



Executive Report No. 5

EFDC Building Programme Phase 4 Sites

30 January 2020

AIREY MILLER

Package 3

Package 8

Package 6

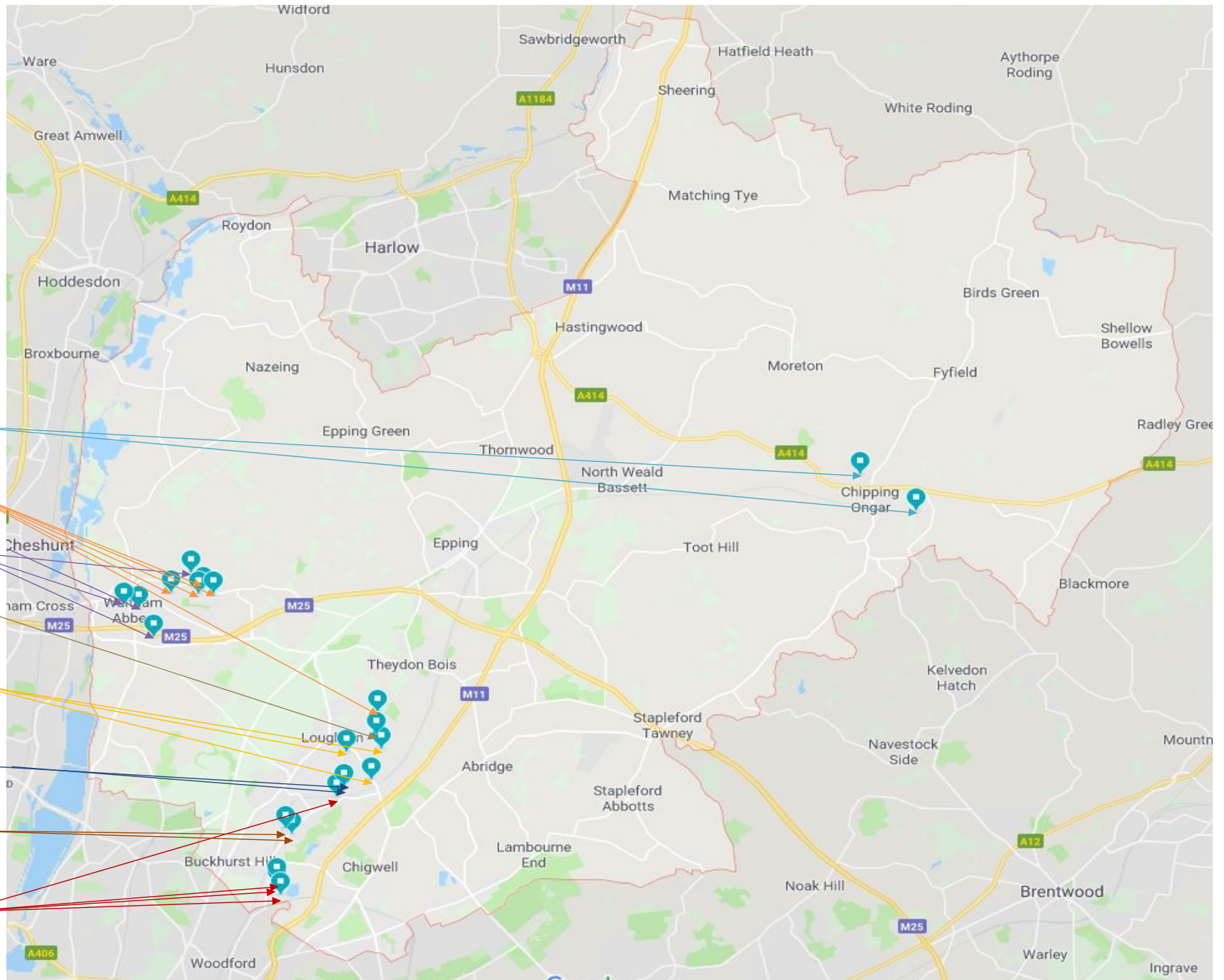
Package 2

Package 5

Package 1

Package 7

Package 4



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All Movement indicated in Red

