

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



**Epping Forest  
District Council**

**Report reference:** **AMED-003-2017/18**

**Date of meeting:** **06 July 2017**

**Portfolio:** **Asset Management and Economic Development**

**Subject:** **Epping Forest Shopping Park**

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

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

---

**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**

Practical Completion of the Shopping Park was achieved on the 19<sup>th</sup> June in accordance with the terms of the main building contract with McLaughlin & Harvey Construction Ltd. Snagging is being undertaken in the normal way and guarantees and warranties are in place which includes things such as landscaping. Savills have been appointed as the Council's managing agents and have security and cleaning contracts etc in place. Tenants have started to take occupation from 26<sup>th</sup> June and are carrying out shopfitting works. Tenants who have exchanged contracts are Next, TK Maxx, Smyths Toys, Hobbycraft, Pets at Home and Aldi. Three more lettings are in solicitors hands which leaves only two larger units and one smaller unit where we are currently considering interest.

- 2. Section 278 Road Works** – A progress meeting was held on 14<sup>th</sup> June and the works are now coming together. Where roads are being planed off such as Langston Road and Chigwell Lane there is then a joint inspection with Essex County Highways to agree any repairs. Structural repairs will be paid for by ECC and they will decide what method they prefer. The junction with Abridge Road is complete and is just waiting for Sign off from ECC

Traffic Light Section before going live. A further verbal report will be given at the meeting of the up to date position.

**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.