

**Report to the Asset Management and  
Economic Development Cabinet  
Committee**



**Epping Forest  
District Council**

**Report reference: AMED-009-2015/16**

**Date of meeting: 10 December 2015**

**Portfolio: Asset Management and Economic Development**

**Subject: Asset Management Co-ordination Group Report**

**Responsible Officer: Derek Macnab (01992 564050)**

**Democratic Services: Jackie Leither (01992 564756)**

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**Recommendations/Decisions Required:**

- (1) To note progress on the Council's Asset Management and Development Projects.**

**Executive Summary:**

This report updates the Cabinet Committee on a number of projects as discussed at previous meetings.

**Reasons for Proposed Decision:**

To comply with the Cabinet Committee's previous request to monitor the development of the Council's property assets on a regular basis.

**Other Options for Action:**

None, as monitoring report is for information not action.

**Report:**

- 1. Epping Forest Shopping Park** – At the Cabinet Committee's last meeting, a report was considered as a result of a request by Cabinet to have more intensive scrutiny of progress on the development of the Shopping Park. The Cabinet Committee agreed to undertake this role and to this end a separate report will be made elsewhere on the Agenda.
- 2. Oakwood Hill Depot** – Construction of the new depot to accommodate the Council's relocated services for Langston Road is progressing to programme. Ground works have been completed, the concrete pad and foundation piles and the majority of the steel-frame erected. If current progress is maintained, practical completion should be achieved in April 2016.
- 3. Pyrles Lane Nursery** – Further to work being undertaken to address concerns around access, car parking and density within the original application a revised application has now been submitted. Consultation has commenced and the decision has been timetabled for District Development Management Committee In February 2016.

4. **St John's Road** – Since progress was reported at the last Cabinet Committee, the Secretary of State approval to the scheme under “State Aid” requirements has now been received. A number of high level meetings with Essex County Council and Frontier Development have been held to finalise the terms of the sale. Whilst progress has been made there has still to be agreement on the “anti-embarrassment” clause protecting the County Council in the event that the composition of the development changes. The District Council has reaffirmed its commitment to a mixed use scheme, as proposed by Frontier in accordance with the requirements of the Design and Development Brief. A meeting has been held between the Director of Neighbourhoods and Epping Town Council to appraise them of the current progress on the project.
5. **North Weald Airfield** – A presentation was given by the Council's Consultants, Savills, on the outcome of the Expressions of Interest Exercise seeking a development partner for aviation activities at the Airfield. The Cabinet Committee also recommended a number of key considerations to shape any further procurement exercise. The Cabinet are due to consider the recommendations at their meeting on the 3 December and a verbal update will be provided on their deliberations. In the intervening period, officers have taken further legal advice on the procurement requirements of letting a “concessionary” contract of this potential nature. Savills have submitted a fee proposal to undertake additional work, but this would require a waiver of contract standing orders and further supplementary funding. It is officers' view at this stage that the work can be progressed internally with the use of other specialist support only as required.
6. **Winston Churchill/The Broadway, Debden** – Higgins have started the development on site, having acquired an interest as a result of the Council agreeing a Deed of Variation. The Housing Association who were due to develop the affordable units to the rear of the development have withdrawn on the basis that the changes to market rents announced by Central Government, have led them to believe it is no longer viable for them to undertake. The issue is being considered by the Director of Communities who will report into the Council Housing Building Cabinet Committee.
7. **Ongar Academy** – Pre-application discussions are progressing. Access and highways would appear to be the most challenging issues. The sale of the land is being progressed by respective legal advisors.
8. **Town Mead Depot** – Still considering alternative options as a result of the Environment Agency's definitive advice that the site is not suitable for any form of residential development.
9. **Hillhouse, Leisure/Community Hub** – Funding for Masterplanning, exercise, as part of the Local Plan Budget Report, is due to be considered by Cabinet on the 3 December. Leisure Management Contract Documents issued under OEJU contain proposals for a replacement facility for Waltham Abbey Swimming Pool.

#### **Resource Implication**

None as this is a progress report.

#### **Legal and Governance Implications:**

As referred to in individual sections.

### **Safer Cleaner Greener Implications**

N/A

### **Consultation Undertaken**

None

### **Background Papers**

Cabinet Reports on Shopping Park and Local Plan Budget.

### **Impact Assessments**

N/A

### **Risk Assessment**

Risks relevant to each project are contained within Departmental Service Plans or Corporate Risk Register.

## **Due Regard Record**

This page shows **which groups of people are affected** by the subject of this report. It sets out **how they are affected** and how any **unlawful discrimination** they experience can be eliminated. It also includes information about how **access to the service(s)** subject to this report can be improved for the different groups of people; and how they can be assisted to **understand each other better** as a result of the subject of this report.

S149 Equality Act 2010 requires that due regard must be paid to this information when considering the subject of this report.

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None as this is a monitoring report only.