

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



**Epping Forest
District Council**

Report reference: **AMED-004-2018/19**

Date of meeting: **25 October 2018**

Portfolio: Assets 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 progress on the Council's Asset Management and Development Projects.

Executive Summary:

The report updates the 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 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 information only, not action.

Report:

Epping Forest Shopping Park

1. The Epping Forest Shopping Park is now fully let with the last remaining units Mountain Warehouse and Home Bargains now trading and Boots due to open before Christmas. The Park is still proving extremely popular with customers. All aspects of the construction of the units and associated Highways 278 Works are practically complete. At the time of the original planning application for the Shopping Park, a retail impact study was undertaken to assess any potential effect on other local shopping centres. Traders at the Debden Broadway have raised concerns that the Shopping Park is negatively affecting footfall and trade. The Council has re-commissioned the original consultants to repeat the impact assessment now that the Shopping Park has been trading for over 12 months.

Oakwood Hill Depot

2. All feasibility work on the relocation of the Housing Repairs Service to the site has now been largely completed. The planning application has yet to be considered while mitigation measures asked for by Natural England are being agreed with respect to visitor pressures on the nearby Roding Valley Nature Reserve.

Pyrles Lane Nursery

3. The Cabinet are due to consider a report regarding the sale of Pyrles Lane Nursery on the 18 October. The report is in Part II of the Council's agenda and recommends acceptance of the best offer following a competitive procurement exercise undertaken by the Council's Agents. A verbal update will be given to the Cabinet Committee on the outcome of Cabinet's consideration.

St John's Road Redevelopment

4. Despite an extensive period of negotiation, it has not been possible to conclude a mutually agreeable sale of the St John's Road site to Frontier Estates. The Council is now actively considering options to take forward an alternative scheme to deliver the community and economic benefits contained in the Design and Development Brief, in conjunction with Epping Town Council. The potential options include the feasibility of relocating Epping Sports Centre onto the site. Again, a report to Cabinet on the 18 October seeks funding for the feasibility study and also resources to undertake a partial demolition of the site and conduct site surveys. A verbal update will be provided to the meeting.

North Weald Airfield

5. The lease to the National Police Air Service has been completed and funding approved from the Home Office is awaited for the practical construction of the new base for the helicopters.

Landmark Building

6. Tenants have been secured for all the retail units and they are submitting the necessary planning and building regulation applications.

Hillhouse Development

7. The new Leisure Centre is due to open in mid- November 2018. A planning application has been submitted for the Independent Living Scheme which is currently being assessed. Once again, a report is due to the Cabinet on the 18 October, proposing a way forward in conjunction with Essex Highways to bring forward the redevelopment of the current Waltham Abbey Swimming Pool site at Roundhills.

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:

None

Risk Management:

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

Equality Analysis:

The Equality Act 2010 requires that the Public Sector Equality Duty is actively applied in decision-making. This means that the equality information provided to accompany this report is essential reading for all members involved in the consideration of this report. The equality information is provided at Appendix 1 to the report.