Programme Summary

Programme Summary Statement

Sites / Codes			Units	RIBA Stage	Status against Milestone										Comments - Change Since Last Report	
					Planning	Out to Tender		Tender Reported		Tender Approval		Start on Site		Handover		
Chequers Road Site A (Loughton)	4.1	HR124	3	4	05/02/16	09/08/19	+3	Nov-19	+4	Dec-19	+9	Jan-20	+12	Dec-20	+0	Pre contract meeting held
Bushfields (Loughton)	4.1	HR122	2	4	03/05/16	09/08/19	+3	Nov-19	+4	Dec-19	+9	Jan-20	+12	Dec-20	+0	Pre contract meeting held
Chester Road (Loughton)	4.1	HR130	3	4	04/03/16	09/08/19	+3	Nov-19	+4	Dec-19	+9	Jan-20	+12	Dec-20	+0	Pre contract meeting held
Queensway (Ongar)	4.1	HR140	4	4	20/06/16	09/08/19	+3	Nov-19	+4	Dec-19	+9	Jan-20	+12	Dec-20	+0	Pre contract meeting held
Millfield (Ongar)	4.1	HR138	2	4	20/06/16	09/08/19	+3	Nov-19	+4	Dec-19	+9	Jan-20	+12	Dec-20	+0	Pre contract meeting held
Hornbeam Close Site B (Buckhurst Hill)	4.2	HR136	3	4	04/08/16	Dec-19	+2	May-20	+8	Jul-20	+16	Jul-20	+16	Jul-21	+16	Issued for tender - Dec 19
Hornbeam House (Buckhurst Hill)	4.2	HR137	2	4	04/08/16	Dec-19	+2	May-20	+8	Jul-20	+16	Jul-20	+16	Jul-21	+16	Issued for tender - Dec 19
Bourne House (Buckhurst Hill)	4.2	HR135	2	4	04/08/16	Dec-19	+2	May-20	+8	Jul-20	+16	Jul-20	+16	Jul-21	+16	Issued for tender - Dec 19
Etheridge Road (Debden)	4.2	HR127	3	4	30/08/2016	Dec-19	+2	May-20	+2	Jul-20	+16	Jul-20	+16	Jul-21	+16	Issued for tender - Dec 19
Denny Avenue (Waltham Abbey)	4.2	HR144	3	4	25/01/2017	Dec-19	+2	May-20	+8	Jul-20	+16	Jul-20	+16	Jul-21	+16	Issued for tender - Dec 19
Beechfield Walk (Waltham Abbey)	4.2	HR142	5	4	23/03/2017	Dec-19	+2	May-20	+8	Jul-20	+16	Jul-20	+16	Jul-21	+16	Issued for tender - Dec 19
Lower Alderton Hall Lane (Loughton)	4.2	HR121	2	4	04/03/16	Dec-19	+16	May-20	22	Jul-20	+30	TBC		TBC		Issued for pricing - likely to be placed on hold subject to planning approval
Kirby Close (Loughton)	4.2	HR120	4	4	21/09/16	Jan-20	+2	May-20	+8	Jul-20	+16	Jul-20	+16	Jul-21	+16	Drainage strategy resolved - fast tracked to phase 4.2
Pick Hill (Waltham Abbey)	4.3	HR145	2	3	25/01/2017	Mar-20		May-20	-8	Jul-20	-8	Sep-20		Aug-21	-4	Ongoing due diligence issues
Chequers Road Site B (Loughton)	4.3	HR123	TBC	0	09/02/16	May-20	+8	Sep-20	+8	Nov-20	+8	Nov-20	+8	Jan-22	+8	Ongoing due diligence issues
Ladyfields (Loughton)	4.3	HR125	17	1	21/09/2016	May-20	+8	Sep-20	+8	Nov-20	+8	Nov-20	+8	Jan-22	+8	RIBA 1 - scheme progressing
Woollard Street (Waltham Abbey)	4.3	HR149	9	1	13/12/2017	May-20	+8	Sep-20	+8	Nov-20	+8	Nov-20	+8	Jan-22	+8	RIBA 1 - scheme progressing
Pentlow Way (Buckhurst Hill)	4.3	HR139	10	1	20/12/2017	May-20	+8	Sep-20	+8	Nov-20	+8	Nov-20	+8	Jan-22	+8	On going due diligence issues
Thatchers Close (Loughton)	4.4	HR131	1	0	27/04/2019	Jun-20		Oct-20		Dec-20		Jan-21		Jan-22		Due diligence commenced - appointment outstanding
Bromefield Court (Waltham Abbey)	4.4	HR143	1	0	tbc	Jun-20		Oct-20		Dec-20		Jan-21		Jan-22		Due diligence commenced - appointment outstanding
Shingle Court (Waltham Abbey)	4.4	HR147	1	0	tbc	Jun-20		Oct-20		Dec-20		Jan-21		Jan-22		Due diligence commenced - appointment outstanding
Stonyshotts (Waltham Abbey)	4.4	HR148	1	0	tbc	Jun-20		Oct-20		Dec-20		Jan-21		Jan-22		Due diligence commenced - appointment outstanding
Wrangley Court (Waltham Abbey)	4.4	HR161	1	0	tbc	Jun-20		Oct-20		Dec-20		Jan-21		Jan-22		Due diligence commenced - appointment outstanding

