



## **PUBLICATION OF DECISION LIST NUMBER 24/21-22**

### **MUNICIPAL YEAR 2021/2022**

Date Published: 21 September 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 – 21 September 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
1/24/2 1-22	Sarah Cary (Executive Director – Place)	Wednesday 29 <sup>th</sup> September 2021	Part 1 & 2 (Para 3)	Alma Estate Regeneration Section 73 Related Approvals to Development Agreement Variations	KD5116	Ponders End	Tuesday 28 <sup>th</sup> September 2021	1-2
2/24/2 1-22	Cabinet Member for Children’s Services, Education & Protection	Wednesday 29 <sup>th</sup> September 2021	Part 1	Loft Conversion and Home Extension Policy for Foster Carers	KD5202	ALL	Tuesday 28 <sup>th</sup> September 2021	3

### DECISIONS

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

**LIST REFERENCE: 1/24/21-22**

<b>SUBJECT TITLE OF THE REPORT:</b>							
<b>ALMA ESTATE REGENERATION SECTION 73 RELATED APPROVALS TO DEVELOPMENT AGREEMENT VARIATIONS</b>							
<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 (Para 3)	Ponders End	Sarah Cary (Executive Director – Place)	Wednesday 29 <sup>th</sup> September 2021	None	KD5116	Amena Matin Amena.matin@enfield.gov.uk 020 81484384	Yes Tuesday 28 <sup>th</sup> September 2021
<b>DECISION</b>							
<p>AGREED subject to not being called in:</p> <ol style="list-style-type: none"> <li>Subject to a satisfactory planning consent with no onerous conditions to the Council, to approve entry into a Supplemental Deed which varies the terms of the Development Agreement as summarised in this report, including but not limited to an increase in the number of homes from 993 to 1080.</li> </ol>							
<b>ALTERNATIVE OPTIONS CONSIDERED</b>							
<ol style="list-style-type: none"> <li>The alternative would be to the scheme achieved through the S73 proposals and revert to the consented scheme. However, the consented scheme would result in a mix of Council homes that do not provide the decant options required to vacate Curlew House, Scotland Green Road and South Street and allow commencement of Phase 2b. This would not be a beneficial outcome for the existing community or the Council.</li> <li>CPUK could be asked to prepare another proposal but given that the current agreed proposal is the result of a long negotiation process and has been verified by an independent assessment provided by Martin Arnold Associates as the best deal for the Council, it is unlikely that such an approach would provide any additionality. Given the time that would be required for this approach it would more likely result in extra expense for the Council given that work cannot commence on Phase 2A or 4 until an approach has been agreed.</li> </ol>							
<b>REASONS FOR RECOMMENDATIONS</b>							
<ol style="list-style-type: none"> <li>Following a review of the remaining decant needs and provision of new replacement homes as consented, officers assessed that the mix was not sufficient for existing tenants to be rehoused successfully. To remedy this and improve the overall family accommodation, the Council worked with CPUK to develop proposals which better met council tenants' housing needs. That exercise has informed the commercial terms pursuant to the Supplemental Deed.</li> <li>The changes to the Development Agreement contained within the Supplemental Deed can be summarised as (i) increasing the number of units by 88, (ii) changes to the timing of payments (30% on drawdown of lease) related to the Council Consideration Fixed Replacement Homes and (iii) acceleration of council replacement homes by bringing forward provision of housing for social rent on Phase 4. Detail on the commercial terms is set out in Confidential Appendix 1.</li> <li>The changes to Phase 2A and 4 include 2-bedroom homes with dining rooms and 13 x 3 and 4-bedroom houses with gardens, which has resulted in better and improved accommodation delivered earlier than anticipated in the Development Agreement. The proposals are also being delivered within existing budgets and agreed subsidy assumed within the HRA Business Plan.</li> <li>There are a further 22 social rented homes outside of the 200, in future phases (Phase 2B and Phase 3) for which there is a pre-emption in the</li> </ol>							

Supplemental Deed, to allow the Council to acquire these at market value before they are offered to a Housing Association. This will be subject to a further authority if the Council chooses to invoke that clause.

