

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



**Epping Forest  
District Council**

**Report reference:** **AMED-002-2018/19**

**Date of meeting:** **19 July 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)**

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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 for information only not action.

## **Report:**

### **1. Epping Forest Shopping Park:**

The Shopping Park is reaching the anniversary of the first retail units opening. All of the tenants have reported that they are trading well and the park is proving popular with customers. The last three remaining units have now been let with Mountain Warehouse and Home Bargains being fitted out. Boots are in the advanced stages of negotiation. It should be noted that if Boots were to proceed as per the planning conditions, a pharmacy would not operate on the site.

All aspects of the construction units of the retail park and associated Highways S278 works are now practically complete. In terms of the construction contract there is a recurrent issue on a small number of units with regard to roof leaks, which is being addressed by the main contractor and their sub-contractor.

**2. Oakwood Hill Depot:**

Feasibility work has been completed on the relocation of the Housing Repairs Service to the Depot. A planning application to provide car parking to facilitate the parking has been submitted

**3. Pyrles Lane Nursery:**

After some delays associated with establishing the most appropriate means of disposal the site is now being actively marketed by the Council's Agents. The sale is being promoted within the property market on the basis of a private treaty expecting offers in excess of £3m. An option has been included in the sales particulars for any potential developer to build the affordable housing element of the scheme with a view to the Council purchasing the homes to form part of the Council's housing stock.

**4. St John's Road Redevelopment:**

A meeting was held in late June with Frontier Estates, Epping Town Council and the District Council to finalise the details. It was confirmed that Frontier Estates wish to proceed with the same mixed use scheme in accordance with their expression of interest and the agreed Design and Development Brief. It is hoped to report at the Cabinet Committee meeting that contracts have been entered into. Frontier Estates are being encouraged to enter into a Planning Performance Agreement to assist them in bringing their planning application forward.

**5. North Weald Airfield:**

As highlighted at a previous Cabinet Committee meeting, the lease with the National Police Air Service has been completed and work will commence shortly on the construction of their new facilities. These may be temporary in the first instance as they are keen to relocate from their current operational site. To reduce the risk, an option to relocate the model flying club to an alternative site on the old golf range, just outside the perimeter of the Airfield, is being actively pursued. Negotiations are ongoing with operators who wish to increase flight training activity at the Airfield.

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

Tenants have been secured for all of the retail units at the Landmark Building.

**7. Hillhouse Development:**

The new Waltham Abbey Leisure Centre is still due for opening to the public in November 2018. An application for the Independent Living Scheme, further to a procurement process conducted by Essex County Council for the provider, is due to be submitted in the near future.

**Resource Implications:**

None as this is a progress report.

**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:****Risk Management:**

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