Key Issues by Site

* Subject to new programme

4.1 - Chequers Road Site A, Loughton (HR124)

- Garage Access Points to retained - Re-Design Required
- Tender report approved by EFDC 19/12/19
- Pre-contract meeting held
- Post tender client & design changes being priced
- Contracts to be issued

4.1 - Bushfields, Loughton (HP122)

- Tender report approved by EFDC 19/12/19
- Post tender client & design changes being priced
- Contracts to be issued Jan

4.1 - Chester Road, Loughton (HR130)

- Tender report approved by EFDC 19/12/19
- Post tender client & design changes being priced
- Flood risk assessment (for planning) - increase of height by 300mm - under review
- Contracts to be issued

4.1 - Queensway, Ongar (HR140)

- Tender report approved by EFDC 19/12/19
- Post tender client & design changes being priced
- Contracts to be issued

4.1 - Millfield, Ongar (HR138)

- Tender report approved by EFDC 19/12/19
- Post tender client & design changes being priced
- Contracts to be issued
- Adjacent owner at 4 Pyrles Green yet to sign party wall award

4.2 - Hornbeam Cl Site B, Buckhurst Hill (HR136)

- Issued for tender 19/12/19
- Sewer Diversion Application to be Progressed

4.2 - Hornbeam House, Buckhurst Hill (HR137)

- Issued for tender 19/12/19

4.2 - Bourne House, Buckhurst Hill (HR135)

- Issued for tender 19/12/19

4.2 - Etheridge Road, Debden (HR127)

- Issued for tender 19/12/19

4.2 - Lower Alderton Hall Lne, Loughton (HR121)

- Lower Alderton - awaiting planning decision, likely subject to S106 agreement.
- Issued for pricing purposes regardless of planning issues

4.2 - Denny Avenue (HR144)

- Issued tender 19/12/19

4.2 - Beechfield Walk (HR142)

- Issued for tender 19/12/19
- Clarification on UKPN Diversion to LV Cable

4.2 - Kirby Close, Loughton (HR120)

- EFDC to inform of contact with Neighbour
- SW drainage outfall to EFDC asset established
- Scheme developed to 4.1 - tender
- Tender issued 30/01/20

4.3 All Sites

- Due diligence ongoing
- Drainage and utilities strategy progressing. Create liaising with UKPN and Thames Water.
- AM/ECD to prepare programme for phase 4.3 and 4.4.

4.3 - Pick Hill (HR145)

- Re-brief undertaken
- Enhanced topo/drainage survey instructed
- Will release scheme for RIBA 4.1 design
- Ownership concerns to Pick Hill entrance / verge

4.3 - Ladyfields, Loughton (HR125)

- RIBA 1 gateway
- Pre-app meeting 17/12/19 Held
- Drainage attenuation requires coordination with new footprint

4.3 - Chequers Road Site B, Loughton (HR123)

- RIBA 1 - pre-app meeting 17/12/20 held
- Flood risk - draft to be submitted 30/01/20
- Diversion and build over proposals sent to Thames Water
- Easement (6m) likely - impact to RIBA 1 proposals
- UKPN to quote for substation re-location - approval in principal

