall strategy. The SAMP provides the framework for decision-making across the estate and for individual buildings, and shapes delivery of a resource at the heart of the Council's current and future offer to residents.
- 3.2** The central focus of the SAMP is the Council's General Fund property assets - operational and commercial investment buildings, covering a wide range of corporate, cultural and community facilities, education, public health and a range of other associated non-domestic properties owned by the Council. It does not include Housing Properties or Highway Assets.
- 3.3** In January 2019 the Council agreed to the initiation of a Corporate Property Investment Programme (CPIP) for the Council. The CPIP is a long-term capital programme that intends to invest appropriate capital (as opposed to just undertaking Repairs & Maintenance) in the Council's

own investment and operational estates, to ensure they are fit-for-purpose, compliant, sustainable and provide an efficient environment for staff and customers, as well as increasing income from investment properties and surplus operational properties.

3.4 The Corporate Property Investment Programme (CPIP) is specifically designed to support the delivery of the SAMP, in particular the specific Core Principles extracted below, through a centralised annual block programme of capital investment in the Council's property estate:

Core Principles
Deliver best consideration for the Council's assets in accordance with s.123 Local Government Act 1972.
Increase income from the Council's property assets (long term revenue streams preferred to one-off capital receipts)
Reduce expenditure on the Council's property assets
<p>Optimise assets to meet the Council's corporate objectives:</p> <ul style="list-style-type: none"> • Good homes in well-connected neighbourhoods. • Build our local economy to create a thriving place. • Sustain strong and healthy communities
Consolidation of operational estate into a small number of strategic hubs. Quality not quantity.
Provide quality modern operational buildings for staff and customers that will help the Council to deliver outstanding service to customers and attract and retain talented professional staff. Operational buildings should be efficient, attractive environments that are future-proofed, flexible and support agile working.
Move towards eliminating all leased-in buildings and only occupy owned buildings for operational purposes.
Release surplus operational estate for long-term revenue income and/or development
Consolidated and transparent single property budget , held by Property & Economy (ALL property income and expenditure is centralised – Services have any property cost codes/budgets removed and centralised)

3.5 The projects that were funded by the £1.9M allocation to CPIP in 2019-20 were focussed on the Council's operational assets as follows:

- **John Wilkes House** – investment to resolve ventilation and air handling issues to improve staff and customer experience. These works were completed in spring 2019
- **Enfield Highway Library Building** - renovation of the vacant building to enable relocation of the Independent Learning Disabilities Services (ILDS) from St Andrew's Court resulting in a better working environment, improved service delivery and savings on rental expenditure. The works have been designed and planning consent obtained. A contractor will start on site in March 2020 and completion is planned prior to the end of 2020.
- **Operational Assets** – Design and feasibility work has been undertaken for the Build the Change programme focussed on consolidation of the operational estate in order to provide a more efficient operational estate and identify and release surplus assets for capital receipts or income generation. This work has informed the budget for which approval is sought in this report.
- The programme has also enabled the successful and popular move of Southgate Library Service out of Southgate College into the original Southgate Library Building.
- The programme will also deliver overdue refurbishment of WC facilities in the civic centre to planned to be completed in spring 2020.

3.6 The proposed £5.200M allocation for 2020/21 and £8.084M allocation for 2021/22 will focus on:

- **Operational Assets** – Consolidation of operational assets through the Build the Change programme to improve service delivery, improve operational efficiency, reduce property occupancy costs and create income (capital and revenue from the redeployments or disposal of office space released through the programme.
- Investment in the **General Fund Residential Properties** Portfolio. will improve living quality for residents and enable Council the ability to regularise rents and dispose of surplus properties that do not meet operational or investment needs to generate a capital receipt.
- Investment in the **Rural Estate** Portfolio to ensure compliance, increase the number of assets suitable for letting and increase rental income.

