



PUBLICATION OF DECISION LIST NUMBER 6/20-21

MUNICIPAL YEAR 2020/21

Date Published: 28 July 2020

This document lists the Decisions that have been taken by the Council, which require publication in accordance with the Local Government Act 2000. The list covers Key, Non-Key, Council and Urgent Decisions. The list specifies those decisions, which are eligible for call-in and the date by which they must be called-in.

A valid request for call-in is one which is submitted (on the form provided) to the Governance and Scrutiny Team in writing within 5 working days of the date of publication of the decision by at least 7 Members of the Council.

Additional copies of the call-in request form are available from the Governance and Scrutiny Team.

If you have any queries or wish to obtain further report information or information on a decision, please refer to:
– Claire Johnson (0208 132 1154)

INDEX OF PUBLISHED DECISIONS – Tuesday 28 July 2020

List Ref	Decision Made by	Date Decision came/ comes into effect	Part 1 or 2	Subject/Title of Report	Category of Decision	Affected Wards	Eligible for Call-In & Date Decision must be called in by (If Applicable)	Page Number
1/6/20-21	Cabinet Member for Finance & Procurement (Cllr Maguire)	Wednesday 5 August 2020	Part 1 & Part 2 (para 3) confidential appendix	Asset Management System Project (Atrium Replacement)	Key Decision KD: 5011	All	Yes Tuesday 4 August 2020	1-3
2/6/20-21	Executive Director Place (Sarah Cary)	Wednesday 5 August 2020	Part 1 & Part 2 (para 3) confidential appendix	Meridian Water Commercial Advisor Appointment	Key Decision KD: 5017	Upper Edmonton	Yes Tuesday 4 August 2020	3-4
3/6/20-21	Leader of the Council (Cllr Caliskan)	Wednesday 5 August 2020	Part 1 & Part 2 (para 3) confidential appendix	Meridian Water Housing Infrastructure Fund – approval to Award Project Management and Quantity Surveying Services for the Strategic Infrastructure Works.	Key Decision KD: 5170	Upper Edmonton	Yes Tuesday 4 August 2020	5-6

DECISIONS

For additional copies or further details please contact Claire Johnson (020 8132 1154), Governance and Scrutiny Team.

LIST REFERENCE: 1/6/20-21

SUBJECT TITLE OF THE REPORT:							
ASSET MANAGEMENT SYSTEM PROJECT (ATRIUM REPLACEMENT)							
Part 1 or 2 (relevant exempt Paragraph)	Wards affected by decision	Decision taken by	Date Decision came into effect	Interest declared in respect of the Decision	Category of decision (i.e. Key, Non-Key, Council, Urgent)	Contact Details	Eligible for Call-in & Date to be called in by
Part 1 & Part 2 (para 3) confidential appendix	ALL	Cabinet Member for Finance & Procurement (Cllr Maguire)	Wednesday 5 August 2020	None	Key KD:5011	Mark Bradbury mark.bradbury@enfield.gov.uk 020 8379 1451	Yes Tuesday 4 August 2020
DECISION							
<p>AGREED subject to no call in being received: That the Cabinet Member:</p> <ol style="list-style-type: none"> 1. Approves the replacement of the current Asset Management System with a new system to improve business processes and property information; 2. Approves the provision of new property drawings, as a requirement of Building Information Modelling (BIM); 3. Approves the budget, resources (as set out in Appendix 1 and included in the approved Capital Programme), and the prioritisation of this project, with the understanding that it is also included in ICT's delivery pipeline (see appendices of the report for financial information); and 4. Delegates the procurement method and the award of contracts associated with this project to the Executive Director of Place, in consultation with the Executive Director of Resources. 							

ALTERNATIVE OPTIONS CONSIDERED

An options appraisal was carried out and several alternative options were considered, and these included:

Do nothing

This is not possible because the supplier, Trimble, are discontinuing the current AMS, Atrium in April 2021. Without a supported system to manage corporate properties, including all the H&S servicing contracts, the Council cannot achieve or demonstrate statutory compliance, nor can it adequately ensure the safety of those that use its buildings.

