

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



**Epping Forest
District Council**

Report reference: AMED-011 2016/17

Date of meeting: 26 January 2017

Portfolio: Asset Management and Economic Development

Subject: Asset Management Co-ordination Group Report

Responsible Officer: Derek Macnab (01992 564050)

Democratic Services: Jackie Leither (01992 564756)

Recommendations/Decisions Required:

- (1) To note progress on the Council's Asset Management and Development Projects.**

Executive Summary:

This report updates the Cabinet Committee on a number of projects as 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 on a regular basis.

Other Options for Action:

None, as monitoring report is for information not action.

Report:

- 1. Epping Forest Shopping Park** – a detailed report on progress on the development of the Epping Forest Shopping Park is contained within a separate report on the Agenda.
- 2. Oakwood Hill Depot** – The new depot has been completed and fully operational from mid-August 2016. Although the final account has been settled, within 3% of the tendered construction cost of £2.3m, there are still a number of outstanding snagging issues in relation to the alarm systems. As the opportunity was taken to extend the mezzanine floor at a notional cost to provide additional office accommodation, the feasibility of hosting other service areas is being explored. The Housing Repairs Service is one such option; however, the size of the external yard is a constraint with regard to the number of operational vehicles that would require to be based on the site.
- 3. Pyrles Lane Nursery** – Planning Permission has been obtained for residential redevelopment. A marketing report has been obtained from external advisors, the outcome and proposed disposal strategy will be reported to Cabinet in March 2017.

4. **St John's Road** – After a protracted period of negotiation and the need to obtain two separate under value Approvals from the Secretary of State, the sale of the County Council's interest i.e. the former Junior School, to the District Council was completed in mid-December 2016. The preferred development partner is proceeding with the preparation of a planning application, prior to purchasing the District Council and Town Council's ownership to deliver the mixed use scheme identified with the agreed Design and Development Brief. In the interim period, security arrangements have been continued to safeguard the site.
5. **Lindsay House** – A report is to be considered by the Cabinet on the 2 February regarding the marketing of Lindsay House for disposal as either a single dwelling or conversion to flats, recognising the restrictive covenants. This is as a result of Essex County Council no longer wishing to obtain the property for use as accommodation for vulnerable people.
6. **North Weald Airfield** – Due to changes in European Procurement Legislation it will no longer be possible to pursue a concessionary contract. A full OEJU Competitive Dialogue procurement is now planned once capacity is available on the commencement of the new Leisure Management Contract.
7. **Site of Former Winston Churchill Public House** – Members of Cabinet visited the site in December as part of a tour which also included the Shopping Park and Oakwood Hill Depot. Higgins are making good progress with the show flats due to be completed in January 2017. It is estimated that the 64 apartments will be ready for occupancy in September 2017. Marketing of the ground floor retail units has commenced. These will be managed by the District Council and are estimated to produce a good return.
8. **Ongar Academy** – School now under construction – due to open September 2017.
9. **Townmead Depot** – A number of repairs are to be funded under the planned maintenance programme as a result of a recent Health and Safety Audit. Negotiations are underway to regularise the use of the site with Waltham Abbey Town Council.
10. **Hillhouse Leisure/Community Hub** – The Community Hub gained outline planning consent at District Development Management Committee in November. A S106 is being entered into, to compensate for loss of playing fields. The newly appointed Leisure Management Contractor, Places for People, hope to submit a full planning application in late March.

Resource Implication:

None as this is a progress report.

Legal and Governance Implication:

As referred to in body of report.

Safer/Cleaner/Greener:

No specific implications identified other than the disposal of Lindsay House will reduce the level of vandalism/anti-social behaviour on the site.

Consultation Undertaken:

None.

Background Papers:

Cabinet Reports on individual Capital Schemes.

Equality Impacts:

Not applicable.

Risk Assessments:

Risks relevant to each project are contained within Project Plans or Corporate/Department Risk Registers.

Due Regard Record

This page shows **which groups of people are affected** by the subject of this report. It sets out **how they are affected** and how any **unlawful discrimination** they experience can be eliminated. It also includes information about how **access to the service(s)** subject to this report can be improved for the different groups of people; and how they can be assisted to **understand each other better** as a result of the subject of this report.

S149 Equality Act 2010 requires that due regard must be paid to this information when considering the subject of this report.

None as this is a monitoring report only.