5. The variations and "Council Consideration" have been reviewed and validated by the Council's Employers Agent (Martin Arnold). The report notes that if the Council were to follow the DA, the required excess floor area would be equivalent to the build cost of those units. The Employer's Agent notes that this would not be viable for the Council because units for social rent tenure are delivered on the market for a value less than their construction cost. Therefore, the commercial terms which arise from the S73 and contained in the Supplemental Deed represent value for money and the Council benefits from larger units needed for decant purposes, which helps to unlock the remaining Phases 2b and 3. The Employer's Agent report is provided as Confidential Appendix 2.
6. The revised proposals as varied by the Supplemental Deed provide for:
  - Overall 88 additional units which is a 10% uplift on the previously consented scheme.
  - Better decant accommodation for the 69 remaining Alma households with a greater amount of affordable housing floorspace and revised phase plan for earlier delivery.
  - 13 large family houses on Phase 4 (Fairfield Road) not originally proposed within the phasing plan in the current Development Agreement
  - Maintaining 40% affordable housing overall.
7. Other than the variations set out, the substantive terms of the Development Agreement on land receipt, overage and lease obligations are unchanged through the Supplemental Deed.
8. The table below shows that overall the accommodation for the remaining 69 existing council secure tenants will be met from Phases 2A and 4:

<b>LBE UNIT TYPE</b>	<b>Phase 2A</b>	<b>Phase 4</b>
1b2p Flat	8	0
2b3p Flat	4	0
2b3p Flat WCH - with g/floor garden	1	0
2b3p Flat WCH - without g/floor garden	7	0
2b4p Flat - with separate dining room	16	0
3b4p Flat WCH - with g/floor garden	4	0
3b5p Flat - upper/floor	9	0
3b5p Houses	0	9
4b6p Maisonette - with g/floor garden	7	0
4b7p Houses	0	4
<b>Totals</b>	<b>56</b>	<b>13</b>

9. Due to the larger family sized homes the overall floor area for Phase 2A has increased from the previous consented 3,618 sqm and is now 4,239 sqm for new consent and for Phase 4 the overall floor area has risen from 0 sqm and is now 1,370 sqm for the new consent.

#### **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.

**LIST REFERENCE: 2/24/21-22**

<b>SUBJECT TITLE OF THE REPORT:</b>							
<b>LOFT CONVERSION AND HOME EXTENSION POLICY FOR FOSTER CARERS</b>							
<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	All	Cabinet Member for Children's Services, Education & Protection	Wednesday 29 <sup>th</sup> September 2021	None	KD5202	Victoria Adnan, Strategy and Policy Manager <a href="mailto:Victoria.adnan@Enfield.gov.uk">Victoria.adnan@Enfield.gov.uk</a>	Yes Tuesday 28 <sup>th</sup> September 2021
<b>DECISION</b>							
<p>AGREED subject to not being called in:</p> <p>1. It is proposed that the new Loft Conversion and Home Extension Policy for Foster Carers is approved by the Cabinet Portfolio Holder and adopted by Enfield Council.</p>							
<b>ALTERNATIVE OPTIONS CONSIDERED</b>							
<p>1. One other option was considered for the procurement of contractors. Under this option, foster carers would be required to identify contractors and seek out 3 quotes. This option presented greater risks both to the Council and our foster carers. Subsequently, the decision was made to internally project manage the delivery of the grants and the procurement of contractors. In doing so, the Council can better ensure projects are completed efficiently, within budget and to the required specification. Therefore, minimising potential financial and reputation risk to the Council, and importantly making the process as straightforward as possible for our foster families.</p>							
<b>REASONS FOR RECOMMENDATIONS</b>							
<p>1. On 3 February 2021, Enfield's Fostering Service received approval from Cabinet for use of up to £270k in 21/22 and £210k per year from 22/23 to 2029/30 as part of the Council's 10-year Capital Finance Programme (Key Decision 5202), to support foster carers to extend their homes to take on an additional placement.</p> <p>2. This budget is referred to in the new Loft Conversion and Home Extension Policy for foster carers as the "Additional Bedroom Grant". The purpose of the scheme is to support a limited number of foster carers each year, to extend their homes to increase the number of bedrooms, in order to provide an additional placement to a looked after child or young person in Enfield. In turn, reducing the need, wherever possible, to approach costly independent fostering agencies.</p> <p>3. This policy sets out the framework to ensure the "Additional Bedroom Grant" can be effectively implemented, over the lifecycle of the scheme.</p> <p>4. The Council constantly strives to enhance the support that our looked after children and young people receive. This is crucial to supporting <b>safe, healthy and confident communities</b> throughout the borough.</p> <p>5. The Loft Conversion and Home Extension Policy for foster carers will also assist the Council in its objective to be a <b>Modern Council</b>, which <b>targets resources smartly</b>, by providing a framework to ensure the Additional Bedroom Grant can be effectively implemented.</p>							

Therefore, supporting the Fostering Service to maximise its internal resources, by reducing the need to commission costly independent fostering agencies, wherever possible.

6. Finally, through this initiative we will be supporting **good homes** in the borough, through increasing the size of several foster carers' homes each year for the duration of the scheme. This will enable them to provide an additional placement to a looked after child or young person in Enfield.

#### BACKGROUND

Please note that a copy of the Part 1 report is available on the Council's democracy pages.