Utilise Council Housing's AMS - Apex

There are many areas of overlap between the functionality required by corporate property and that of Council Housing's asset management team. Thus, it was agreed that Council Housing's current AMS Apex should be explored as a replacement for Atrium. A demonstration of Apex was carried out by the supplier Rowanwood for members of Corporate Property Services in January 2019. There were many aspects of the system that would meet the needs of Property Services, however, there were some fundamentally notable gaps; the biggest one being the lack of a commercial estates management module. This is essential for the work of SPS, particularly regarding the management of acquisitions, leases and disposals. Rowanwood did offer to explore the possibility of building a bespoke estates management module. In considering this option, the costs of the resources required to explore this were prohibitively high and the total costs of this venture unknown. Subsequently, the decision was taken that it would be better to procure a system with a known track record of success, particularly due to the tight timeframe involved in this project.

Utilise Apex but with a separate Estates Management System

The possibility of using Apex with a separate estates management system was explored. However, the complexity, costs and risks associated with having to integrate and synchronise the systems, made this option less viable than procuring a complete system appropriate to the needs of Property Services.

Bespoke system creation

This would be extremely timely and costly and carries high risk as there would be no track record of successful use elsewhere. This would put an even greater pressure on ICT's resources and put at risk their pipeline of projects. In addition, would require specialists to maintain the solution with increased overheads to the Council. It is also unlikely it could be delivered before the current system is discontinued by the supplier.

REASONS FOR RECOMMENDATIONS

There are many benefits associated with the successful replacement of the current AMS with one that more fully meets business needs, as detailed in the report

Procuring a cutting-edge replacement system with a track record of success provides LBE with assurance and peace of mind. Such a system will enable Property Services to achieve its challenging new goals and aspirations as set out in the SAMP and the Corporate Landlord Policy.

The Council will have the tools it needs to improve the quality of LBE's property portfolio, to manage it compliantly and efficiently, and ensure opportunities for return on investment (ROI) are maximised.

BACKGROUND

Please note that a copy of the Part 1 report is available on the Council's democracy pages. As the Appendix contains exempt information, this will not be available to press or public.

LIST REFERENCE: 2/6/20-21

SUBJECT TITLE OF THE REPORT:							
MERIDIAN WATER COMMERCIAL ADVISOR APPOINTMENT							
Part 1 or 2 (relevant exempt Paragraph)	Wards affected by decision	Decision taken by	Date Decision comes into effect	Interest declared in respect of the Decision	Category of decision (i.e. Key, Non-Key, Council, Urgent)	Contact Details	Eligible for Call-in & Date to be called in by
Part 1 & Part 2 (para 3) confidential appendix	Upper Edmonton	Executive Director Place (Sarah Cary)	Wednesday 5 August 2020	None	Key KD:5017	Oycan Sozcu Oycan.sozcu@enfield.gov.uk 020 8132 1680	Yes Tuesday 4 August 2020
DECISION							
<p>AGREED subject to no call in being received:</p> <p>That the Executive Director of Place;</p> <ol style="list-style-type: none"> Approves the appointment of the recommended bidder to provide Commercial Advisory services in support of the Meridian Water programme. Approves the commission to be a call off contract with a three-year duration. See part 2 Appendix to the report. 							
ALTERNATIVE OPTIONS CONSIDERED							
<p>Internal Resources</p> <p>Using internal resources was an option considered and discounted due to a lack of expertise within the required scope of services and lack of resource availability.</p> <p>Extending LSH Contract Scope:</p> <p>Extending the scope of the LSH contract had been considered to increase the resources allocated to Meridian Water and incorporate expertise in the additional specialisms sought. However, this option was discounted as LSH do not have the capacity to increase current resources to extend beyond those provided under their current contract terms neither the required level of expertise in the additional specialisms.</p>							

REASONS FOR RECOMMENDATIONS

The appointment of the recommended advisors will ensure the Meridian Water team is supported and advised on Commercial, Financial and Property Market matters in the context of the Council's wider objectives and ensure quality and best value is reflected in Meridian Water outputs.

