

Report to the Asset Management and Economic Development Cabinet Committee



**Epping Forest
District Council**

Report reference: **AMED-007-2017/18**

Date of meeting: **19 April 2018**

Portfolio: **Asset Management and Economic Development**

Subject: **Asset Management Co-ordination Group**

Responsible Officer: **Derek Macnab** **(01992 564050)**

Democratic Services Officer: **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 major projects that the Council are managing with regard 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 for information only.

Report:

1. Epping Forest Shopping Park:

Nine of the twelve units are now operational following Next PLC opening on 19 December 2017. Of the three remaining units Mountain Warehouse has signed an agreement for lease and is due to commence fitting out. The remaining two units are currently under offer with one in solicitors' hands and the other at Heads of Terms stage. Full occupation should these lettings complete is expected by the end of May 2018.

Trading levels have been healthy, with the popularity of the Park building as the retail offer expands.

It is acknowledged that there are still some parking issues outstanding. The Section 278 highway works are now complete at all stages with the exception of one small railing to be erected.

A revised planning application was successfully submitted for the reduction in size of the Totem which has now been installed.

2. Oakwood Hill Depot:

The outturn report for the construction of the Oakwood Hill Depot was considered by the Cabinet in September. As part of the Council's Corporate Accommodation Review, the feasibility of relocating the Housing Repairs Service to the Depot has been undertaken. As part of the consideration of this move, a parking study has been commissioned to assess any requirements for additional parking. With the active management of the Shopping Park and the potential for displaced parking, the parking area survey is due to be repeated to assess the implications of any displacement.

3. Pyrles Lane Nursery:

The advice previously received from the marketing agents has not altered following some changes to the brief. This site is intended to be shared ownership to include the provision of Council Housing as part of the Council's wider Council Housebuilding programme.

40% of the housing will be provided as affordable housing. As requested by Cabinet, tenderers will be required to provide two prices - one with 100% affordable rented housing and another with 75% affordable rented and 25% shared ownership. Also as agreed by Cabinet, it is proposed that all of the completed affordable rented housing will be purchased by the Council, at pre-stated prices, as part of the Council Housebuilding Programme.

4. St John's Road Redevelopment:

The Tri-partite agreement for the terms of the sale to the Council's Development Partner, Frontier Estates, has not yet been signed. However, it is understood from the Council's solicitors that the agreement is close to being signed. Officers will update Members at the meeting.

5. North Weald Airfield:

This item will be updated and reported orally at the meeting.

6. Landmark Building ((Former Winston Churchill PH).

Heads of Terms have been agreed with all potential tenants of the Council's retail space to provide a public house, restaurant, coffee shop and convenience store. Progress has been slower than anticipated due to a delayed vacant possession of the space by the residential developer and the need to provide services to the units. A leaseback document in order to facilitate the sub-leases of the commercial units was also the cause of some delay. This has now been provided and it is hoped that the work to complete the leases to the commercial tenants on the ground floor can now move forward.

7. Hillhouse Development:

Work continues to progress well on the programme for the new Leisure Centre.

Essex County Council is in the final stages of procurement for the selection of the

organisation to provide the independent living scheme. A Final Business Case is due to be considered by the County Council, as required by their internal governance processes. They expect to commence discussions with the selected provider on the proposed heads of terms in April/May 2018. Construction of the independent living scheme is expected to commence in early 2019.

There has been a slight delay with the provision of the Doctors Surgery, due to a re-design of the new surgery layout. However, this is now complete and ready for sign off as part of a Full Business Case being presented to the West Essex Clinical Commissioning Group (CCG) in the near future. The actual development of the Doctors Surgery will be undertaken by the Maynard Court Surgery, who will move to the new Surgery on completion.

Resource Implications:

None as this is a progress report.

Legal and Governance Implications:

As referred to in body of report.

Safer, Cleaner and Greener Implications:

No specific implications identified other than the disposal of Lindsay House which 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, only progress report.