

ENFIELD COUNCIL

The London Borough of Enfield (Meridian Water Strategic Infrastructure Works) Compulsory Purchase Order 2020

Summary Statement of Evidence of

John Reid
25 March 2021

Ref: PCU/CPOP/Q5300/3258664

1. INTRODUCTION

Qualifications and Experience

- 1.1 I am John Reid, Delivery Director for The Meridian Water project. I form part of the senior leadership team for the project led by the Council.

Involvement with the Project

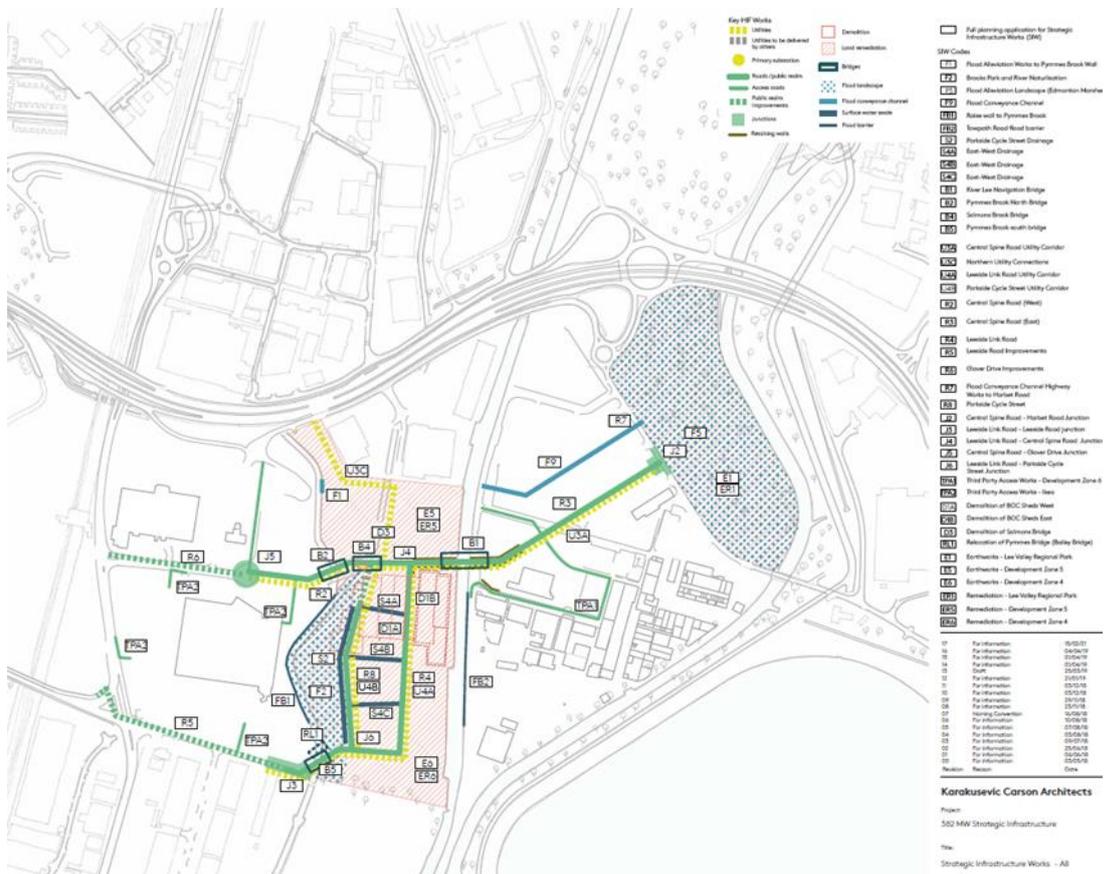
- 1.2 I joined the team as Delivery Director in February 2020. Since joining a significant amount of my focus has been securing the funding that underpins the Strategic Infrastructure Works ('SIW'), which works are fundamental to delivery of the Meridian Water project.
- 1.3 I know Meridian Water well having visited it many times. I am familiar with the overall design objectives and development plots and the work required in order to deliver these.