- Investment in the **Parks Assets** Portfolio to bring currently underused and/or non-compliant properties into use and increase rental income.
- 3.7** This investment is required to deliver savings and income projections identified in the Medium-Term Financial Plan (MTFP) for 20/21 and 21/21.
- 3.8** Further investment will be required to deliver further savings, income and capital receipts and whilst forecasts are included in the MTFP more detail analysis and business cases will be developed and brought forward on an annual basis for approval.
- 3.9** A breakdown of estimated expenditure per project, for the CPIP in 2020-21 is provided in the Confidential Appendix.
- 3.10 Operational Assets – Consolidation & Hub Developments including delivering the first phase of the Build the Change programme**
- 3.10.1** The asset optimisation and consolidation programme will refocus priorities across the Council's operational estate, with the intention of creating more efficient working environments promoting greater collaboration alongside agile working whilst reducing costs and creating opportunities for income generation.
- 3.10.2** The SAMP sets the principles for provision of quality modern buildings, which will help the Council to deliver outstanding service to customers and attract and retain talented professional staff. A detailed Operational Asset Strategy is being developed to sit beneath the SAMP and an Operational Asset Management team is being formed. The strategy will move away from paying rent for operational property to only occupying owned buildings for operational purposes.
- 3.10.3** The Asset Register identifies 507 Operational Assets in the Council's corporate portfolio. These include corporate office accommodation, civic buildings and service delivery buildings such as depots as well as community centres, day centres, youth centres, children's centres and libraries.
- 3.10.4** The initial focus will be on our office accommodation as consolidation and improvement offers the greatest potential for efficiency, cost savings and income generation.
- 3.10.5** The first wave of projects for which this report seeks approval includes
- Relocation of Housing/Homelessness Services from John Wilkes House to Edmonton Green to create a Housing Hub, this will include reconfiguration of existing space at Edmonton Green and the closure of John Wilkes House and it's release for sale for housing development subject to planning consent.

- Relocation of Children's and Youth Services from Charles Babbage House, Claverings and Triangle House into Thomas Hardy House to create a Children's Services Hub. Relocation of staff at Thomas Hardy House to the Civic Centre and reconfiguration of the first floor of Thomas Hardy House to provide office and meeting/family conference facilities for Children's Services. This will allow termination of the lease at Triangle House offering revenue savings and the sale of Charles Babbage House for a capital receipt. The relocation of Youth Services to Enfield Town has been discussed and agreed with the Borough Commander.

3.10.6 A further report will follow later this year relating to:

- Relocation of the canteen and conference room and some other meeting rooms in the Civic Centre through making more efficient use of space in D block and on the ground floor of A Block following closure of the cash office. This will create approximately 1500 sq metres of additional office space to be used initially as temporary decant space while services are relocated and thereafter as office accommodation for staff relocated from other offices.

3.11 General Fund Residential Properties Portfolio

3.11.1 The Council has acquired various residential properties within its General Fund (as opposed to the Housing Revenue Account), over the years through various local and national governmental legislative and regulatory changes.

3.11.2 The general fund residential portfolio originally contained 39 properties that are scattered throughout the borough. These properties vary in type, size, and age and are in varying degrees of repair, with some considered to be beyond economic repair and with structural issues. Of the 39 properties, 7 were sold by the Council between 2016-2017, leaving 32 remaining, the majority of which have tenants already in occupation e.g. service tenants, retired staff, successor tenants, and former Greater London Council staff.

3.11.3 The inclusion of this asset portfolio in the CPIP will enable the properties to be brought up to a good standard (decent homes where possible), the basis of occupation to be formalised, rents rationalised, and resources provided to ensure that going forward the properties are effectively managed, maintained and optimised to meet the Council's corporate objectives. Properties that are deemed to be beyond economic repair will be put forward for disposal, with any capital receipts supporting the self-financing of the project and reducing the need for Council borrowing.

3.12 Rural Estate Portfolio

3.12.1 The Rural Assets Portfolio contains 18 farm holdings under 14 farm tenancy agreements and other sundry properties comprising of over 150 buildings and more than 3,000 acres. This is a fully let portfolio.

3.12.2 Much of the Portfolio was transferred to the Council on dissolution of the Greater London Council in 1986 since then the Council has been fully responsible for its management and maintenance and as such also has a Corporate Landlord liability.

3.12.3 In the future our Rural Portfolio is likely to look considerably different and opportunities will be taken to:-

- Increase tree-planting, naturalisation and biodiversity
- increase public access and recreation whilst developing and promoting food production in the borough.
- Regenerate underutilised assets to provide jobs and homes for Enfield residents
- Progress the modernisation, enhancement and future proofing of rural property land use, which will provide a firm basis to enable management of the rural portfolio to be more efficient and effective.
- Enable management decisions to be soundly based on best practice, transparent with measurable outcomes. It will be expected to be the key driving force to increase capital values and income growth.
- Address Corporate Landlord liabilities and improve the quality and condition of the Portfolio's assets;
- Invest to strategically enhance assets, value and income – (for example by investing in new fit-for-purpose modern agricultural buildings)

