

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



**Epping Forest  
District Council**

***Report reference: AMED-015-2016/17***

***Date of meeting: 13 April 2017***

**Portfolio: Asset Management and Economic Development**

**Subject: Epping Forest Shopping Park**

**Responsible Officer: Chris Pasterfield (01992 564124)**

**Democratic Services: Jackie Leither (01992 564756)**

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**Recommendations/Decisions Required:**

- (1) To note progress on the Council's Epping Forest Shopping Park.**

**Executive Summary:**

This report updates the Cabinet Committee on a Epping Forest Shopping Park as discussed at previous meetings.

**Reasons for Proposed Decision:**

To comply with the Cabinet Committee's previous request to monitor the development of the Shopping Park on a regular basis.

**Other Options for Action:**

None, as monitoring report is for information not action.

**Report:**

- 1. Epping Forest Shopping Park** – A progress meeting was held with the main contractor, McLaughlin & Harvey, on the 30<sup>th</sup> April 2017. Progress has been good on the main building but additional work required to facilitate tenant shopfitting means that the practical completion date for the whole park has been put back to the 16<sup>th</sup> June 2017 and there will not be an earlier phased completion of units 8-13. The contractor has indicated that they would be willing to look at phased handover of individual units if this assisted with tenant fitting out and has maintained a good relationship with the client. The roof is 100% complete and wall cladding has been completed except to the Next unit which has a bespoke shopfront and the Aldi shopfront which is having design revisions. Floor slabs have been laid to all units except Aldi which has required additional drainage to be installed.

Progress is now being made with the concreting of the rear service road and fireproofing the steel frame. Party walls to separate units have been installed and kerbs have been installed in the car park to set out parking bays.

- 2. Section 278 Road Works** – A progress meeting was held on 14<sup>th</sup> April and a meeting was

held on 10<sup>th</sup> March 2017 with Essex County Council highways. Cooperation is continuing to improve with ECC and specific problems dealt with. ECC have agreed to a temporary road closure of one carriageway of Chigwell Lane to install attenuation drainage which will protect tree roots of a nearby mature oak tree. ECC agreed to a sectional completion of the new junction works with Abridge Road which allow the contractor to complete these works in April and road users will then have the benefit of these new traffic signals fully functioning.

There have been delays to the work due to drainage design issues for works in the verge and additional gas mains have been found which were not revealed by searches and on site investigations. The contractor, Walkers, continues to work to mitigate delays to the contract.

**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.