4.3 - Woollard Street (HR149)

- RIBA 1 - pre-app meeting 17/12/19 held
- Drainage proposal approved by Thames Water
- Access / RoW concerns

4.3 - Pentlow Way, Buckhurst Hill (HR139)

- RIBA 1 - pre-app meeting 17/12/19 held
- Re-design to avoid undercroft vehicular access
- Diversion and buildover proposals sent to Thames Water
- Overlooking concerns with 3 storey RIBA 1 proposals

4.4 - Thatchers Close, Loughton (HR131)

- Geotechnical due diligence appointed
- Phase 1 survey complete
- Planning enacted
- Appointment outstanding
- Further due diligence sought

4.4 - Bromefield Court (HR143)

- Geotechnical due diligence appointed
- Phase 1 survey complete
- Planning enacted
- Appointment outstanding
- Further due diligence sought

4.4 - Shingle Court (HR147)

- Geotechnical due diligence appointed
- Phase 1 survey complete
- Planning enacted
- Appointment outstanding
- Further due diligence sought

4.4 - Stonyshotts (HR148)

- Geotechnical due diligence appointed
- Phase 1 survey complete
- Planning enacted
- Appointment outstanding
- Further due diligence sought

4.4 - Wrangley Court (HR161)

- Geotechnical due diligence appointed
- Phase 1 survey complete
- Planning enacted
- Appointment outstanding
- Further due diligence sought

Programme Summary - Mix & No. of Homes

Sites / Codes			Units	RIBA G/W	NIA	GIA	Flats			Houses			Total	Comments - Change Since Last Report
							1b	2b	3b	1b	2b	3b		
Chequers Road Site A (Loughton)	4.1	HR124	3	4	292	302						3	3	Pre contract meeting held
Bushfields (Loughton)	4.1	HR122	2	4	159	162					2		2	Pre contract meeting held
Chester Road (Loughton)	4.1	HR130	3	4	250	263					3		3	Pre contract meeting held
Queensway (Ongar)	4.1	HR140	4	4	200	205				4			4	Pre contract meeting held
Millfield (Ongar)	4.1	HR138	2	4	100	102				2			2	Pre contract meeting held
Hornbeam Close Site B (Buckhurst Hill)	4.2	HR136	3	4	118	163						3	3	Issued for tender - Dec 19
Hornbeam House (Buckhurst Hill)	4.2	HR137	2	4	211	303					2		2	Issued for tender - Dec 19
Bourne House (Buckhurst Hill)	4.2	HR135	2	4	142	201						2	2	Issued for tender - Dec 19
Etheridge Road (Debden)	4.2	HR127	3	4	188	261					1	2	3	Issued for tender - Dec 19
Denny Avenue (Waltham Abbey)	4.2	HR144	3	4	198	284					1	2	3	Issued for tender - Dec 19
Beechfield Walk (Waltham Abbey)	4.2	HR142	5	4	284	418					5		5	Issued for tender - Dec 19
Lower Alderton Hall Lane (Loughton)	4.2	HR121	2	4	TBC	TBC					2		2	Issued for pricing - likely to be placed on hold subject to planning approval
Kirby Close (Loughton)	4.2	HR120	4	3	258	373					4		4	Drainage strategy resolved - fast tracked to phase 4.2
Pick Hill (Waltham Abbey)	4.3	HR145	2	3	146	200						2	2	Ongoing due diligence issues
Chequers Road Site B (Loughton)	4.3	HR123	TBC	0	TBC	TBC		5					5	Ongoing due diligence issues
Ladyfields (Loughton)	4.3	HR125	17	1	377	507	12	4	1				17	RIBA 1 - scheme progressing
Woollard Street (Waltham Abbey)	4.3	HR149	9	1	351	592	3	6					9	RIBA 1 - scheme progressing
Pentlow Way (Buckhurst Hill)	4.3	HR139	10	1	292	463	6	4					10	On going due diligence issues
Thatchers Close (Loughton)	4.4	HR131	1	3	TBC	TBC						1	1	Due diligence commenced - appointment outstanding
Bromfield Court (Waltham Abbey)	4.4	HR143	1	3	TBC	TBC					1		1	Due diligence commenced - appointment outstanding
Shingle Court (Waltham Abbey)	4.4	HR147	1	3	TBC	TBC					1		1	Due diligence commenced - appointment outstanding
Stonyshotts (Waltham Abbey)	4.4	HR148	1	3	TBC	TBC					1		1	Due diligence commenced - appointment outstanding
Wrangley Court (Waltham Abbey)	4.4	HR161	1	3	TBC	TBC				1			1	Due diligence commenced - appointment outstanding
Total					3,566	4,799	21	19	1	7	23	15	86	

