

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



**Epping Forest  
District Council**

**Report reference: AMED-003-2019/20**

**Date of meeting: 10 October 2019**

**Portfolio: Asset Management and Economic Development**

**Subject: Asset Management Development Projects – Progress Report**

**Responsible Officer: Jim Nolan (01992 564050)**

**Democratic Services: Gary Woodhall (01992 564470)**

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**Recommendations/Decisions Required:**

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

**Executive Summary:**

The report updates the Cabinet Committee on a number of major projects that the Council are managing with regards to its assets.

**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 information only, not action.

**Report:**

**1. Epping Forest Shopping Park**

The Epping Forest Shopping Park is now fully let and trading. The Park is still proving extremely popular with customers. However, roof leaks are continuing and the independent roof survey has been undertaken as advised by WYG. This suggests there were flaws in the installation process and recommends a more detailed forensic survey is undertaken of all fixings, prior to deciding upon the appropriate long term solution. This has now been commissioned with all associated costs being paid from the retention held from the General Contractor.

Regarding the additional s278 works, these have been completed and are awaiting further ECC inspection. This process is again being overseen by WYG. The required Portfolio Holder report for the necessary additional funds has been submitted and approved.

## **2. Oakwood Hill Industrial Estate**

Following the lettings of Units 26 and 27 the scheme is once again fully let. A structural issue has arisen in one area of the estate which is currently being reviewed by the Facilities Department.

## **3. Pyrles Lane Nursery**

The site is currently under offer to be sold to Durkan Developments who are in the process of conducting their legal and site due diligence. Solicitors are progressing the sale.

An indemnity insurance policy to protect the position over the access road has been procured subject to purchaser and Council approval. This policy is currently with the buyer for their review. The intention is that the buyer will be satisfied with the policy, and the sale can proceed. In order to expedite matters the buyer and EFDC will be meeting in October 2019 to resolve the outstanding issues.

The existing Nursery is due to relocate to Town Mead depot in refurbished premises by the end of 2019 following the successful planning application.

## **4. St John's Road Development**

Work is on-going with the Masterplanning for the site. WYG have recently presented an interim report to a Cabinet working group and a Quality review Panel last week and a verbal update will be given at this meeting.

## **5. North Weald Airfield**

The lease with the Secretary of State for Housing, Communities and Local Government has now completed.

The preparation of a Master Plan for the land identified as site NWB.E4 in the Submission Version of the Local Plan dated December 2017, along with the aviation land to the western side of the runway and associated new access point has commenced.

Negotiations with Essex & Herts Air Ambulance Trust have stalled due to the District wide issue of Natural England and any planning proposals which may impact upon air quality. EHAAT are therefore searching for alternative locations.

Following the completion of the market tender process and the selection of Saunders Market, an onsite meeting was held in August to discuss their additional requirements including a revised area and some permanent stalls. Saunders are now reviewing the position prior to making a proposal.

## **6. Landmark Building**

The lease for Units B, C & D are let to a local Mediterranean restaurant and fit out is now complete and planning consent has been granted for its external plant equipment. Restaurant has now opened.

The lease for Unit F has now completed and the fit-out works for the pub have commenced. Estimated opening is November 2019. The tenants are submitting the necessary planning and building regulation applications.

We now have terms agreed for Units A to a fitness centre / gym at the full asking rent, to an

operator who has two other premises in the area.

Unit G has firm interest from a local boxing club and a gym operator and we are currently firming up these interest before proceeding with the best offer.

Unit E is on the market and available to let but due to size / shape we have had little interest at present but would expect interest to pick-up once the other units are let.

**Resource Implications:**

Update report only.

**Legal and Governance Implications:**

There are no specific implications.

**Safer, Cleaner and Greener Implications:**

All developments are undertaken with regard to safer by design and energy efficiency.

**Consultation Undertaken:**

None.

**Background Papers:**

None.

**Risk Management:**

Risks relevant to each project are contained within individual Project Plans/Corporate Risk Register.

**Equality Analysis:**

The Equality Act 2010 requires that the Public Sector Equality Duty is actively applied in decision-making. This means that the equality information provided to accompany this report is essential reading for all members involved in the consideration of this report. The equality information is provided as an Appendix to the report.