

London Borough of Enfield

CALL-IN OF DECISION KD5252

12 January 2022

Subject: Meridian Water Residential Delivery Programme

Cabinet Member: Cllr Nesil Caliskan

Executive Director: Sarah Cary

Key Decision: KD5252

Purpose of Report

1. Following the Cabinet decision on 8 December 2021, a Call-In of the Decision was submitted.
2. This report sets out our response to the formal reasons for the Call-In.

Response to Call-In in relation to the Cabinet Report KD5252's proposals set out in paragraphs 5 - 11

3. The reasons for the Call-In of Decision are as follows:
 - 3.1 *KD 5252 is being called in because it provides little additional information to the previous report on delivery of phases M1, M2 and M3 approved by Cabinet in September 2020. It also fails to address some of the questions raised by the Scrutiny Workstream at that time or considered subsequently by the Housing Scrutiny Panel.*
 - 3.2 *Generally speaking, the report provides a substantial amount of information about M4 but gives little information about the future shape of the scheme and whether the original objectives will be met. Many members find this concerning.*
 - 3.3 *KD 5252 advises that since the previous delivery report the forecast and start on site for M3 has slipped from Q3 2022 to Q1 2024 and the start on site for M4 has slipped from Q3 2022 to Q4 2023. There seems to have been very little progress on M3 (student or co-working and affordable accommodation) in the intervening period.*
- 4 The information set out in paragraphs 18 to 49 of KD 5252 was sufficient for the Decision Maker to note the progress to date in delivering Meridian Water in respect to Meridians One, Two and Three.
- 5 The information provided was sufficient for the Decision Maker to note reconfigured capital expenditure from this review of an additional £1.93m and £6.16m in financial years 2021/22 and 2022/23 respectively, to be contained within existing overall approved budgets

- 6 Substantial information was provided to enable the Decision Maker to note the Meridian Four financial update and approve the revised approach to tenure mix and viability to accelerate the delivery of homes.
- 7 Substantial information was provided to enable the Decision Maker to confirm the strategy to progress and accelerate the delivery of circa 846 and , note the positive impact on the Phase 2 financial appraisal and that the delivery cost increase is contained within the Meridian Water approved project capital programme
- 8 Substantial information was provided to enable the Decision Maker to delegate to the Programme Director of Meridian Water in consultation with the Executive Director of Resources, the decision to forward fund the Meridian Four RIBA 4 design
- 9 In addition , officers have not been directed to respond in this report to matters arising out of recent Scrutiny workstreams.

Additional concerns raised in the Call-in

10 KD 5252 does not provide a clear direction of travel or the design parameters for the scheme overall specifically in relation to:

9.1 The total number of new homes and jobs planned for sites the Council owns at MW. The report says that Phases 1 and 2 will accommodate circa 2,300 new homes. However, it is not clear how many further new homes are expected to be developed on future phases and what the eventual total is forecast to be in relation to the 10,000 new homes and 6,000 new jobs originally planned.

9.1.1 The proposals set out in paragraphs 5-11 are not reliant on this information to enable the Decision Maker to note or approve the aforementioned proposals

9.2 The recommended trade-off for the scheme between numbers of proposed new homes, height, density, number of family units, amount of public open space, community facilities, and amount and type of commercial and industrial space. It is acknowledged that the report provides some information on these issues for M4, but little further information for M1, M2 and M3.

9.2.1 This information was not required to enable the Decision Maker to note the progress on M1, M2 & M3.

9.3 Preventing overseas and other private investors acquiring the build for rent properties proposed for M4.

9.3.1 The report stated that the BTR would be owned by one investor and managed by one landlord, as such preventing the risk of overseas and other private investors acquiring the BTR properties proposed for M4. In addition, this not required to

enable the Decision Maker to approve the revised approach to tenure mix and viability to accelerate the delivery of homes

10 Following the major delays that have occurred on this programme and the rapid increase in building costs being experienced, no indication is given in the report whether the current policy of council-led development has been re-considered with a view to by introducing development partners in order to speed-up development and reduce the substantial levels of borrowing being planned.

10.1 A future paper on the Masterplan, development programme and financial viability of the whole scheme will be presented to Cabinet in 2022- this information was not required to enable the Decision Maker to note and/ or approve the aforementioned proposals