RIBA Gateway - This generally refers to the RIBA stage that the project is currently WITHIN.

Current Construction Cost Status (Pre-Contract)

Sites / Codes			Units	Cabinet Approved Construction Cost	Initial AML Build Cost Est (Jan 18)	Latest Pre-Tender Estimate @ DEC	Variance (+/-)	Latest Construction Cost (Tender)	Variance (+/-)	Current Total	Comments - Change Since Last Report
Chequers Road Site A (Loughton)	4.1	HR124	3	tbc	£828,690.00	£873,967.25	£45,277.25	£838,963.38	-£35,003.87	£838,963.38	Committee approved tender costs
Bushfields (Loughton)	4.1	HR122	2	tbc	£556,697.00	£614,053.62	£57,356.62	£526,517.80	-£87,535.82	£526,517.80	Committee approved tender costs
Chester Road (Loughton)	4.1	HR130	3	tbc	£718,238.00	£763,318.97	£45,080.97	£747,395.00	-£15,923.97	£747,395.00	Committee approved tender costs
Queensway (Ongar)	4.1	HR140	4	tbc	£1,120,361.00	£890,492.40	-£229,868.60	£914,924.57	£24,432.17	£914,924.57	Committee approved tender costs
Millfield (Ongar)	4.1	HR138	2	tbc	£351,024.00	£487,197.05	£136,173.05	£458,000.79	-£29,196.26	£458,000.79	Committee approved tender costs
Hornbeam Close Site B (Buckhurst Hill)	4.2	HR136	3	tbc	£804,225.00	£972,800.00	£168,575.00			£972,800.00	March 20 tender returns
Hornbeam House (Buckhurst Hill)	4.2	HR137	2	tbc	£447,445.00	£696,885.00	£249,440.00			£696,885.00	March 20 tender returns
Bourne House (Buckhurst Hill)	4.2	HR135	2	tbc	£597,832.00	£646,400.00	£48,568.00			£646,400.00	March 20 tender returns
Etheridge Road (Debden)	4.2	HR127	3	tbc	£852,555.00	£976,925.00	£124,370.00			£976,925.00	March 20 tender returns
Denny Avenue (Waltham Abbey)	4.2	HR144	3	tbc	£771,605.00	£958,800.00	£187,195.00			£958,800.00	March 20 tender returns
Beechfield Walk (Waltham Abbey)	4.2	HR142	5	tbc	£1,087,011.00	£1,297,200.00	£210,189.00			£1,297,200.00	March 20 tender returns
Lower Alderton Hall Lane (Loughton)	4.2	HR121	2	tbc	£507,768.00	£554,700.00	£46,932.00			£554,700.00	March 20 tender returns
Kirby Close (Loughton)	4.3	HR120	4	tbc	£911,559.00					£911,559.00	Cost plan being developed based on tender info
Pick Hill (Waltham Abbey)	4.3	HR145	2	tbc	£625,415.00					£625,415.00	Order of cost being developed based on RIBA 1 / Pellings Design
Chequers Road Site B (Loughton)	4.3	HR123	TBC	tbc	£1,636,993.00					£1,636,993.00	Order of cost being developed based on RIBA 1 / Pellings Design
Ladyfields (Loughton)	4.3	HR125	17	tbc	£1,275,879.00					£1,275,879.00	Order of cost being developed based on RIBA 1 / Pellings Design
Woollard Street (Waltham Abbey)	4.3	HR149	9	tbc	£1,399,539.00					£1,399,539.00	Order of cost being developed based on RIBA 1 / Pellings Design
Pentlow Way (Buckhurst Hill)	4.3	HR139	10	tbc	£1,588,896.00					£1,588,896.00	Order of cost being developed based on RIBA 1 / Pellings Design
Thatchers Close (Loughton)	4.4	HR131	1	tbc	£266,716.00					£266,716.00	Order of cost being developed based on RIBA 1 / Pellings Design
Bromefield Court (Waltham Abbey)	4.4	HR143	1	tbc	£252,685.00					£252,685.00	Order of cost being developed based on RIBA 1 / Pellings Design
Shingle Court (Waltham Abbey)	4.4	HR147	1	tbc	£341,430.00					£341,430.00	Order of cost being developed based on RIBA 1 / Pellings Design
Stonysshots (Waltham Abbey)	4.4	HR148	1	tbc	£228,100.00					£228,100.00	Order of cost being developed based on RIBA 1 / Pellings Design
Wrangley Court (Waltham Abbey)	4.4	HR161	1	tbc	£200,756.00					£200,756.00	Order of cost being developed based on RIBA 1 / Pellings Design
Total				£0.00	£17,371,419.00	£9,732,739.29	£1,089,288.29	£3,485,801.54	-£143,227.75	£18,317,479.54	

