

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



**Epping Forest
District Council**

**Report reference:
AMED-008-2013/14**

Date of meeting: 31 October 2013

Portfolio: Asset management & Economic Development

Subject: Asset Management Co-ordination Group Report

Responsible Officer: Chris Pasterfield (01992 564124)

Democratic Services Officer: Jackie Leither (01992 564756)

Recommendations:

1. To note the quarterly monitoring report on the development of the Council's property assets.

Executive Summary:

This report updates the Cabinet Committee on a number of projects 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 periodically.

Other Options:

None, as this monitoring report is for information not action.

Report:

1. **Langston Road Retail Park** – Outline planning approval has now been granted and the Section 106 Agreement has been signed by EFDC, Essex CC and Polofind Ltd. Negotiations are on going with Polofind Ltd regarding a development agreement to jointly develop the site. Sainsbury had applied for Judicial Review regarding their servicing arrangements for the Debden store and this has now been resolved. A detailed planning application and contamination surveys will shortly be instructed subject to full Council approval of budget.

2. **Oakwood Hill Depot** – A planning application had been submitted but has been withdrawn as further information is required. Further consultant reports are being prepared and it is anticipated that the application will be re-submitted prior to Christmas. A meeting has been held on site with London Transport which will require minor amendments to plans.

3. Pyrles Lane Nursery – The planning application for residential development has been refused. A further application will be considered in the future taking account some of the concerns raised at the planning committee.

4. St John's Road – Essex County Council, Epping Town Council and this Council, have carried an expressions of interest exercise which has attracted strong interest. A presentation was made to EFDC and ETC councillors on 10th October and further information is to be provided for councillors to consider formally.

5. Waste Contractor's Depot – This is currently being considered as part of the re-tendering of the waste contract by the Director of Environment and the results will not be known until July 2014.

6. North Weald Airfield – The valuation and estates department are in the process of appointing consultants to advise on estates and development opportunities at the airfield to be considered by the Planning department who are preparing a report on the North Weald Master plan by 31 December 2013.

7. Torrington Drive – The Council is currently in discussion with Stobart Properties regarding the Sainsbury site. It is understood that Sainsbury's have agreed terms for a new lease and refurbishment of the store with Stobarts.

8. Winston Churchill Public House – A developer has agreed Heads of Terms with the Council and Spirit Pub Group to redevelop the site and has submitted a planning application for two retail units, a pub and 64 flats. Negotiation of a development agreement is on going.

9. Broadway Car Parks/Burton Road Depot – A number of commercial and residential proposals are being considered in conjunction with the larger sites mentioned above but there are no firm proposals at this time.

10. Lindsey House Epping – The leaseholders have indicated a wish to surrender the lease back to the Council at no cost to the Council. The Council's agent has prepared a schedule of dilapidations and a payment of £7,000 to the Council has been agreed and is being documentd.

11. Town Mead Depot – the Council architect has prepared outline drawings and a meeting has been requested with WATC to discuss this proposal.

12. Church Hill Former Car Park – The site has been marketed and a second round of final bids is currently underway.

13. Leader Lodge – This property is likely to be re-marketed in 2014.

Resource Implications:

None as this is a progress report.

Legal and Governance Implications:

N/A

Safer, Cleaner and Greener Implications:

N/A

Consultation Undertaken:

N/A

Background Papers:

None

Impact Assessments:

Risk Management

N/A

Equality and Diversity:

N/A

Did the initial assessment of the proposals contained in this report for relevance to the Council's general equality duties, reveal any potentially adverse equality implications? Yes No

Where equality implications were identified through the initial assessment process, has a formal Equality Impact Assessment been undertaken? Yes No

What equality implications were identified through the Equality Impact Assessment process?

How have the equality implications identified through the Equality Impact Assessment been addressed in this report in order to avoid discrimination against any particular group?