



## **PUBLICATION OF DECISION LIST NUMBER 28/20-21**

### **MUNICIPAL YEAR 2020/21**

Date Published: 24 November 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 (ext.1154)

*Phone 020 8132 then extension number indicated*

**INDEX OF PUBLISHED DECISIONS – 24 November 2020**

<b>List Ref</b>	<b>Decision Made by</b>	<b>Date Decision came/ comes into effect</b>	<b>Part 1 or 2</b>	<b>Subject/Title of Report</b>	<b>Category of Decision</b>	<b>Affected Wards</b>	<b>Eligible for Call-In &amp; Date Decision must be called in by (If Applicable)</b>	<b>Page No.</b>
1/28/20-21	Leader of the Council	2 December 2020	Part 1 & 2	Stonehill – Meridian Water Studios	KD 5163	Upper Edmonton	Yes 1 December 2020	1
2/28/20-21	Executive Director of Place	2 December 2020	Part 1 & Part 2	Award of works contract – Channel Island Blocks Building Safety Improvement Work	KD 5129	Enfield Highway	Yes 1 December 2020	2

**LIST REFERENCE: 1/28/20-21**

<b>SUBJECT TITLE OF THE REPORT:</b>							
STONEHILL – MERIDIAN WATER STUDIOS							
<b>Part 1 or 2 (relevant exempt Paragraph)</b>	<b>Wards affected by decision</b>	<b>Decision taken by</b>	<b>Date Decision comes into effect</b>	<b>Interest declared in respect of the Decision</b>	<b>Category of decision (i.e. Key, Non-Key, Council, Urgent)</b>	<b>Contact Details</b>	<b>Eligible for Call-in &amp; Date to be called in by</b>
Part 1 & 2	Upper Edmonton	Leader of the Council	2 December 2020	None.	KD 5163	Paul Gardner, Senior Regeneration Manager <a href="mailto:Paul.gardner@enfield.gov.uk">Paul.gardner@enfield.gov.uk</a>	Yes 1 December 2020
<b>DECISION</b>							
<p><b>AGREED:</b> subject to not being called in:</p> <ol style="list-style-type: none"> <li>To approve the selection of Troubadour Meridian Water Studios Ltd as the successful bidder following the marketing of the Stonehill site in Meridian Water;</li> <li>To approve expenditure of £2.89m of capital budget to the delivery of Meridian Water Studios, noting that the expenditure will be paid back with interest over the life of the lease;</li> <li>To authorise the Programme Director of Meridian Water in consultation with the Director of Property and Economy to agree and approve the Heads of Terms for the Lease arrangements with Troubadour Meridian Water Studios Ltd;</li> <li>To authorise Legal Services to prepare and complete Agreements for Lease and Leases (together with the side agreements referred to in the report and any ancillary documentation) with Troubadour Meridian Water Studios Ltd on the basis of the approved Heads of Terms and to arrange for the due execution of the same;</li> <li>To note the waiver approved by the Interim Executive Director of Resources of the Contract Procedure Rules to enter into a works contract with Troubadour Theatres Limited to construct two temporary structures which will be part of a bespoke Film Studio at Stonehill;</li> <li>To approve the entry by the Council into a works contract with Troubadour Theatres Limited for the construction of two temporary structures which will be part of a bespoke Film Studio at Stonehill for a contract price as set out in the Confidential Appendix;</li> <li>To authorises Legal Services (in partnership with the Regeneration Team) to prepare and complete the construction contract (together with any ancillary documentation) and to arrange for due execution of the same.</li> </ol>							
<b>ALTERATIVE OPTIONS CONSIDERED</b>							
<ol style="list-style-type: none"> <li>Enter into negotiations with second place bidder <ul style="list-style-type: none"> <li>The second-place bidder did not offer any of the place-making benefits that MWS offered. Furthermore, the need to only let half the site initially to facilitate SIW would complicate negotiations and it is not known whether that would be acceptable to the bidder. Significant work has been done to find a way to back the sequencing of MWS activity and SIW work, while retaining the placemaking and income benefits of</li> </ul> </li> </ol>							

their bid. It is therefore not proposed to enter into negotiations with the second-place bidder, unless the TMWS should not be successful (for example if planning consent cannot be secured).

2. Await completion of SIW before negotiating lease agreement.

- The benefit of this option is that it would give absolute certainty about the timing and delivery of the strategic infrastructure affecting the site (especially the Flood Relief Channel and Road). However, it would also mean foregoing the opportunity to enter into an agreement with a high-profile tenant that could make a significant contribution to placemaking objectives and meanwhile activity in the early years of the scheme. It would also mean foregoing some rental income for the period before and during SIW. It would also mean leaving the site vacant and increase the risk of occupation by Travellers, an event that could potentially derail the timetable for the delivery of SIW. Finally, it would almost certainly mean losing the opportunity currently on the table, with TMWS likely to relocate the film studios/theatre elsewhere.

3. Re-market the Site

- The key milestone of reaching provisional agreement on the heads of terms with Troubadour is the result of months of negotiation and planning. It has also necessitated two rounds of extensive marketing of the Stonehill site in order to attract and secure a strong submission from Troubadour. It is therefore deemed highly unlikely that an offer stronger (in both income and quality terms) can be found, especially given the current economic climate.

