



PUBLICATION OF DECISION LIST NUMBER 7/21-22

MUNICIPAL YEAR 2021/2022

Date Published: Friday 25 June 2021

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 – Friday 25 June 2021

List Ref	Decision Made by	Date of Decision	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
1/7/21-22	Joanne Drew Housing and Regeneration Director	Monday 5 th July 2021	Part 1 & 2	263 Bullsmoor Lane	KD 5285	Turkey Street	Friday 2nd July 2021	1-2
2/7/21-22	Joanne Drew Housing and Regeneration Director	Monday 5 th July 2021	Part 1	Dendridge Close Development	KD 5289	Turkey Street	Friday 2nd July 2021	3-4

DECISIONS

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

SUBJECT TITLE OF THE REPORT:							
263 BULLSMOOR LANE							
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 & 2	Turkey Street	Joanne Drew Housing and Regeneration Director	Monday 5th July 2021	None	KD: 5285	Nnenna Urum-Eke nnenna.urumeke@enfield.gov.uk 02081321665	Yes Friday 2 July 2021
DECISION							
<p>AGREED subject to not being called in, to:</p> <ol style="list-style-type: none"> 1. Approve the expenditure of £6.049m in addition to £1.7m already spent in 2019/20 against the allocated £7.75M from the HRA to fund the development of up to 31 residential units on the 263 Bullsmoor Lane site to be applied as follows: <ol style="list-style-type: none"> a. On the Employer's Agent, cost consultancy, project management and clerk of works throughout the duration of the scheme. The Employer's agent, cost consultancy and project management are proposed to be procured via the Crown Commercial Services framework or other framework agreement in consultation with the procurement team. These awards are subject to further approval reports via the procurement team. b. On-cost, including planning application, internal project management at 1.4% of scheme costs and contingency of 10% which is £493,302. c. The full design services and construction through to post occupation, including the defects liability period. This is proposed to be procured via an LHC Modern Methods of Construction Framework in consultation with the procurement team. These awards are subject to further approval reports via the procurement team. d. The demolition and enabling works including all the surveys required to de-risk the site. 2. Approve the strategy to procure a Turnkey contract under proposal 4(c) for a JCT Two Stage Design and Build contract via the LHC Modern Method Framework Agreement or another compliant framework agreement in consultation with the procurement team, for an estimated contract value of £4.933m for an 18-month contract period. 3. Approval to progress the community consultation, which is required to submit the planning application for the scheme and ongoing consultation as the scheme progresses. 							
ALTERNATIVE OPTIONS CONSIDERED							
<p>Direct Delivery:</p> <ol style="list-style-type: none"> 1. The site is developed through a 2 stage Design and Build contract through a competitive procurement and funded through grant and borrowing. 2. The proposal is to establish a Public contracts regulations 2015 compliant route to the market in consultation with the procurement team 3. The Council will need to sufficiently resource the development activities. This include resources within its development management, legal, and procurement services. 4. The Council has the greatest level of control of the delivery objectives through the construction contract and Employer's Requirements (ERs). <p>Do nothing:</p> <ol style="list-style-type: none"> 5. The Council would miss out on the opportunity to utilise significant levels of GLA grant to develop additional affordable housing at a reasonable cost to the Council. The Council will also miss out on maximising the use of the land within their ownership for development <p>Let the private market develop the site:</p> <ol style="list-style-type: none"> 6. This would lead to fewer units of affordable housing and the site may not be developed, but simply be land banked. 							
REASONS FOR RECOMMENDATIONS							
<ol style="list-style-type: none"> 1. The proposal is to develop the site using modern methods of construction to create up to 31 affordable new homes and improvements to public realm 							

2. The development will provide much needed affordable housing up to 31 new homes including up to seven (twenty three percent) family units.
3. The number of units will be reviewed and assessed as the scheme progresses through the design and planning process.
4. The design and planning proposals will be prepared in consultation with the community. It is anticipated that an application will be submitted December 2021.