3.12.4 In order to deliver on the above vision, there are a number of challenges to resolve:

- Tenants occupy the farms by way of either an Agricultural Holding Act tenancy (AHA) or Farm Business Tenancy (FBT). AHA tenancies are an older type agreement and are very prescriptive in terms of maintenance responsibilities with the Council retaining a major responsibility for Corporate Landlord issues.
- The rural estate has unique risks and challenges, for example extreme vulnerability to fly-tipping, trespassing and incursions plus added risks of the natural environment such as trees overhanging public highways etc.
- Significant investment is required over several years to bring the portfolio into compliance with Corporate Landlord and Health & Safety requirements.
- The initial amount allocated in the CPIP for 2020/21 is focussed on the most urgent compliance issues.

3.13 Parks Assets Portfolio

3.13.1 The Council operates and maintains 122 Parks and Open Spaces, which contain 89 Parks Buildings. These spaces provide much needed green space and recreation to the residents and visitors to the Borough. The Parks often have associated buildings, structures and hard standing for maintenance, parking, public conveniences, sports pavilions, changing rooms, bandstands, bowls greens, tennis courts and sports pitches. The maintenance of the plants, trees, grass, buildings and water features are costly and time consuming. Budgets are not sufficient and reliance on parks friends' groups volunteers and grant funding has become essential.

3.13.2 The decline in recent years of local sports clubs has led to a number of buildings, sports grounds and facilities being returned to the Council as clubs and sports have gone out of fashion. Lost members, lost volunteers or dissolved. Trespass, incursion, vandalism and fly tipping has become a regular issue to resolve, costing large resources to secure, protect and repair. More redundant sporting assets being returned to the Council have increased the maintenance and security burden as residents' clubs, that in the past would have acted to maintain and secure their assets and pay a rent to the Council, no longer exist.

3.13.3 Capital investment into the Parks Assets portfolio will assist in finding appropriate organisations to take leases, management agreements and occupation licences to take on, maintain and pay a rent for currently empty and redundant parks buildings. This increased use and commercialisation of these assets will bring added income to the Council, with increased security, sense of community and participation in exercise and sports for local people.

4. ALTERNATIVE OPTIONS CONSIDERED

4.1 Retain but do not invest in the Council's property assets:

This would expose the Council to both increased Corporate Landlord liabilities and costs, health and safety risks, as well as resulting in a depreciating asset base, dropping rental income levels and opportunity cost in loss of potential income.

Savings identified in the MTFP that rely on capital investment within the CPIP for delivery will not be realised.

4.2 Dispose of the Council's property assets for purely capital receipt, so that investment is not required:

This is not in line with the Core Principles of the Council's Strategic Asset Management Plan. However, there will be some exceptions to this rule,

and where it is deemed no longer cost effective to retain an asset, such assets can be considered for disposal, with the capital receipt being recycled back into the Council's asset base.

In some cases, the Council may choose to appropriate assets from the General Fund to the HRA. This is not technically a disposal as it keeps the value of the asset within the Council as a whole, whilst providing the General Fund with a capital receipt, and the HRA with a housing development opportunity.

5. REASONS FOR RECOMMENDATIONS

- 5.1** To enable a block programme of investment in the Council's property assets for 2020/21 and 2021/22, ensuring compliance with the Corporate Landlord Policy, and delivering asset and income optimisation, in support of the implementation of the Council's Strategic Asset Management Plan.
- 5.2** To enable a longer-term approach to capital investment in the Council's assets, supporting further analysis, business case development and financial modelling to create a 10 year plan for the CPIP.
- 5.3** To ensure Savings and Income identified in the MTFP can be delivered.
- 5.4** To enable investment in the Council's property estate, which will create savings, increase income and/or produce capital receipts where appropriate.

6. COMMENTS FROM OTHER DEPARTMENTS

6.1 Financial Implications

6.1.1 The report is asking for approval to spend £13.3m to optimise the use of the Councils operational assets, complying with necessary legislation and ensuring investment properties deliver maximum revenue returns.

6.1.2 On the 12th Feb 2020, Cabinet recommended that Council approve the 10-year Capital programme, which included the 10-year CPIP programme of £41.261m. This report is seeking Cabinet approve spend for the first 2 years of that approved budget. The table A provides details.

