



Epping Forest District Council

DECISIONS

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| Committee: | COUNCIL HOUSEBUILDING CABINET COMMITTEE |
| Date of Meeting: | Thursday, 5 April 2018 |
| Date of Publication: | Tuesday, 10 April 2018 |
| Call-In Expiry: | Monday, 16 April 2018 |

This document lists the decisions that have been taken by the Council Housebuilding Cabinet Committee at its meeting held on Thursday, 5 April 2018, 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

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| Decision No: |
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4. MINUTES

Decision:

That the minutes of the meeting held on 29 January 2018 be taken as read and signed by the Chairman as a correct record.

5. APPOINTMENT OF FRAMEWORK CONSULTANTS AND CONTRACTORS FOR THE FUTURE DELIVERY OF THE COUNCIL HOUSE-BUILDING PROGRAMME

Decision:

-) (1) That, following an open procedure EU Procurement Exercise, the Consultants listed below be appointed, based on a Quality/Price/Interview (50/40/10) evaluation methodology, to assist the Council with the future delivery of the Council House-building programme:
- a. ECD Architects Ltd be appointed based on an overall weighted score of 93.78% as the Architects and Multi-disciplinary Design Team (MDDT); and
 - b. Airey Millar Ltd be appointed based on an overall weighted score of 94.56% as the Employers Agents.
-) (2) That, following an open procedure EU Procurement Exercise, the list of Framework of Contractors below be agreed, based on the first stage of a 2-stage tender process using a Quality/Stage one Price/Interview (60/30/10) evaluation methodology, from which second stage tenders will later be sought to construct the future delivery of the Council House-building programme:
- a. Neilcott Construction Ltd, based on an overall weighted score of 96.59%
 - b. Roof Ltd, based on an overall weighted score of 85.59%
 - c. TSG Building Services Ltd, based on an overall weighted score of 74.35%
 - d. Indecon Building Ltd, based on an overall weighted score of 65.91%

6. CHB-008 SITES FOR RESUBMISSION TO PLANNING APRIL 2018 (2)

Decision:

- (1) That the garage sites, either previously withdrawn or refused planning permission be redesigned and resubmitted for planning approval, at the following locations:
- a. Garage site to the rear of 80-98 and 100-112 Hillyfields, Loughton – development of 2no. 2 bed-houses.
Agreed to be redesigned and resubmitted for planning approval. At the Pre-app stage, should it not be possible to obtain the positive support of the Planning Officer, then the site be offered for paid parking and residents' consulted; if there is insufficient interest for paid parking from residents, then the site is be sold on the open market and the proceeds be recycled back into the Council House-building Programme.
 - b. Garage site to the rear of 109 to 127 Pyrles Lane (Site A), Loughton – development of 2no. 2 bed-houses.
Agreed to be redesigned and resubmitted for planning approval. At the Pre-app stage, should it not be possible to obtain the positive support of the Planning Officer, then the site be offered for paid parking and residents' consulted; if there is insufficient interest for paid parking from residents, then the site is be sold on the open market and the proceeds be recycled back into the Council House-building

Programme.

- c. Garage site to rear of 100 to 108 Pyrles Lane (Site B), Loughton – development of 3no. 3 bed-houses.
Agreed to be redesigned and resubmitted for planning approval. At the Pre-app stage, should it not be possible to obtain the positive support of the Planning Officer, then the site be offered for paid parking and residents' consulted; if there is insufficient interest for paid parking from residents, then the site is be offered for sale to the developer of the Pyrles Lane Nursery site in the first instance, or be sold on the open market and the proceeds be recycled back into the Council House-building Programme.
- d. Garage site at Hornbeam Close (Site A), Buckhurst Hill (adjacent to 6 Cascade Close) – development of 2no. 2 bed-houses.
Agreed that this site would be developed for paid for parking.
- e. Garage site adjacent to 25 Colvers, Matching Green – development of 3no. 2-bed houses.
Agreed to be redesigned and resubmitted for planning approval. At the Pre-app stage, should it not be possible to obtain the positive support of the Planning Officer, then the site be offered for paid parking and residents' consulted; if there is insufficient interest for paid parking from residents, then the site is be sold on the open market and the proceeds be recycled back into the Council House-building Programme.
- f. Garage site at Gant Court, Waltham Abbey – development of 3no. 2-bed houses.
Agreed that this site would be developed for paid for parking.
- g. Garage site at Mallion Court, Waltham Abbey – development of 4no. 2-bed houses.
Agreed but to be held for 12 months in order for the new Leisure Centre to open and settle down.
- h. Garage site adjacent to 44 Palmers Grove, Nazeing – development of 3no. 3-bed houses and 1no. 2-bed house.
Agreed that this site would be developed for paid for parking.
- i. Garage site adjacent to 52 Hansells Mead and 2 Parkfields, Roydon – development of 2no. 3-bed houses.
Agreed to be redesigned and resubmitted for planning approval. At the Pre-app stage, should it not be possible to obtain the positive support of the Planning Officer, then the site be offered for paid parking and residents' consulted; if there is insufficient interest for paid parking from residents, then the site is be sold on the open market and the proceeds be recycled back into the Council House-building Programme.
- j. Garage site adjacent to 14A Pound Close Nazeing – development of 2no. 3-bed houses and 2no. 2-bed houses.
Agreed to be redesigned and resubmitted for planning approval. At the Pre-app stage, should it not be possible to obtain the positive support of the Planning Officer, then the site be offered for paid parking and residents' consulted; if there is insufficient interest for paid parking from residents, then the site is be sold on the open market and the proceeds be recycled back into the Council House-building

Programme.

- k. Garage site at St Thomas's Close, Waltham Abbey – development of 2no. 3-bed houses and 1no. 2-bed house.
Agreed to be redesigned and resubmitted for planning approval. At the Pre-app stage, should it not be possible to obtain the positive support of the Planning Officer, then the site be offered for paid parking and residents' consulted; if there is insufficient interest for paid parking from residents, then the site is be sold on the open market and the proceeds be recycled back into the Council House-building Programme.

- l. Garage site adjacent to 36 Springfield (Site B), Epping – development of 2no. 1-bed bungalows.
Agreed to be redesigned and resubmitted for planning approval. At the Pre-app stage, should it not be possible to obtain the positive support of the Planning Officer, then the site be offered for paid parking and residents' consulted; if there is insufficient interest for paid parking from residents, then the site is be sold on the open market and the proceeds be recycled back into the Council House-building Programme.