

Report to the Council

Committee: Council
Date: 28 July 2022
Subject: Finance Portfolio (Asset Management)
Portfolio Holder: Councillor John Philip

Recommending:

That the report of the Finance Portfolio Holder be noted.

Epping Forest Shopping Park

I am pleased to report that the roof repairs are progressing well and should be completed shortly.

Work around the reconfiguration of the car park is being considered by officers in light of the congestion caused at peak times particularly around the Christmas period.

Brooker Road Industrial Estate Waltham Abbey

New lease completions are due on 141/142 & 144 Brooker Road and are currently in the hands of our solicitors.

188 Brooker Road is under offer to EFDC subject to surveys and other conditions of its offer being cleared as part of the due diligence process.

Civic Offices 2nd floor let

Positive news in that our tenant is ahead of their target with approximately 20% of the floor space already let and continues to work with the EFDC concierge regarding further commercial opportunities within the Civic.

Cartersfield Road, Waltham Abbey

The redevelopment programme is gathering momentum with site Investigations carried out last month. EFDC are liaising with tenants to secure vacant possession to coincide with the projected start on site in Q4 2022.

Unit 4 Orbital Business Park, Waltham Abbey

EFDC has taken possession of the unit following the former tenant going into liquidation. The property will require refurbishment for reletting, anticipated in Q3 2022.

Landmark House, Loughton

I am pleased to report reported that the final unit at the Landmark has been let, Unit A, to a local gym operator. This matter is now with solicitors and we are awaiting fit-out plans.

Public conveniences

Officers are reviewing the provision of the 5 super loo toilet units across the District as they are not being well used.

An option being explored is a Community Toilet Scheme whereby local businesses open up their facilities to the public in return for a fee from the Council.

Any business interested in the scheme would be formally vetted and facilities inspected before acceptance and then on an on-going basis.

North Weald Airfield

The Airfields event programme is recovering after being adversely affected by the pandemic over the past 2 years which is good news.

The Essex Carp Show took place at the Airfield for the first time at the end of March and proved extremely popular.

The Wings & Wheels Remote Control Model Spectacular took place at the end of last month and was well attended over the 2 days.

On July 17th the Airfield will welcome back the Damn Yankees American Car Show after an absence of 2 years.

North Weald Flying Services are planning a new 2 day ground show and fly in on August 28th and 29th when we can expect an array of visiting aircraft, classic cars & military vehicles.

Aviation continues to be very busy with the flight training schools continuing to flourish.

NPAS have recently had one of their Met helicopters back from Lippitts Hill due to maintenance at that location, however, this appears to have passed without causing any issues to neighbours some of whom were informed directly.

The market continues to be extremely busy with trader and customer numbers being high.

The HMRC Inland Border Facility is extremely quiet and it is likely that an announcement about its future will be made soon.

I am pleased to report that the final version of the Master Plan is being reviewed and all going well should be presented to Cabinet as soon as the Local Plan is adopted.