

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



**Epping Forest
District Council**

Report reference: AMED-014-2016/17

Date of meeting: 13 April 2017

Portfolio: Asset Management and Economic Development

Subject: Asset Management Development Projects – Progress Report

Responsible Officer: D. Macnab (01992 564050)

Democratic Services: J. Leither (01992 564756)

Recommendations/Decisions Required:

That the Committee note current progress on the Council's asset management and development projects.

Executive Summary:

This report updates the 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 on a regular basis.

Other Options for Action:

None, as monitoring report is for information not action.

Report:

1. This report updates the Committee on the progress of current asset management development projects.

Epping Forest Shopping Park, Loughton

2. A detailed report on progress on the development of the Epping Forest Shopping Park is contained within a separate report on the agenda.

Oakwood Hill Depot, Loughton

3. An outstanding issue in relation to the activation and monitoring of the alarm systems have been resolved. As reported at previous meeting, work has commenced on the feasibility of the Housing Repairs Services relocating to the Oakwood Hill Depot. This is in accordance with the Council's Accommodation Strategy agreed by the Cabinet on the 9 March 2017.

Pyrles Lane Nursery, Loughton

4. An external marketing appraisal has been undertaken. However, the marketing of the site has been held in abeyance whilst the Council considers the merits of establishing a Housing Company. If this initiative was to proceed, Pyrles Lane would have been a good initial site to develop. However, it now looks likely that Housing Company will not proceed. The Finance and Performance Management Cabinet Committee, at its meeting on 6 March 2017, agreed further to a review that the general Council Housebuilding Programme will proceed largely as planned. A report will be taken to June Cabinet to determine, not only the marketing strategy for Pyrles Lane, but also whether the Council would consider the purchase of the affordable units out of Council Housebuilding Programme Funds.

St John's Road Development, Epping

5. Completion on the purchase of Essex County Council's interest was achieved in December 2016. Tri-partite agreement yet to be signed, as Epping Town Council still in negotiation with Frontier Estates around their re-provided office and community space.

North Weald Airfield

6. The Council's external planning consultants, Arup Ltd, have completed their initial employment assessment as part of the Local Plan, to include the potential scale and mix of employment uses that would be appropriate at the Airfield. This will provide the planning context in which future commercial aviation related opportunities can be taken forward.

Site of Former Winston Churchill Public House, Loughton

7. Joint agents have been appointed and are in negotiation with a number of interested parties, to let the retail space on the ground floor, for which the Council retains the income.

Hillhouse Development, Waltham Abbey

8. The contract with the Council's new Leisure Management partner Places for People, has been entered into and the management responsibilities were transferred to them on 1 April 2017. The outline planning permission, on the discharge of all the conditions to include the completion of the Section 106 Agreement, was issued in late March. Places for People are working on the full application for the new leisure centre. The Cabinet on 9 March 2017 considered a report on the lifting of the covenants for the Independent Living Scheme, which was agreed.
9. The Committee is requested to note current progress on the Council's ongoing asset management development projects.

Resource Implications:

None as this is a progress report.

Legal and Governance Implications:

As referred to in the report.

Safer/Cleaner/Greener Implications:

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/Directorate Risk Registers.

Equality analysis report

Not required as this is a progress report.