

## London Borough of Enfield

### Operational Report

**Report of:** Director of Development

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**Subject:** Meridian Water Security Budget Extension

**Ward:** Upper Edmonton

**Executive Director:** Joanne Drew, Acting Executive Director

**Key Decision:** KD 5357 Number

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### Purpose of Report

1. The existing Meridian Water Security Contract needs to be extended by one year until the handover of various sites (Harbert Road, East Bank and Stonehill) to the Strategic Infrastructure Works (SIW) Team.
2. Robust and comprehensive security is in place across Meridian Water of which this contract forms as part. Security over East Bank, Stone Hill and Tear Drop is currently managed by Profile Security Services Limited and Orbital Business Park is managed by another security company, G UK Security and Service Solutions. The East Bank and Station area will still require security, even when the SIW contractor mobilises. However, once SIW contractor mobilises, the area and nature of this security brief will reduce significantly.
3. There are security concerns over these sites - as other areas owned by LBE have experienced incursions and a high level of criminal activity across the estate. The expanding portfolio of Council owned land across the Meridian Water development has emphasised the need for site-wide security provision. Vacant plots of land are vulnerable to the risk of criminal activities and trespassing.
4. It is anticipated that the SIW contractor will take possession of Harbert Road East Bank and Stonehill in April 2023, therefore additional funding is required to extend the existing security arrangements.
5. We are now seeking to extend the contract by a year as outlined and approved in the original cabinet report and are seeking an additional £800k funding from contingency to cover the rest of this year and the next calendar year.
6. It should be noted that if the SIW work doesn't commence next year that the Council may have further extend security arrangements. It is likely that this will cost up to £50k per month but every effort will be made to reduce this by encouraging a greater police presence, amalgamating plots looking for long and short-term disposals where appropriate that past the security responsibilities to tenants.

## Proposal(s)

7. It is recommended that the Director of Development:
  - Approves the extension of Profile Security (approved in KD 4910) by another year to November 2023
  - Note that this extension will provide for adequate security over these areas, for the rest of this year and next as well as allow sufficient time to find different and more cost, effective solutions.
  - Approves £800k from the Meridian Water contingency budget to cover the costs for security of East Bank, Stonehill, Phoenix Wharf and Teardrop for the rest of this year and until the end of 2023

## Reason for Proposal(s)

8. An extension of the existing Profile Security contract will allow for adequate security over these areas, for the rest of this year and next as well as allow sufficient time to find different and more cost, effective solutions. These solutions will be influenced by the progress of the HIF funded SIW's and tenancies that we may be able to put in place once handover has occurred with SIW, in April 2023. When handover happens Once handover has occurred and SIW are in place, security requirements across the site can be adjusted accordingly. The contract allows scope and therefore cost to be adjusted and where requirements are reduced costs will be reduced meaning less of the requested £800k will be spent. The level of reduction will depend on the HIF funded SIW programme. There will always be a significant security requirement for the East Bank even when SIW are in place, as there are areas that are susceptible to fly tipping and incursions.
9. Security will be required across Tear Drop and Anthony Way as these areas will not be included within SIW. When we ramp up events on East Bank – whether at BLOQS, 4 Anthony Way (through Support the Cause), security presence across the Estate will become increasingly important, we will explore the use of the service charge to reduce the cost to the Council . If Phoenix Wharf is not to be used by SIW, there is a requirement for continued security in this area, to prevent fly tipping along the access road or incursions on the site itself, but we would look to get a tenant in place that would mitigate these costs
10. It is recommended that the additional £800,000 of expenditure towards the security contract that covers the period between November 2022 to December 2023 is approved.

## Relevance to the Council Plan

11. **Good homes in well-connected neighbourhoods**  
Meridian Water will provide thousands of new homes in a new neighbourhood designed to support and improve the life of Enfield Residents. Significant

areas of land have been acquired by the Council to allow this to happen. Providing security of the assets until the homes are brought forward is vital to ensure value for the tax payer

**12. Safe, healthy and confident communities**

Providing security will reduce the occurrence of antisocial behaviour, keep rubbish to a minimum and keep residents and businesses safe.

**13. An economy that work for everyone**

Providing security on Meridian Water will protect existing businesses and encourage investment and expansion into Meridian Water by new businesses. It will help protect the former industrial area and delivering a safe range of workspaces to attract jobs and investment.