BACKGROUND

Please note that a copy of the Part 1 report is available on the Council's democracy pages. As the part 2 appendix contains exempt information it will not be available to press and public.

SUBJECT TITLE OF THE REPORT:							
DENDRIDGE CLOSE DEVELOPMENT							
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	Turkey Street	Executive Director of Place - Sarah Cary	Monday 5th July 2021	None	KD: 5289	Nnenna Urum-Eke Nnenna.urumeke@enfield.gov.uk 0208 132 1665	Yes Friday 2 July 2021
DECISION							
<p>AGREED subject to not being called in, to:</p> <ol style="list-style-type: none"> 1. Approve the expenditure of £6.907m from the HRA to fund the development of up to 23 residential units for Dendridge Close scheme as apportioned below. The budget of £9.6m for construction of 32 units was approved as part of the 10-year HRA Capital programme (KD5210) <ol style="list-style-type: none"> a. Construction cost through to post occupation and the defects liability period, at 80% of total budget equating to £5.52m. b. Design and consultancy team for the full professional services including cost consultancy at £690k. c. Contingency of £690k to bring total budget to £6.9m before interest costs. d. Interest capitalised at £7k, bringing the total estimated scheme cost to £6.907m. 2. Approve the strategy to procure the contractor via a JCT Single Stage Design and Build contract through a Public contracts regulations 2015 compliant framework agreement in consultation with the procurement team, for an estimated contract value of £5.52m for an 18-month contract period. 3. Approval to consult residents about the proposed scheme, which is necessary to inform the planning application for the development and any ongoing consultation as the scheme progresses. 							
ALTERNATIVE OPTIONS CONSIDERED							
<p>Direct Delivery:</p> <ol style="list-style-type: none"> 1. The site is developed through a single stage Design and Build contract through a competitive procurement and funded through grant and borrowing. 2. The proposal is to establish a Public contracts regulations 2015 compliant route to the market in consultation with the procurement team. 3. The Council will need to sufficiently resource the development activities. This include resources within its development management, legal, and procurement services. 4. The Council has the greatest level of control of the delivery objectives through the construction contract and Employer's Requirements (ERs). <p>Do nothing:</p> <ol style="list-style-type: none"> 5. The Council would miss out on the opportunity to utilise significant levels of GLA grant to develop additional affordable housing at a reasonable cost to the Council. The Council will also miss out on maximising the use of the land within their ownership for development. <p>Let the private market develop the site:</p> <ol style="list-style-type: none"> 6. This would lead to fewer units of affordable housing and the site may not be developed, but simply land banked. 							
REASONS FOR RECOMMENDATIONS							
<ol style="list-style-type: none"> 1. The proposal is to appoint the Design Team and Employer's Agent (including Cost Consultant and Clerk of Works Services). Additional design and consultancy services will be sub-contracted via these main consultants as required. The design team is proposed to be procured via the LHC framework and the Employer's agent is proposed to be procured via the CCS framework in consultation with the procurement team. 2. The build cost per unit is £300k in line with the HRA Business Plan assumption. 3. The current proposal is to develop two plots within the Dendridge Close area to create 23 dwellings plus improvement to the play area and, landscaping 4. The development, which is being part funded by the GLA's Building Council Homes for Londoners programme, will provide much needed affordable family housing and 							

wheelchair accessible units. It will also provide shared ownership units as a route to homeownership and environmental improvements to the estate.

5. The GLA's Building Council Homes for Londoners programme funding deadline is March 2022. To meet this deadline, we propose to undertake a JCT Single Stage Design and Build contract through a Public contracts regulations 2015 compliant framework agreement in consultation with the procurement team.

BACKGROUND

Please note that a copy of the Part 1 report is available on the Council's democracy pages. As the part 2 appendix contains exempt information it will not be available to press and public.