Table A:

	2020/21	2021/22	2022/23- 2029/30	Total £000
	£'000s	£'000s	£'000s	£'000s
Corporate Residential	500			500
Operational property	3,910	10,030	23,767	37,707
Park Buildings	500			500
Rural Estate	1,000	1,554		2,554
Total	5,910	11,584		41,261

6.1.3 The total CPIP costs are currently estimated to be £41.3m up to 2026/27, the authorisations sought in this report relate to the first 2 years only.

6.1.4 The programme includes investing in existing Council owned office space to allow the relocation of staff from other offices which are either leased by the Council or owned by the Council. Where the office is owned by the Council it is expected to become vacant and sold at market value generating capital receipts. These capital receipts will contribute towards funding the investment in existing office space, reducing the Councils borrowing requirements.

6.1.5 Table B summarises the annual capital development costs, capital receipts generated and the Council borrowing requirement:

Table B:

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
	£'000s	£'000s	£'000s	£'000s	£'000s	£'000s	£'000s
Development Costs	5,910	11,584	11,257	3,957	2,500	3,553	2,500
<i>Funding:</i>							
Capital Receipts	0	(3,199)	(17,000)	0	0	0	0
Council Borrowing	(5,910)	(8,385)	5,743	(3,957)	(2,500)	(3,553)	(2,500)
Net Borrowing	(5,910)	(14,295)	(8,552)	(12,509)	(15,009)	(18,562)	(21,062)

6.1.6 The Council's Treasury Management Strategy, anticipated to be approved at full Council on the 27th February 2020 noted a £2bn borrowing limit growing by inflation year-on-year, with a £0.2bn safety margin for unanticipated requirements. This project is contained within that limit. However, all schemes need to be assessed against the need to be financially sustainable both in generating new revenue streams and in ensuring that our debt can be serviced. The servicing of that debt must be considered both under the current low interest environment and in the future, when rates might be significantly higher and this is why a 3.5% interest rate is assumed for all projects.

6.1.7 As staff are relocated out of existing offices and those offices are disposed of, the Council will no longer incur the costs of maintenance , resulting in a revenue saving. As part of the programme some assets the Council currently leases out to other organisations will also be sold to fund the cost of works. This will result in a loss of rental income to the Council.

6.1.8 Table C sets out the impact of the total CPIP programme on the Medium-Term Financial Plan (MTFP).

Table C:

	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28 - 2029/30
Budget Savings	0	(575)	(996)	(1,085)	(1,246)	(1,404)	(1,404)	(1,404)
Budget Income Loss	0	0	374	374	374	374	374	374
Net Budget Impact	0	(575)	(622)	(711)	(872)	(1,030)	(1,030)	(1,030)
Annual Debt Level	5,910	14,250	14,139	17,982	20,333	23,713	26,006	
Annual Finance Cost	0	252	609	609	778	885	1,036	1,143
Net (Saving)/Cost	0	(323)	(13)	(102)	(94)	(145)	6	113

6.1.9 Based on the current estimates, at the end of the programme of works the annual financing costs attached to CPIP will be greater than the net budget impact from having fewer buildings to maintain and rental income loss.

It is anticipated that the net annual revenue cost of £113k can be mitigated through increased capital receipts or increased rental income from the investment portfolios.

Council Debt

6.1.10 The borrowing attached to CPIP has been included within the treasury management strategy which was recommended to be approved by Council at the 12th February 2020 Cabinet meeting.