**Background**

14. The contract to procure security over East Bank, Stonehill. Phoenix Wharf and Tear Drop areas were procured under on London Tenders Portal (LTP ref: DN422669) with the successful bidder (Profile Security) starting on 12th November 2019 and an expiration date of 11th November 2022, with a provision to extend the contract for an additional 12 months

15. Discussions are underway to introduce a Service Charge to the tenants over Stonehill Estate and negotiations with new and existing tenants at Anthony Way.

16. The Capital and Revenue split is such that 75% is attributed to Capital and 25% to revenue, with Finance manually recharging against each invoice paid. Invoices are paid against the Capital Cost Code CO20230 with Finance recharging 25% of this to ES5052

**Security Concerns**

17. Situated in Upper Edmonton, the Meridian Water site is exposed to common criminal activity within the Upper Edmonton ward. 3,569 crimes were reported to the Metropolitan Police in 2018 with 915 crimes reported between January and March 2019. Most recently there has been trespassing and minor fly tipping as well as several incursions at another part of the site - Orbital Business Park, with where security staff were subjected to extremely violent and aggressive attacks. The current position for antisocial behaviour means that security across the Meridian Water site is on high alert as intruders are constantly scouting for opportunities and vacant plots. Maintaining security across the whole site is a high priority and any further incursions will result in delays to the wider programme and generate unnecessary expenditure.

18. Within the last two months we have had two incursions on Orbital Business Park and on both occasions, the security team was threatened with violence, resulting in criminal damage to security gates / barriers, vandalism to buildings (both inside and out), costly site clearance and additional costs to security and site protection. Both incidents have resulted in heightened

security measures across East Bank and Stonehill as intruders have threatened on site security here whilst scouting for vacant sites.

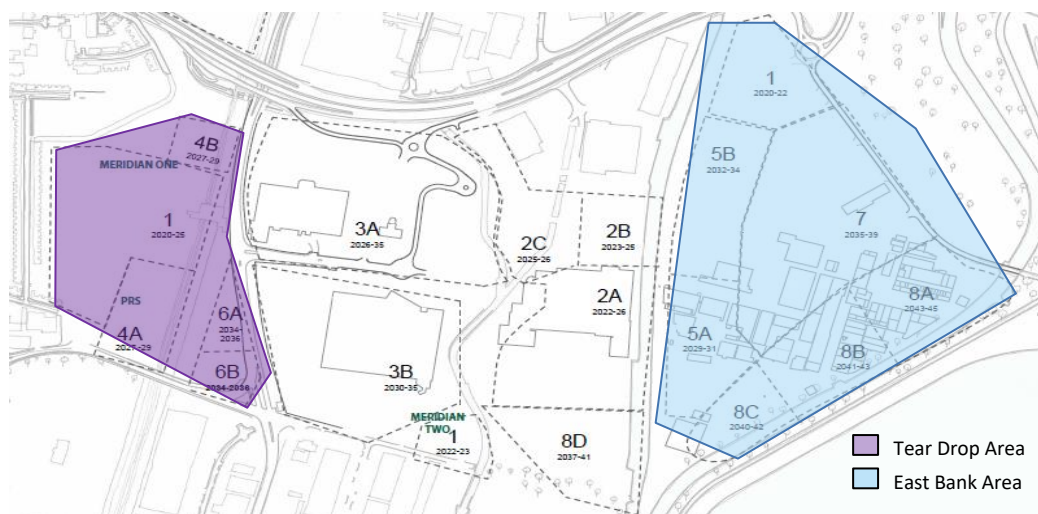
19. With the recent demolition works at F block, on Harbert Road, now completed the areas has more vacant plots as the new road to service the Aytans developments are built out. This increases the risk of both Fly tip and incursions. During the summer of 2020, there was an incursion on the East Bank as well as incursions to the car park at Stonehill Estate on Towpath Road.
20. In May 2022, a stabbing occurred outside a club to the rear of the adjacent Hastings wood Estate, which resulted in three people with non-life-threatening stab wounds.
21. In April 2022 we had an incursion at Tear Drop, which lies near Meridian Water Station. Regular Patrols are currently being undertaken across Tear Drop, East Bank and Stonehill estate. Physical deterrents such as fencing and concrete block barriers have been installed around these areas, as required. Manned barriers are situated at the vehicular entry point into the Stonehill estate area with a Mobile CCTV and monitoring unit operating from Stonehill to oversee the entirety of the East Bank area, patrolling officers regularly walk the parameters of site monitored by a tagging system. The East Bank is currently gated with canine security and security guards patrolling the perimeter and all other gates and entry points have been cordoned off with concrete blocks. Risk assessments are undertaken frequently to assess any areas of weakness on the Estate.
22. Profile Security are currently undertaking security across East Bank and Stonehill Estate, the contract is due to terminate in November 2022, however there is a provision within the contract to extend this for another year. New Budget is required for this extension.
23. Robust and comprehensive security is in place across Meridian Water of which this contract form as part. Other examples include additional security through Enfield Public Safety Centre (EPSC) CCTV cameras are to be installed over Towpath Way and Anthony Way and should be operational within the coming months.