Scope of Evidence

- 1.4 In this summary proof of evidence I note what the SIW are and explain the procurement process involved in their delivery. I then explain the funding position in respect of the SIW and explain why the SIW are required in order to deliver the Scheme's objectives.

2. Strategic Infrastructure Works

2.1 The SIW comprise the roads, bridges, remediation, naturalisation and utilities works necessary to facilitate residential and mixed-use development at scale in Meridian Water.



2.2 The plan above shows the non-rail SIW.

2.3 In addition to the above there are enhancements to the rail service being provided. This will increase capacity on the West Anglian Main line serving Meridian Water.

3. Delivery of the SIW

- 3.1 Planning permission for the SIW was granted on 22 July 2020, by decision notice 19/02717/RE3 (the 'SIW Planning Permission').
- 3.2 The SIW will be undertaken utilising a two-stage procurement approach. The council has entered into a Pre-Construction Services Agreement ('PCSA') with its preferred contractor, Vinci Construction Limited ('VCL').
- 3.3 The output of the PCSA will be a final contract price and detailed phasing for all the non-rail SIW. During the PCSA VCL will undertake the detailed design of the SIW. During this stage VCL will also develop their construction planning e.g. finalise the phasing of the SIW, develop temporary works and traffic management proposals and ensure their supply chain is robust.
- 3.4 It is anticipated that works will start on site in Q3 2021 with enabling works to be defined and procured as part of the PCSA.
- 3.5 The Council has appointed a project team to oversee the contractor outputs from the PCSA stage and administer the build contract. This includes project management, architecture, engineering and landscape design.
- 3.6 The SIW are fully grant funded by The Housing Infrastructure Fund Grant Determination Agreement ('GDA') dated 30 October 2021.
- 3.7 As such, the Council has in place the arrangements for, or has already carried out, the necessary procurements, design and planning activity in order to meet the above start on site and delivery target date to complete the works. The programme assumes access onto land covered by the Order no later than March 2022.

4. Housing Infrastructure Fund: Grant Determination Agreement and Funding Drawdown

- 4.1 In 2018 the Council were successful in their bid for Housing Infrastructure Fund ('HIF') funding totalling £156m.
- 4.2 On 30 October 2020 the Council entered a GDA with The Ministry of Housing Communities and Local Government ('MHCLG') for circa £170m of HIF Funding. The total HIF Funding includes rail enhancement works ('Rail Works') amounting to a value of circa £54m and strategic road and flood alleviation works ('Street Works') for a value amounting to circa £116m.
- 4.3 The GDA disaggregates the HIF Funding into three key stages. The first stage relates to historic expenditure spent at risk by the Council on the project in the period September 2017 to October 2020. This includes costs on planning, design and preparation of the funding bid totalling circa £10m. This has been paid.
- 4.4 The second stage is for preliminary expenditure, which represent the costs to be incurred up to the point when the works start on site. This is the current stage and the first application for drawdown was made in March 2021.
- 4.5 The third stage claims are for the delivery of physical works.

5. Role of the SIW in unlocking delivery of the Scheme

- 5.1 Without the SIW there would be no viable road network to take construction and end user traffic into and out of Meridian Water. In addition, bridges are required in order to provide this road network.
- 5.2 Further, without the SIW the Meridian Water would not be in a developable condition. Much of it is on a flood plain and contaminated. The SIW will lift and remediate the land for development by relocating material from areas that will form flood attenuation ponds.
- 5.3 In addition, without the f utilities provision which the SIW will deliver, the development plots at Meridian Water would not have access to services including drainage, water, heat and power.
- 5.4 In summary the SIW are vital to deliver accessible and developable land capable of delivering the Scheme objectives, including urgently needed housing development. The SIW are designed to planning stage and benefit from planning permission. They are procured and budgeted for. They are fully funded by the HIF Funding secured under the GDA which the Council has entered. Upon confirmation of the Order substantive work can start on site.