Commercial and Financial Advisors Lambert Smith Hampton (LSH) are currently retained within a similar scope of services. However, the increasing complexity of the project along with the required workload makes it prudent to appoint a second firm of advisors. Depending on LSH with their existing capacity will slow down the progress of Meridian water. The scheme progressing at its current pace cannot afford to be wholly reliable on the one company.

This role will not be a replication of the scope and support provided by LSH but an addition of resources to support workstreams outside of LSH's scope, enable the ability to seek second opinions as and when required and deliver in the specialism areas listed which LSH would not have the resources or expertise to do so. The advisors being recommended for appointment, named in the Part 2 report, have demonstrated strength in the depth and breadth of expertise in general Commercial Advisory provision and within the specialism areas of Estate Management, Build to Rent and niche markets such as Co-Living and Student Accommodation.

BACKGROUND

Please note that a copy of the report is available on the Council's democracy pages. As the Appendix contains exempt information, this will not be available to press or public.

LIST REFERENCE: 3/6/20-21

SUBJECT TITLE OF THE REPORT:							
MERIDIAN WATER HOUSING INFRASTRUCTURE FUND – APPROVAL TO AWARD PROJECT MANAGEMENT AND QUANTITY SURVEYING SERVICES FOR THE STRATEGIC INFRASTRUCTURE WORKS							
Part 1 or 2 (relevant exempt Paragraph)	Wards affected by decision	Decision taken by	Date Decision comes into effect	Interest declared in respect of the Decision	Category of decision (i.e. Key, Non-Key, Council, Urgent)	Contact Details	Eligible for Call-in & Date to be called in by
Part 1 & Part 2 (para 3) confidential appendix	Upper Edmonton	Leader of the Council (Cllr Caliskan)	Wednesday 5 August 2020	None	Key KD:5170	Madi. Mukhametaliyev@enfield.gov.uk 020 8132 3059	Yes Tuesday 4 August 2020
DECISION							
<p>AGREED subject to no call in being received:</p> <ol style="list-style-type: none"> To approve the appointment of Bidder A to provide project management and quantity surveying services for the delivery of the HIF Site Works through the Homes England Multidisciplinary Framework. To authorise expenditure for the scope of services and contingency costs set out within the body of the report. To note budget and funding sources for the expenditure (see Confidential Appendix) 							
ALTERNATIVE OPTIONS CONSIDERED							
<p>Do nothing - Doing nothing would leave the Council without the support needed to for the delivery of strategic infrastructure and phase delivery at Meridian Water delaying provision of much needed affordable homes.</p> <p>Re-tender - The Council received three valid tender responses, which demonstrated a good understanding of the Council’s requirements and value for money. Retendering the scope of services is unlikely to lead to better tender responses. Retendering would lead to a delay of the timings of the project, leaving the Council without the support needed for the delivery of strategic infrastructure and phase delivery at Meridian Water.</p>							

REASONS FOR RECOMMENDATIONS

The Strategic Infrastructure Works (SIW) funded by the HIF required in the early stages of the programme to unlock further development Meridian Water scheme. The proposal will enable housing development, boost local economy and employment, and contribute to health and wellbeing of local communities. It is key that the right project management and quantity surveying arrangements are in place to ensure the required level of experience and expertise to manage large infrastructure project to deliver the SIW.

The Council needs to commence the SIW in time in order to claim funding. It is a requirement of HIF funding contract that £156m of funding secured by the Council is spent by March 2024.

The expenditure for the tasks set out within this report are to be funded from within the existing Capital Programme initially and the amount spent by March 2024 will be reimbursed from the HIF funding on a quarterly basis.

It is key that an infrastructure project of this scale and complexity is managed by the right project management and quantity surveying firm to ensure the required level of experience and expertise.

The procurement through the Homes England Framework for Multidisciplinary Technical Services was identified as preferred and approved by the Council as an operational decision made on 22nd October 2019.

There will be a corresponding decrease in STACE time charge fees once this appointment is in place (see Confidential Appendix).

BACKGROUND

Please note that a copy of the report is available on the Council's democracy pages. As the Appendix contains exempt information, this will not be available to press or public.