#### Current Status of Sites

24. The current security provisions have ensured no incursions or fly tipping over the East Bank, Tear Drop and Stone Hill Estate with any attempts promptly curtailed by Profile Security. To date, there have been good interactions, communications, and reporting from Profile Security.
25. The following map highlights the Council's land ownership indicating the scope of the development. Where there is not a sitting tenant or where we are waiting for the HIF work to begin there is a risk of anti-social behaviour.



26. Ongoing Security will be required around Tear Drop as this does not fall within SIW. Security at Orbital Business Park and IKEA Clear, is undertaken by another security company, G UK Security, and will fall within the Vinci Taylor Woodrow SIW working area once SIW commence. Phoenix Wharf, VOSA, Stonehill, Harbert Road and Anthony Way will require security and is currently maintained by Profile Security. Hasting wood Industrial Estate is leased and has its own security team.
27. Under the terms of Profile Security’s contract, it allows us to change the security cover should circumstances dictate. The current areas are identified below.



28. As a minimum Profile Security provides 24 hour/365 day a year service at pre-identified sites to prevent criminal activity, fly-tipping, incidents and

incursion of rough sleepers through the application of controlled access, patrols, responding to incidents, surveillance and static guarding.

29. Profile Security is managed directly by LBE with the assistance of the Managing Agent (Eddison's). Eddison's provides advice on opportunities to streamline provision and reduce costs whilst maintaining the expected service. Orbital Business Park is managed by another security company, G UK Security and Service Solutions.

### **Main Considerations for the Council**

30. The main considerations are that the Council has responsibilities to secure its capital assets. These assets need to be secured and protected until building and infrastructure are built through the SIW contract.
31. The original security contract was procured in 2019 with a contract value of £2million pounds and for 3 years with the ability to extend for one.
32. This paper seeks approval to extend the contract for 1 year and to identify a further budget of up to £800,000 to cover ongoing security. Work will be ongoing to rationalise the security arrangements and bring forward the SIW's as soon as possible to reduce the need for the entire amount.

### **Safeguarding Implications**

33. There are no safeguarding implication of this report but safeguarding consideration where taken into account when procuring the original contract.

### **Public Health Implications**

34. There are no Public Health Implication from extending the security contract.

### **Equalities Impact of the Proposal**

35. There are no equalities impacts from extending the contract.

### **Environmental and Climate Change Considerations**

36. The security Cabin on the East Bank is powered by solar panels reducing the use of electricity and therefore reducing the Carbon footprint of providing security at Meridian Water

### **Risks that may arise if the proposed decision and related work is not taken**

37. Risk for not implementing the recommendations; fly tipping / incursions on to LBE land, anti-social behaviour, criminal activity, delays to programme, increased costs to site security (fences), theft of construction materials on site, fires/ arson, potential loses to Commercial tenants through burglaries / criminal damage resulting in empty premises / loss of Revenue, as this is a private estate – which is dependant on security calling the Police to incidents

– this Estate could potential encourage lawlessness e.g. street racing etc. Security are our eyes and ears on site and control the movement of traffic on both East Bank (security guard and canine unit day / night) and Stonehill (controlled barrier and at least 8 – 15 vehicle patrols over the day / night over the whole estate)

### **Risks that may arise if the proposed decision is taken and actions that will be taken to manage these risks**

38. Risks following implementation: risks of costs being higher, previous security breaches have cost anywhere from £5K upwards depending on the damage left. There is also a risk of delay in SIW meaning the possibility of further security requirements beyond what is identified in this paper.