Key Dates Milestones Summary

Sites / Codes		Ph Units		Planning			RIBA 0-1 Viability Approval		RIBA 2 Completion Date		RIBA 3 Completion Date		RIBA 4 Completion Date		Procurement				SoS	HO	Comments - Change Since Last Report
				Planned	Actual	Expiry	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Out	Return	Report	Approval			
Chequers Road Site A (Loughton)	HR124	4.1	3	-	05/02/16	06/02/19	-	*	-	*	-	19/12/18	17/07/19	08/08/19	09/08/19	27/09/19	11/11/19	16/12/19	21/01/20	21/12/20	Pre contract meeting held
Bushfields (Loughton)	HR122	4.1	2	-	03/05/16	03/05/19	-	*	-	*	-	19/12/18	17/07/19	08/08/19	09/08/19	27/09/19	11/11/19	16/12/19	21/01/20	21/12/20	Pre contract meeting held
Chester Road (Loughton)	HR130	4.1	3	-	04/03/16	04/03/19	-	*	-	*	-	20/12/18	17/07/19	08/08/19	09/08/19	27/09/19	11/11/19	16/12/19	21/01/20	21/12/20	Pre contract meeting held
Queensway (Ongar)	HR140	4.1	4		20/06/16	20/06/19	-	*	-	*	-	21/12/18	17/07/19	08/08/19	09/08/19	04/10/19	11/11/19	16/12/19	21/01/20	21/12/20	Pre contract meeting held
Millfield (Ongar)	HR138	4.1	2		20/06/16	20/06/19	-	*	-	*	-	21/12/18	17/07/19	08/08/19	09/08/19	04/10/19	11/11/19	16/12/19	21/01/20	21/12/20	Pre contract meeting held
Hornbeam Close Site B (Buckhurst Hill)	HR136	4.2	3	-	04/08/16	04/08/19	-	*	-	*	29/10/19	04/10/19	19/12/19		19/12/19	02/03/20	02/05/20	02/07/20	12/07/20	12/07/21	Issued for tender - Dec 19
Hornbeam House (Buckhurst Hill)	HR137	4.2	2	-	04/08/16	04/08/19	-	*	-	*	29/10/19	04/10/19	19/12/19		19/12/19	02/03/20	02/05/20	02/07/20	12/07/20	12/07/21	Issued for tender - Dec 19
Bourne House (Buckhurst Hill)	HR135	4.2	2	-	04/08/16	04/08/19	-	*	-	*	29/10/19	04/10/19	19/12/19		19/12/19	02/03/20	02/05/20	02/07/20	12/07/20	12/07/21	Issued for tender - Dec 19
Etheridge Road (Debden)	HR127	4.2	3	-	30/08/16	30/08/19	-	*	-	*	04/11/19	04/10/19	19/12/19		19/12/19	02/03/20	02/05/20	02/07/20	12/07/20	12/07/21	Issued for tender - Dec 19
Denny Avenue (Waltham Abbey)	HR144	4.2	3	-	25/01/17	25/01/20	-	*	-	*	04/11/19	04/10/19	19/12/19		19/12/19	02/03/20	02/05/20	02/07/20	12/07/20	12/08/21	Issued for tender - Dec 19
Beechfield Walk (Waltham Abbey)	HR142	4.2	5	-	22/03/17	22/03/20	-	*	-	*	04/11/19	04/10/19	19/12/19		19/12/19	02/03/20	02/05/20	02/07/20	12/07/20	12/08/21	Issued for tender - Dec 19