## **REASONS FOR RECOMMENDATIONS**

Subject to planning, the Meridian Water Studios will deliver a major plank of the Meridian Water Employment Strategy, as it will be directly contributing to the objective of delivering 1,000 meanwhile jobs across Meridian Water, initially with up to 50 jobs on site, rising to 450 jobs in the second phase. The proposal promotes the Strategy's target growth sectors of culture, media and the creative industries. Finally, it squarely delivers against the Meridian Water placemaking pillar: Your Place to Make and Create.

PL 20/070 P Part 1

1. As well as offering a stepped rental for the site, and subject to planning consent, the Troubadour offer combining film/TV studios, theatre, training and logistical support for the media sector would enhance Meridian Water as a place of creativity, creating employment and providing activities for local people. Up to 150 training opportunities are planned to be delivered in Phase 1 of a Skills Academy. It is estimated that this would rise to circa 500 training positions per annum, once the full campus has been set up and is operating following the completion of Strategic Infrastructure Works.

2. As a result of intense negotiation and careful structuring of a deal, the proposal allows the Council to enhance the value of the Stonehill land through development of a built Film Studio campus and ancillary buildings. The rental structure agreed provides for the repayment of the Council's construction cost, as well as market rent. Overall, the proposal will deliver secure occupation of the site, beneficial economic activity, and, crucially, full flexibility for the delivery of the Government funded (HIF) Strategic Infrastructure Works

(SIW) across the rest of the Stonehill site.

3..Timing is a crucial consideration of this proposal. Statutory timescales mean that the earliest planning consent can be secured is December 2020. The studios can be erected quickly meaning that they will be ready for film production by early 2021. This gives enough time to schedule production activity between now and when the Strategic Infrastructure Works commence (approximately Quarter 2 2022, subject to the appointment of the contractor and the timing of the CPO hearing). The timetable is very tight, and in order to schedule provisional bookings TMWS are aiming to erect the studios no later than early 2021. Any delay could threaten the opportunity to have a film production programme before HIF works commence and disrupt use of the Stonehill site.

#### **BACKGROUND**

Please note that a copy of the Part 1 report is available on the Council's democracy pages. Part 2 documents will not be available to the press and public.

**LIST REFERENCE: 2/28/20-21**

<b>SUBJECT TITLE OF THE REPORT:</b>							
AWARD OF WORKS CONTRACT – CHANNEL ISLAND BLOCKS BUILDING SAFETY IMPROVEMENT WORK							
<b>Part 1 or 2 (relevant exempt Paragraph)</b>	<b>Wards affected by decision</b>	<b>Decision taken by</b>	<b>Date Decision comes into effect</b>	<b>Interest declared in respect of the Decision</b>	<b>Category of decision (i.e. Key, Non-Key, Council, Urgent)</b>	<b>Contact Details</b>	<b>Eligible for Call-in &amp; Date to be called in by</b>
Part 1 & Part 2 appendix	Enfield Highway	Executive Director of Place	2 December 2020	None	KD 5129	Sarah Stevenson-Jones Resident Safety Director <a href="mailto:sarah.stevenson-jones@enfield.gov.uk">sarah.stevenson-jones@enfield.gov.uk</a>	Yes- 1 December 2020
<b>DECISION</b>							
<p><b>AGREED:</b> subject to not being called in:</p> <ol style="list-style-type: none"> <li>1. To approve the award and enter into the Contract for the Channel Island Blocks Building Safety and internal Improvement Works to “Contractor 6”.</li> </ol>							
<b>ALTERNATIVE OPTIONS CONSIDERED</b>							
<p>1.The anticipated contract values are expected to exceed the EU procurement threshold for works contracts currently at £4,733,252. The procurement options available for consideration are:</p> <ol style="list-style-type: none"> <li>i. Use of a suitable OJEU Compliant Framework via direct award or mini competition.</li> <li>ii. Tendering through OJEU either using the open or restricted process.</li> </ol>							

2. Frameworks offer the most expedient route to market available, whilst remaining compliant with the Public Contract Regulations 2015. Suppliers on frameworks are assessed for suitability prior to joining the framework with pre-agreed terms and conditions. Standard documentation is available but can be amended to include specific requirements by the client.

3. Tendering through OJEU allows clients to create bespoke documentation designed to fit its requirements. This approach gives tender opportunity to a wider group of bidders but requires a long time from document preparation and procurement to tender receipt.

#### **REASONS FOR RECOMMENDATIONS**

4. The HRA Capital programme for 2020-21 is focused on the delivery of building safety works, sustainability improvements and the replacement of aged and failing water services infrastructure which is detrimentally impacting on resident's quality of life.

5. The procurement plan for the 20/21 capital programme was approved at the Place Procurement Board on Tuesday 24<sup>th</sup> September 2019, noting that all such procurement activity would be carried out in accordance with the Council's procurement rules to ensure the programme delivers value for money and achieves the quality standards expected for tenants and leaseholders.

6. A compliant tender exercise has been undertaken utilising the Southeast Consortium Procurement Framework. The tender was evaluated based on a cost quality split of 60/40, in line with the frameworks agreed weighting criteria, with Contractor 6 scoring highest overall and therefore considered to have provided the most economically advantageous tender. Further details are provided in Part 2.

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