



Epping Forest District Council

DECISIONS

Committee:	CABINET
Date of Meeting:	Thursday, 6 April 2017

Date of Publication:	11 April 2017
Call-In Expiry:	19 April 2017

This document lists the decisions that have been taken by the Council Housebuilding Cabinet Committee at its meeting held on Thursday, 6 April 2017, which require publication in accordance with the Local Government Act 2000. The list specifies those decisions, which are eligible for call-in and the date by which they must be called-in.

Those decisions that are listed as being “recommended to the Council...”, or request the Chairman of the Council to waive the call-in, are not eligible for call-in.

The wording used might not necessarily reflect the actual wording that will appear in the minutes, which will take precedence as the minutes are the official record of the meeting.

If you have any queries about the matters referred to in this decision sheet then please contact:

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Call-In Procedure

If you wish to call-in any of the eligible decisions taken at this meeting you should complete the call-in form and return it to Democratic Services before the expiry of five working days following the publication date. You should include reference to the item title. Further background to decisions can be found by viewing the agenda document for this meeting at: www.eppingforestdc.gov.uk/local_democracy

Decision No:

3. MINUTES

Decision:

- (1) That the minutes of the meeting held on 9 March 2017 be taken as read and signed by the Leader as a correct record.

7. ASSET MANAGEMENT AND ECONOMIC DEVELOPMENT CABINET COMMITTEE - 26 JANUARY 2017

Decision:

- (1) That the minutes of the meeting of the Asset Management & Economic Development Cabinet Committee, held on 26 January 2017, be noted.

8. FINANCE AND PERFORMANCE MANAGEMENT CABINET COMMITTEE - 6 MARCH 2017

Decision:

Housing Revenue Account – Financial Options Review (Stage I)

- (1) That, having considered the views of the Epping Forest Tenants & Leaseholders Federation and members of the Communities Select Committee, the continuation of the of the Council Housebuilding Programme up to at least Phase 6 of the current Programme and the reversion to the Government’s Decent Homes Standard (option 2 within the Housing Revenue Account Financial Options Review report prepared by SD Smith) be agreed as the preferred option;

- (2) That the current moratorium on the Council Housebuilding Programme be lifted and that phases 4 – 6 of the current Programme be undertaken;

- (3) That, if possible, the 1-4-1 Receipts ‘temporarily’ paid to the Department of Communities & Local Government be recovered as soon as possible in order to assist with the funding of the Council Housebuilding Programme;

- (4) That financial contributions received by the Council from developers through Section 106 agreements, in lieu of on-site affordable housing provision, continue to be utilised for the Council Housebuilding Programme;

- (5) That tenders be invited to undertake Phase 4 of the Council Housebuilding Programme;

- (6) That the phasing of the Council Housebuilding Programme be appropriately paced with an acceptance that it was likely some 1-4-1 Receipts would still need to be paid to the Government, in view of the anticipated continuation of a high rate of 1-4-1 Receipts for the foreseeable future;

- (7) That the Government’s Decent Homes Standard be reverted back to by the Council as soon as was practically possible, with reduced levels of stock investment, having regard to existing contractual commitments arising from framework agreements;

- (8) That a report be submitted to a future meeting of the Finance & Performance Management Cabinet Committee by the Director of Resources on the most appropriate means to arrange the required additional Housing Revenue Account borrowing;

- (9) That, at such time as the Cabinet considered the marketing strategy for the proposed sale of land at the Pyrles Lane Nursery development site in Loughton, consideration be given to whether the proposed sale should be subject to a requirement that the purchaser must enter into an agreement with the Council requiring the affordable housing element of the development to be sold to the

authority on practical completion, and how this could be best practically achieved; and

(10) That SD Smith Consultancy Limited be requested to undertake Stage 2 of the Housing Revenue Account Financial Options Review at such time as a decision was made by the Government on the proposed introduction of the High Value Voids Levy, and that the Review report be submitted to the Cabinet Committee in order to consider the issues, implications and actions required to mitigate the assessed financial impact.

9. TRANSFORMATION PROGRAMME MONITORING REPORT - FEBRUARY 2017

Decision:

(1) That the progress of the projects within the Transformation Programme for February 2017, alongside the planned actions for March 2017, be noted.

10. EPPING FOREST LOCAL HIGHWAYS PANEL - MATCH FUNDING

Decision:

(1) That a supplementary estimate for the District Development Fund in the sum of £50,000 for 2017/18 be recommended to the Council for approval to match fund the contribution from Essex County Council for the Epping Forest Local Highways Panel to implement highway improvement schemes within the District; and

(2) That Essex County Council's share of the match funding be spent first and this Council's match funding not be released until after that time.

12. EXCLUSION OF PUBLIC AND PRESS

Decision:

(1) That, in accordance with Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the items of business set out below as they would involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12(A) of the Act indicated, and the exemption was considered to outweigh the potential public interest in disclosing the information:

<u>Agenda Item</u>	<u>Subject</u>	<u>Paragraph Number</u>
14	Potential Purchase of Waltham Abbey Police Station	3
15	Epping Forest Shopping Park – Authority to enter into Lease Agreements with Retail Tenants	3

13. POTENTIAL PURCHASE OF WALTHAM ABBEY POLICE STATION

Decision:

(1) That agreement be given to seek to acquire the freehold of the former Police Station in Sun Street, Waltham Abbey to achieve the Council's objectives contained within the agreed Accommodation and Leisure and Cultural Strategies;

(2) That Officers from the Council's Asset Management Service be authorised to

seek to obtain the property at the best possible price, but within the parameters set out within the report and agreed at the meeting;

(3) That if an agreement was reached with Essex Police Estates (subject to contract) within these parameters, a further report seeking the necessary funding for the capital expenditure within the Council's Capital Programme and any resulting revenue consequences be submitted to a future meeting of the Cabinet;

(4) That Officers within the Communities Directorate be instructed to continue to pursue every possible external funding opportunity to contribute to the potential costs; and

(5) That the Chairman of Council be requested to waive the Council's Call-in procedure for this issue to reflect the timescale for bids being 12 April 2017.

14. EPPING FOREST SHOPPING PARK - AUTHORITY TO ENTER INTO LEASE AGREEMENTS WITH RETAIL TENANTS

Decision:

(1) That the Terms of the Agreement for the Lease with Next Holdings Limited, as attached at Appendix 1 of the report, be agreed in principle and the Chief Executive, Director of Neighbourhoods or Director of Resources (in consultation with the legal advisors and the Asset Management & Economic Development Portfolio Holder) be authorised to make any final amendments and enter into the lease;

(2) That delegated authority be granted to the Chief Executive, Director of Neighbourhoods or Director of Resources (in consultation with the legal advisors and the Asset Management & Economic Development Portfolio Holder) to waive the Council's Financial Regulations to authorise them to enter into further leases with tenants at the Epping Forest Shopping Park in the future, on the condition that they too were in accordance with the previously agreed development appraisal and planning conditions;

(3) That delegated authority be granted to the Chief Executive, Director of Neighbourhoods or Director of Resources (in consultation with the legal advisors and the Asset Management & Economic Development Portfolio Holder) to enter into documentation associated with the Leases;

(4) That the Chairman of Council be requested to waive the Council's Call-in procedure with respect to this and future Leases to reflect the timescales required to achieve a September 2017 opening; and

(5) That Procurement Rules 18.2(b) be waived to allow for this Lease and future Leases to be signed rather than sealed.