



## **PUBLICATION OF DECISION LIST NUMBER 3/22-23**

### **MUNICIPAL YEAR 2022/23**

Date Published: 10 June 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 contact [democracy@enfield.gov.uk](mailto:democracy@enfield.gov.uk)

**INDEX OF PUBLISHED DECISIONS – 10 June 2022**

<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>
1/3/22-23	Sarah Cary (Executive Director – Place)	Monday 20 June 22	Part 1 & 2	Angel Yard Workspace Contractor Appointment from KD5080 and Amendment of KD5080	KD 5445	Upper Edmonton	Yes Friday 17 June 22	3
<b>DECISIONS</b>								
For additional copies or further details please contact the Governance Team.								

**LIST REFERENCE: 1/3/22-23**

<b>SUBJECT TITLE OF THE REPORT:</b>							
ANGEL YARD WORKSPACE CONTRACTOR APPOINTMENT FROM KD5080 AND AMENDMENT OF KD5080							
<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)	Upper Edmonton	Sarah Cary (Executive Director – Place)	Mon 20 June 22	None	KD 5445	Sam Neal Sam.Neal@enfield.gov.uk	Yes Friday 17 June 22
<b>DECISION</b>							
<p>AGREED subject to not being called in: The Executive Director of Place agreed:</p> <ol style="list-style-type: none"> <li>1. In line with the necessary planning permission for the development set out in this report, hereby authorises in accordance with section 122 of the Local Government Act 1972, appropriation of the land owned by the Council and identified at paragraph 5 of this report, to planning purposes pursuant to section 203 of the Housing and Planning Act 2016, so development may proceed without obstruction in respect of any claimed third-party rights.</li> <li>2. The land to which this appropriation refers is the garages and drying yard by Snell’s Park on the Joyce and Snell estate identified in the photograph in the report, edged red.</li> <li>3. Gives authority to enter into a JCT Intermediate Building Contract with Contractor Design (and associated documentation) with Contactor F for the delivery of Angel Yard.</li> </ol>							
<b>OPTIONS CONSIDERED</b>							
<p><b>Do nothing</b> Not appropriating the land would risk interference with the Council’s development of the site into workspaces from third party rights (i.e. rights of light and rights of way) and potentially beneficiaries of such rights could seek an injunction preventing such. If we are to develop the site as previously approved in KD5080 without risk, then appropriation of the site is required.</p> <p><b>Alternative contractor appointment.</b> The procurement exercise identified above involved the evaluation of 6 contractors and Contractor F was identified as the most economically advantageous tender.</p>							

## REASONS FOR PROPOSAL

1. The design of the project directly responds to issues and opportunities identified through engagement activity with the local community, businesses and potential partners and identified in the Angel Edmonton Town Centre Action Plan. It also aligns strongly with the objectives of the Corporate Plan and emerging Economic Development Strategy. It also aligns strongly with the objectives of the Corporate Plan and emerging Economic Development Strategy.
2. The delivery of Angel Yard workspaces in the currently vacant garages sites will build capacity within the existing community, offering opportunities for emerging businesses and will deliver employment and skills opportunities. In conjunction with anticipated population growth, we want to ensure Angel Edmonton's economy provides opportunities for the existing community, ensuring that it is inclusive, diverse, and resilient.
3. To improve health and well-being. To make improvements to the physical environment to support community safety. The site is currently subject to significant anti-social behaviour. The new proposals will improve natural surveillance, increase footfall and make the area more attractive for users, visitors and residents who live nearby.
4. From 22 Feb till 24<sup>th</sup> March a competitive tender process was undertaken through the London Tenders Portal Ref DN583298. 6 contractors were invited to tender for the works. A total of 6 contractors submitted compliant returns. These submissions were evaluated 30% quality (based on previous experience, team CVs, methodology and programme, references, management of risks and H&S records) and 70% price (evaluated by the project quantity surveyor).

5. A breakdown of the evaluation scores is in the table below

Price Score (%)	Quality Score (%)	Total Score (%)	
Contractor A	64.5	20	84.5
Contractor B	57.6	18	75.6
Contractor C	65.4	24	89.4
Contractor D	45.2	18	63.2
Contractor E	47.3	23	70.3
<b>Contractor F</b>	<b>70</b>	<b>22</b>	<b>92</b>

6. Based on the above evaluation, local Enfield based Contractor F scored the highest at 92%. Reference checks were undertaken confirming the evaluation. The confidential appendix provides more detail.
7. Although the evaluation considered Contractor F's submission to represent best value for money, the tender price is £300k over the original agreed budget allocation as a result of unprecedented material price increases due to COVID, Brexit and the Ukraine war. Savings have been made within the wider project to absorb some of this overspend and additional funding is being sought from the GLA.
8. Ahead of confirmation from the GLA that additional funding is available it is proposed to phase the delivery, thereby entering into a contract with the contractor for the works minus double height new build units and canopy with a view to these elements being added back into the contract as soon as the

additional funding is confirmed. This phased approach will enable us to enter into contract now, thereby securing the current contract prices against further cost increase and give us time to secure the additional funding requirement to deliver the full scheme, thereby not compromising the budget further or the overall aspirations for the project.

9. In line with the financial Security requirements of the Council the JCT contract requires either a Parent Company Guarantee or a bond to be provided. The Preferred option with Contractor F is currently a Parent Company Guarantee.

#### **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 1/3/22-23  
10 June 2022