6.2 Legal Implications

- 6.2.1** Section 111 of the Local Government Act 1972 gives a local authority power to do anything (whether or not involving the expenditure, borrowing or lending of money or the acquisition or disposal of any property or rights) which is calculated to facilitate, or is conducive to or incidental to the discharge of any of its functions.
- 6.2.2** The Council also has a general power of competence under section 1(1) of the Localism Act 2011 to do anything that individuals may do, provided it is not prohibited by legislation. A local authority may exercise the general power of competence for its own purpose, for a commercial purpose and/or for the benefit of others. This power encompasses the power for the Council to enter into contracts.
- 6.2.3** Public law principles will apply to the decisions made by the Council, including the Council's duty to take account of its fiduciary duty and to act prudently with public monies entrusted to it. The Council is also under a general duty to act reasonably and show that its decisions are made after having given due and proper consideration to all relevant factors.
- 6.2.4** The Council must comply with all requirements of its Constitution including, in relation to any property transactions its own Property Procedure Rules which set out mandatory procedures regarding (amongst other things) the acquisition, management and disposal of property assets.
- 6.2.5** Section 123 of the Local Government Act 1972 gives a power of sale or leasing to Councils. Pursuant to this section, the Council has a statutory duty to achieve best consideration (save for tenancies of less than seven years). Flexibility is afforded by virtue of the General Disposal Consent 2003. Section 32 of the Housing Act 1985 regulates disposals of housing land, with flexibility afforded by virtue of the General Housing Consents 2013., If any land to be disposed of comprises or includes open space land, then prior to any final decision for disposal, the Council is required to advertise its intention in a local newspaper for two consecutive weeks and to consider any objections. Accordingly, the Council must have regard to these statutory requirements before any final decision is taken.
- 6.2.6** Planning applications will need to be submitted to the Local Planning Authority for approval. This process requires statutory and public consultation and works should not commence until such time as approval is given and any pre-commencement conditions (if required) by the planning permission are discharged, in compliance with the Town and Country Planning Act 1990.
- 6.2.7** Under Section 14 (3) of the Local Government Act 2000, the executive may arrange for any of its functions to be discharged by an officer of the authority.

6.2.8 As the value of this CPIP is over £250,000 it is a Key Decision and the Council must comply with its governance processes in respect of Key Decisions.

6.2.9 Where any procurements are to be followed pursuant to the CPIP programme, these must be carried out in accordance with the Public Contracts Regulations 2015 (where applicable) and the Council's Contract Procedure Rules.

6.2.10 Any 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
(Legal imps prepared by MO'C and EP on 11 October 2019 based on a report circulated on 4 October 2019. Report reviewed by EP and SM on 4 November 2019 based on a report circulated on 01 November 2019 with addition made to para 6.2.2).

6.3 Property Implications

This report has been prepared by Strategic Property Services and therefore the property implications are imbedded within the report.

7. KEY RISKS

If the Council does not invest in its property assets, it could face significant Corporate Landlord risks and liabilities, as well as decreasing capital values and decreasing rental income streams.

Portfolio investment business cases may demonstrate that in some cases, investment in certain assets is not a viable option (e.g. the costs of repair outweigh any potential income streams) and in these cases it may be appropriate to consider disposal of the assets for the realisation of capital receipts.

This report has been sent to Risk Management for comment and has received confirmation of a nil return.

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

8.1 Good homes in well-connected neighbourhoods

The inclusion of the General Fund Residential Properties Portfolio in the CPIP sets the principle of direct Council investment into improving the quality of these Council-owned homes. This will support the supply of affordable, quality housing options for ownership, social rent and private rent.

8.2 Sustain strong and healthy communities

The inclusion of the Rural Assets and Parks Portfolios in the CPIP sets the principle of direct Council investment into improving the quality of assets within parks and the greenbelt, which will encourage residents to utilise and access these areas for healthy outdoors activities, which will in turn improve health outcomes for residents. The CPIP is an investment tool that will indirectly help improve public health and people's wellbeing as well as helping to protect the local urban and green environment through sustainable investment in connected assets.

8.3 Build our local economy to create a thriving place

The inclusion of the Operational Assets Portfolio in the CPIP creates opportunities for surplus operational assets to be released for alternative uses that can support the local economy and help to create thriving places. Consolidation of Enfield office staff into town centre locations will help drive footfall and boost local business in those areas. Utilising the CPIP as an investment tool gives the Council the opportunity to work with local businesses and partners to develop a strong and competitive local economy and vibrant town centres that benefit all residents.

9. EQUALITIES IMPACT IMPLICATIONS

No equality impact assessment/analysis has been undertaken in the preparation of this report, as there are no direct equalities implications.

10. PERFORMANCE AND DATA IMPLICATIONS

No implications

11. HEALTH AND SAFETY IMPLICATIONS

This report has significant health and safety implications which are imbedded in the body of the report, in reference to the Council's role as Corporate Landlord and the liabilities and responsibilities this brings, in relation to investing in property assets to ensure compliance.

12. PUBLIC HEALTH IMPLICATIONS

Reference 8.2 above for public health implications.

The effective use of the council estate in providing facilities to act as community resource is of potential benefit to the health and wellbeing of Enfield residents. Any opportunity to develop community assets as community hubs for the provision of information, signposting and support should be explored. Links to health improvement, social prescribing and community development should be maximised where possible.

Background Papers

Strategic Asset Management Plan 2019-24
Condition Surveys – Rural Portfolio