Lower Alderton Hall Lane (Loughton)	HR121	4.2	2	-	04/03/16	04/03/19	-	*	-	*	29/11/19		19/12/19		19/12/19	02/03/20	02/05/20	02/07/20	12/09/20	12/09/21	Issued for pricing - likely to be placed on hold subject to planning approval
Kirby Close (Loughton)	HR120	4.2	4		21/09/16	21/09/19	-	*	-	*	-	*	23/01/20		30/01/20	03/03/20	02/05/20	02/07/20	12/07/20	12/07/21	Drainage strategy resolved - fast tracked to phase 4.2
Pick Hill (Waltham Abbey)	HR145	4.3	2	-	25/01/17	25/01/20	-	*	-	*	-	*	02/03/20		03/03/20	02/03/20	02/05/20	02/07/20	12/09/20	12/08/21	
Chequers Road Site B (Loughton)	HR123	4.3	TBC		09/02/16	09/02/19	05/02/20		22/02/20		27/03/20		02/05/20		03/05/20	03/07/20	02/09/20	02/11/20	12/11/20	12/01/22	Ongoing due diligence issues
Ladyfields (Loughton)	HR125	4.3	17	-	21/09/16	21/09/19	16/12/19		21/02/20		06/03/20		21/04/20		03/05/20	02/07/20	02/09/20	02/11/20	12/11/20	12/01/22	RIBA 1 achieved - scheme progressing
Woollard Street (Waltham Abbey)	HR149	4.3	9	-	13/12/17	13/12/20	16/12/19		21/02/20		27/03/20		02/05/20		03/05/20	03/07/20	02/09/20	02/11/20	12/11/20	12/01/22	RIBA 1 achieved - scheme progressing
Pentlow Way (Buckhurst Hill)	HR139	4.3	10		20/12/17	20/12/20	16/12/19		22/02/20		27/03/20		02/03/20		03/05/20	03/07/20	02/09/20	02/11/20	12/11/20	12/01/22	On going due diligence issues
Thatchers Close (Loughton)	HR131	4.4	1	24/09/19	27/04/16	27/04/19	-	*	-	*	02/03/20		02/06/20		03/06/20	03/08/20	03/10/20	02/12/20	02/01/21	03/01/22	Due diligence commenced - appointment outstanding
Bromefield Court (Waltham Abbey)	HR143	4.4	1		25/01/17	25/01/20	-	*	-	*	02/03/20		02/06/20		03/06/20	03/08/20	03/10/20	02/12/20	02/01/21	03/01/22	Due diligence commenced - appointment outstanding
Shingle Court (Waltham Abbey)	HR147	4.4	1		25/01/17	25/01/20	-	*	-	*	02/03/20		02/06/20		03/06/20	03/08/20	03/10/20	02/12/20	02/01/21	03/01/22	Due diligence commenced - appointment outstanding
Stonysotts (Waltham Abbey)	HR148	4.4	1		22/02/17	22/02/20	-	*	-	*	02/03/20		02/06/20		03/06/20	03/08/20	03/10/20	02/12/20	02/01/21	03/01/22	Due diligence commenced - appointment outstanding
Wrangley Court (Waltham Abbey)	HR161	4.4	1		22/02/17	22/02/20	-	*	-	*	02/03/20		02/06/20		03/06/20	03/08/20	03/10/20	02/12/20	02/01/21	03/01/22	Due diligence commenced - appointment outstanding

RIBA Gateway - This generally refers to the RIBA stage that the project is currently WITHIN.

* = Scheme inherited **after** original completion of noted RIBA Gateway