

Report to the Cabinet

Report reference: C-050-2014/15
Date of meeting: 15 December
2014



Portfolio: Asset Management & Economic Development

Subject: Provision of new depot and Oakwood Hill

Responsible Officer: Chris Pasterfield (01992 564124).

Democratic Services Officer: Gary Woodhall (01992 564470).

Decisions Required:

- (1) To agree to the construction of a new depot at Oakwood Hill in accordance with construction estimate of £2,521,000 provided by Stace LLP and in accordance with attached drawings;**
- (2) To appoint Stace as Project Managers (Employer's Agent) and Quantity Surveyors for the scheme and confirm fees of £75,000; and**
- (3) To make budgetary provision for mechanical/electrical and structural engineer services which have been estimated at £62,500.**

Executive Summary:

In order for the development of the Epping Forest Shopping Park, Langston Road to take place the existing services in occupation need to be relocated. It is proposed to relocate Grounds Maintenance Service and a reduced Fleet Operations service to a new depot at Oakwood Hill. This report seeks authority to proceed with the design which has been produced after full consultation with the relevant services.

Reasons for Proposed Decision:

To provide new accommodation for relocated staff and to vacate Langston Road Depot in order to facilitate a valuable shopping park development.

Other Options for Action:

To not relocate staff to this location and delay the construction of Epping Forest Shopping Park.

Report:

1. Outline planning approval was granted on 13 August 2014 for the site at Oakwood Hill, Loughton to be developed as a depot. Stace have been working with EFDC Planning Control and various consultants to satisfy planning conditions including environmental, geotechnical, topographical, arboricultural, landscaping, highways, flood risk and design matters which are now resolved or capable of resolution during

construction.

2. The design layout of the new buildings has been undertaken in detail with the two services involved to ensure that they adequately provide accommodation and facilities required. The mezzanine office floor level above the Grounds Maintenance works shop will provide 5,800 sq ft of space which will provide flexibility relating to head office staff for the Neighbourhoods Directorate.
3. The specification will include a full fit out of equipment required and in the offices power points and IT points as required but will assume that furniture and computers will be relocated from the existing premises together with ramps for the MOT station.
4. A detailed project programme provided by Stace LLP is attached which outlines the further progress of the project. In order to interact with the Epping Forest Shopping Park programme work should commence in April 2015 at the latest. The programme allows for a construction period of 30 weeks showing completion by 29th January 2016 followed by a two week period for fitting out and moving of EFDC equipment and furniture.
5. The new depot provides facilities for a glasshouse and storage of nursery bought plants which will allow Grounds Maintenance Service to have these services based on one site and release the Pyrles Lane Nursery site for potential redevelopment.
6. It is likely that, in accordance with standing order procedures, the construction contract will be tendered to building contractors on a design and build basis who have experience in this field who will take on the construction of the project and detailed design matters.
7. It is anticipated that the bulk of the fees and construction costs will be expended in the 2015/16 financial year. Further detailed discussions with colleagues in resources will continue, subject to members, decisions this evening.

Resource Implications:

A capital sum of £2.52million plus fees of £137,500. The development of Langston Road Depot for retail warehousing will provide the Council with a clawback receipt of £2.25million on the 50% of land (T11 site) previously sold to developers for industrial use. In addition relocating the glass house and nursery function from Pyrles Lane Nursery to Oakwood Hill will allow this 2.42 acre site to be considered for potentially valuable re-development.

Legal and Governance Implications:

Planning conditions are being met by the development and provision of consultant information. Construction contracts will be negotiated in due course.

Safer, Cleaner and Greener Implications:

These implications have been taken into account in the design of the buildings and site where possible and in consultation with the Planning Department and Senior Contaminated Land officer.

Consultation Undertaken:

TFL as the site adjoins railway lines on one boundary. Asset Management & Economic Development Co-ordinating Group and Committee.

Background Papers:

Order of Cost Estimate from Stace LLP, Drawing 13/0319/P03/OP1A, project programme by Stace LLP.

Impact Assessments:Risk Management

By employing Stace LLP as project managers, quantity surveyors and designers the Council have minimised risk by employing a consultant with proven skills and experience in these areas.