### **Financial Implications**

*Please see Confidential Appendix*

### **Legal Implications**

(Legal implications provided by SM on 30th September 2022 based on a report circulated on 23 September 2022 19:24 and re-considered and confirmed on 3<sup>rd</sup> November 2022 by SM based on an updated report emailed on Thu 03<sup>rd</sup> November 2022 15:18)

39. The Council has a general power of competence under section 1(1) of the Localism Act 2011 to do anything that individuals may do, provided it is not prohibited by legislation and subject to Public Law principles. This power encompasses the power to enter into contracts, which in turn will include the extension of contracts to ensure such contracts continue where required. In addition, section 111 of the Local Government Act 1972 permits local authorities to do anything which is calculated to facilitate, or is conducive or incidental to, the discharge of their functions.
40. The extension of the contract that is the subject of this report must be carried out in accordance with the terms of that contract and must be extended before the contract expires. Legal advice should be sought, if required, in order to ensure that the contract is extended properly in accordance with the terms of the contract. If the extension of the contract is not carried out prior to expiry of the contract, then legal advice must be sought to put in place the appropriate legal documentation to implement the extension and regularise the position.
41. There must be adequate budgetary provision to fund the extension of the contract. The Council must comply with all requirements of its Constitution and Contract Procedure Rules (“CPRs”) and the Public Contracts Regulations 2015 as amended. As the value of the extension is over £500,000 the council’s constitution requires that this decision be taken as a key decision. As such all procedures for the taking of key decisions must be followed.

42. Officers should consider whether an equalities impact assessment should be conducted for the purposes of extending the contract that is the subject of this report and set out their considerations of this within this report.

### **Workforce Implications**

43. There are no work force implication of extending the contract

### **Property Implications**

44. Property Services support the proposal set out herein as there is a clear need for a security presence.
45. There are no specific property implications arising directly from this report. There may be future Property Implication. Any future reports will need to be further reviewed and Property Services will comment on those as they arise.

### **Other Implications**

#### **Procurement Implications**

*Comments by Doreen Manning 31 October 2022*

46. A twelve-month extension is permissible under this contract. Under the Contract Procedure Rules for a contract of this value, it is expected that the responsible officer would have carried regular contract management meetings ensuring that value for money has been maintained. Current performance and monitoring would have also informed the decision to extend this contract.
47. Documented contract management meetings, closely monitoring the supplier's performance in line with KPIs should be undertaken on a regular basis.
48. The Councils Contract Register must be updated to include this extension. Evidence of the approval to extend and the executed extension to the contract must be uploaded to the London Tenders Portal.

### **Options Considered**

49. Re-procure security over East Bank, Tear Drop and Stone Hill Estate, however, the procurement process and award will not be completed within time, potentially leaving the Meridian Water exposed to trespass, fly tipping, criminal activity incursions.
50. Doing nothing is not a viable option – as the contract is nearing completion and limited funds available within the existing PO. The existing contract has a 1-year extension possibility.



51. Once HIF funded SIW works are underway, it is assumed that the areas under their responsibility will be hoarded of from the rest of the site with responsibility for site security passing onto them, with the benefit of significant cost savings
52. Employing two or more Community Safety Officers to patrol the sites, would have cost savings, however, the area of coverage is broad for only two CSO's. There would be the issues surrounding the effectiveness of call outs / response times, video surveillance, etc.

## **Conclusions**

53. Maintaining the existing security arrangements with the established contractor, is considered the most effective solution. At present we have a security guard at Harbert Road (East Bank) with a canine unit patrolling the entire perimeter. At Stonehill, we have a barrier with a security guard, monitoring traffic entering the site. We also have a permanent on-site office at Stonehill with a supervisor, undertaking 6-8 patrols a day over the site as well as monitoring Teardrop. We have strategically placed five towers with 30 - 40 cameras constantly monitoring the site with daily reporting, 24 hours a day. At Orbital Business Park, we have a two security guards monitoring pedestrian traffic entering the main gate, both night and day as well as a canine unit patrolling IKEA Clear and the commercial units.
54. By approving the 1 year extension of the 3 plus 1 original contract for Profile and extending the budget available to £800k, there is flexibility to save money on the procurement, ensure that we have the flexibility to secure the site for a further year but also the ability to reduce the security cover and therefore costs as the SIW – HIF Contractor takes over the sites as is anticipated in early 2023

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Report Author: Simon Gardner  
Regeneration Director – Meridian Water  
[Simon.gardner@enfield.gov.uk](mailto:Simon.gardner@enfield.gov.uk)  
+44 208 132 1142

Date of report 7th<sup>nd</sup> November 2022

## **Appendices**

### **Background Papers**

The following documents have been relied on in the preparation of this report: