



Epping Forest District Council

DECISIONS

Committee:	CABINET
Date of Meeting:	Wednesday, 15 April 2020

Date of Publication:	20 April 2020
Call-In Expiry:	27 April 2020

This document lists the decisions that have been taken by the Cabinet at its meeting held on Wednesday, 15 April 2020, which require publication in accordance with the Local Government Act 2000. The list specifies those decisions, which are eligible for call-in and the date by which they must be called-in.

Those decisions that are listed as being 'recommended to the Council...', or request the Chairman of the Council to waive the call-in, are not eligible for call-in.

The wording used might not necessarily reflect the actual wording that will appear in the minutes, which will take precedence as the minutes are the official record of the meeting.

If you have any queries about the matters referred to in this decision sheet then please contact:

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Call-In Procedure

If you wish to call-in any of the eligible decisions taken at this meeting you should complete the call-in form and return it to Democratic Services before the expiry of five working days following the publication date. You should include reference to the item title. Further background to decisions can be found by viewing the agenda document for this meeting at: www.eppingforestdc.gov.uk/local_democracy

Decision No:

3. MINUTES

Decision:

- (1) That the minutes of the meeting of the Cabinet held on 6 February 2020 be taken as read and signed by the Leader of Council as a correct

record.

7. ASSET MANAGEMENT AND ECONOMIC DEVELOPMENT CABINET COMMITTEE - 16 JANUARY 2020

Decision:

(1) That the minutes of the meeting of the Asset Management & Economic Development Cabinet Committee, held on 16 January 2020, be noted.

8. FINANCE AND PERFORMANCE MANAGEMENT CABINET COMMITTEE - 23 JANUARY 2020

Decision:

(1) That the minutes of the meeting of the Finance & Performance Management Cabinet Committee, held on 23 January 2020, be noted; and

(2) That the updated Corporate Risk Register be approved.

9. NURTURING GROWTH - DELIVERING AN ECONOMIC DEVELOPMENT PLAN

Decision:

(1) That the results of the consultation on the Council's Economic Development Strategy '*Nurturing Growth*' be noted and the revised Strategy, as set out in Appendix 1 of the report, be adopted;

(2) That the development of a delivery plan for Nurturing Growth be agreed, setting out a phased implementation programme that would be monitored as part of the revised Corporate Strategy;

(3) That the prioritisation of the following four key actions over the course of the delivery plan be agreed:

- (i) Local High Streets;
- (ii) Rural Strategy;
- (iii) North Weald Airfield as a location of economic growth; and
- (iv) Infrastructure;

(4) That the allocation of District Development Funding in the sum of £35,000 in 2020/21 and £50,000 in 2021/22 be agreed, as already earmarked, for the appointment of a member of staff on a fixed term basis to deliver actions identified in the Strategy, including work to support the sustainability of local high streets.

10. ICT STRATEGY

Decision:

(1) That the replacement of the existing ICT Strategy for 2018-23 with a revised ICT Strategy for 2020-22 be approved.

11. HARLOW AND GILSTON GARDEN TOWN DRAFT HEALTHY TOWN FRAMEWORK

Decision:

(1) That the publication of the draft Harlow and Gilston Garden Healthy Town Framework for a six-week period of public consultation be agreed; and

(2) That, following the end of the public consultation, the Harlow and Gilston Garden Healthy Town Framework be updated; and

(3) That the final version of the Harlow and Gilston Town Healthy Town Framework be submitted to a subsequent meeting of the Cabinet to be agreed as a material planning consideration for the preparation of masterplans, pre-application advice, assessing planning applications and any other development management purposes.

12. IMPLEMENTATION OF THE LOCAL PLAN: UPDATE ON PROGRESS

Decision:

(1) That the progress of Masterplans and Concept Frameworks, including the use of Planning Performance Agreements and the progress of other proposals at pre-application and application stage, be noted.

13. GREEN INFRASTRUCTURE STRATEGY

Decision:

(1) That the Draft Green Infrastructure Strategy (Appendix 1 of the report) be approved for public consultation for a six week period; and

(2) That the Planning Services Director, in consultation with the Planning Portfolio Holder be authorised to make minor amendments to the Draft Green Infrastructure Strategy prior to the public consultation.

14. CHRISTMAS - NEW YEAR ARRANGEMENTS

Decision:

(1) That the Leadership Team's recommendation to continue the current Christmas/New Year arrangements for the period 2020-22, in accordance with the Schedule at Appendix 1 of the report, was agreed by the Leader of Council under Appendix 3 (Action in Designated Emergencies) of Article 7

(The Executive) of the Constitution on 1 April 2020 be noted; and

(2) That a review of service provision across the Council be undertaken in 2021.

15. ANY OTHER BUSINESS

Decision:

(1) That, in accordance with Section 100B(4)(b) of the Local Government Act 1972, the following items of urgent business be considered following the publication of the agenda:

(a) Development Opportunity – St John the Baptist Church, Epping.

16. DEVELOPMENT OPPORTUNITY - ST JOHN THE BAPTIST CHURCH, EPPING

Decision:

(1) That progression to carry out a full feasibility study on a joint project with St John the Baptist Church in Epping, in order to provide a community hall and accommodation for key workers, be approved.

17. COMMUNITY INTEREST COMPANY

Decision:

(1) That the establishment of the Qualis Community Interest Company be approved in accordance with the following principles:

(a) to improve the economic, social and general wellbeing of the public through a sustainable approach to providing public infrastructure and services;

(b) to operate in the Epping Forest District Council area, adjacent authorities and broader East of England initiatives (with partners);

(c) to set up a representative steering group for each defined project that would make recommendations to the Qualis Community Interest Board (effectively the Qualis Group Board); and

(d) to report the activity of the Community Interest Company to the Council on a quarterly and annual basis in line with the proposals for the other Qualis group companies.

18. COUNCIL OWNED SITES - SALE OF ASSETS TO QUALIS COMMERCIAL

Decision:

(1) That the following sale of assets be approved to support the business

case with all asset purchases to be made by 30 April 2020:

(a) That the following identified properties be sold by the Council to Qualis Commercial on a 'best value' basis based on existing use values:

- (i) The St John's Road, Epping site for £5,400,000;
- (ii) Bakers Lane Car Park for £2,348,000;
- (iii) Cottis Lane Car Park for £3,737,000;
- (iv) The Condor Building (Civic Centre) for £3,100,000;
- (v) The Hemnell Street, Epping site (Epping Sports Centre) for £2,550,000; and
- (vi) The Round Hills, Waltham Abbey site for £3,060,000;

(b) That a loan be granted to the Qualis Group, to be cascaded to Qualis Commercial to allow these purchases to be made, in the sum of £22,000,000 on a single draw down facility over a 30-year principal and interest basis; and

(c) That a revision clause be inserted into the sale contract allowing all properties to return to the Council's ownership at the value sold if they were not developed within five years of the sale;

(2) That the granting of a development and construction loan be approved in support of the business case and that the decision on making these loans be dependent upon the completion of satisfactory site business cases by 30 September 2020:

(a) That a development loan be provided by the Council to the Qualis Group, to be cascaded to Qualis Commercial; and

(b) That the terms of the loan be in the total sum of £63,000,000 - with 50% to be drawn down on 30 September 2020 and 50% to be drawn down on 31 March 2021 - on a 30-year equal principal and interest basis;

(3) That decisions (1) and (2) above be made specifically in respect of:

(a) the provision of a leisure centre on the St John's Road site following further specification and agreement reflecting the ownership, capital and ongoing operational arrangements before the development commences;

(b) that the re-provision of the Town Council on the St John's Road site might require a net subsidy of £1,000,000 (after costs less development return) and was still to be approved;

(c) the indicative project timelines set out in paragraph 10 of the report;

(d) the establishment of a separate Community Interest company to include elements of the public realm and community benefit assets (see agenda item 16); and

(e) all recommendations were fully in accordance with the values set out and approved in the 2020/21 budget.

