



## **PUBLICATION OF DECISION LIST NUMBER 65/21-22**

### **MUNICIPAL YEAR 2021/22**

Date Published: 29 March 2022

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)

## INDEX OF PUBLISHED DECISIONS – 28 March 2022

| 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 No. |
|--|---|---------------------------------------|-------------|--|----------------------|----------------|---|----------|
| 1/65/21-22   | Director of Development (Peter George) (in consultation with the Leader of the Council) | 6 April 2022                          | Part 1 & 2  | Approval of a Deed of Variation with Vistry, Award of Concessions Contract and Lease to Operate the Enfield Skills Academy at Meridian Water | Key Decision 5384    | All            | Yes<br>5 April 2022   | 3-4      |
| <b>DECISIONS</b>   |   |                                       |             |  |                      |                |   |          |
| For additional copies or further details please contact the Governance Team. |   |                                       |             |  |                      |                |   |          |

**LIST REFERENCE: 1/65/21-22**

| <b>SUBJECT TITLE OF THE REPORT:</b>  |                                   |  |  |   |  |  |   |
|--|-----------------------------------|--|--|---|--|--|---|
| APPROVAL OF A DEED OF VARIATION WITH VISTRY, AWARD OF CONCESSIONS CONTRACT AND LEASE TO OPERATE THE ENFIELD SKILLS ACADEMY AT MERIDIAN WATER   |                                   |  |  |   |  |  |   |
| <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)  | All                               | Director of Development (in consultation with the Leader of the Council) | 6 April 2022                           | None  | Key Decision KD 5384   | Annette Russell, Senior Regeneration Manager<br>annette.russell@enfield.gov.uk | Yes<br>5 April 2022                                       |
| <b>DECISION</b>  |                                   |  |  |   |  |  |   |
| <p>AGREED subject to not being called in:</p> <ul style="list-style-type: none"> <li>• Approval for the Council to enter into a concessions contract and ancillary documents [(including a license for the Managed Learning Provider to enter the site to undertake fit out works before commencement of the lease)] with a Managed Learning Provider ('the MLP'), identified as Bidder A in the Confidential Appendix 1, to operate the Enfield Skills Academy at Meridian Water. Approval of the final form of the concessions contract and ancillary documents to be delegated to the Director of Development in consultation with the Interim Director of Law and Governance</li> <li>• Approval for entering a 5-year lease and ancillary documents (including a rent deposit deed) with the MLP, identified as Bidder A in the Confidential Appendix 1, for the purpose-built premises. Approval of the final form of the 5-year lease and ancillary documents to be delegated to the Director of Development in consultation with the Interim Director of Law and Governance</li> <li>• Approval of the Deed of Variation ('the DoV') and ancillary documentation between the Council and Vistry, which provides for further contractual detail agreed after the drafting of the original Development Agreement as summarised in the body of the report. Approval of the final form of the Deed of Variation ('the DoV') and ancillary documents to be delegated to the Director of Development in consultation with the Interim Director of Law and Governance</li> <li>• Approve a budget of £1,200,000 to fund the Council's contribution towards the costs of construction of the Skills Academy, as approved by Cabinet on 16<sup>th</sup> September 2020 (KD 5174).</li> <li>• Approve the establishment of the Skills Academy Board and entry into such documents as are necessary to govern the operation of that board.</li> </ul> <p><b>Decision maker to note:</b></p> <ul style="list-style-type: none"> <li>• [1] all VAT, estimated at up to £322k must be recoverable by the Council by structuring the lease to ensure the criteria for disapplying the option to tax are not met.</li> <li>• [2] Rentals must be sufficient to meet the cost of loan interest, minimum revenue provision to repay the debt and other revenue expenditure for the full duration of all leases with rent reviews in place to ensure this is achieved.</li> </ul> |                                   |  |  |   |  |  |   |

## OPTIONS CONSIDERED

- 1. Use an alternative learning provider framework.** The GLA's Mayoral Construction Academy has established an accreditation process for training providers in Construction Skills, and there is no alternative framework. Equally, the Register of Approved Apprenticeship Training Agencies (ATA) accreditation has been applied regarding the provision of apprenticeships, and there is no alternative framework that can be used to identify suitable organisations who have the capacity to undertake the ATA function. Tendering organisations can include Approved ATA's within their bid as delivery partners, should they not be approved providers, on the Governments Register of Apprenticeship Agencies.
- 2. Re-tender.** The Council have informed several learning providers of the tender opening and already extended initial date for submissions from September to October 2021 to gather more submissions. It is unlikely that re-tendering would result in a bigger number or more advantageous submissions.
- 3. Resource in house.** The Council do not currently have the necessary skills, services or resource in house to deliver a training academy of this scale and ambition.

## REASONS FOR PROPOSAL

1. To benefit the Enfield and Edmonton community through better access to training and employment opportunities. The Skills Academy's objective is to create varied and accessible routes to education and employment for local people. This will also focus on targeting disadvantaged and under-represented individuals, in the diverse communities nearby.
2. To facilitate a skilled workforce to help build out Meridian Water as well as other new developments and retrofit initiatives across the borough. The Council is aiming to build 10,000 homes at Meridian Water, and a Skills Academy on site will help to inspire and train a workforce pipeline to deliver this.
3. To deliver new jobs as part of the socio-economic strategy for the Meridian Water regeneration area. The Council is aiming to create 6,000 quality jobs at Meridian Water, with 1,000 in construction. This aspiration can only be met if the workforce is suitably trained and skilled.

## 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.

Publication of Decision List 1/65/21-22  
29 March 2022