

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



**Epping Forest
District Council**

Report reference: AMED-002-2015/16

Date of meeting: 9 July 2015

Portfolio: Asset Management and Economic Development

Subject: Asset Management Co-ordination Group Report

Responsible Officer: Derek Macnab (01992 564050)

Democratic Services: Jackie Leither (01992 564756)

Recommendations/Decisions Required:

(1) To note the current monitoring report on the development of the Council's property assets.

Executive Summary:

This report updates the Cabinet Committee on a number of projects as discussed at previous meetings.

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 not action.

Report:

1. **Epping Forest Shopping Park** – The Council's Development Partner, Polofind Ltd, have agreed to sell their interest at a price acceptable to the Council. At the meeting of 11 June, the Cabinet agreed to recommend to Full Council that the Capital was made available to fund the purchase, construction and marketing of the shopping park. This was subsequently considered by an Extraordinary Council on the 23 June. The District Development Management Committee have released the reserve matters and the project team are preparing the procurement documentation.

2. **Oakwood Hill Depot** – The Tender for the construction of the Council's new depot was agreed by Cabinet on the 11 June. The contractor is mobilising with a view to being on site by early July. Additional storage space has been leased at Oakwood Hill Industrial Estate to facilitate the Museum vacating Langston Road, prior to a final move to the new extended premise in Sun Street, Waltham Abbey.

3. **Pyrles Lane Nursery** – Further work has been undertaken to address concerns raised in the original application. A bid to have the site listed as an Asset at Community Value had been made, and the outcome subsequently appealed. A revised application will be submitted. Timescale to be advised to Local Ward Members in advance.

4. **St John's Road** – The sale price has been agreed with Essex County Council, who wish a clawback clause inserted. Further legal advice is being obtained with respect to State Aid Regulations. Agreement on the wording of the Covenant for Lyndsey House has been obtained from the Diocese. Legal Advisers are nearing completion of the contract documents and an update will be provided at the meeting regarding timescale for completion.

5. **North Weald Airfield** – Following marketing by Savills a number of initial expressions of interest have been given by a range of parties in the aviation field. Three days of visits to the Airfield by prospective partners have been hosted. Formal expressions of interest are due to be received by the end of June.

6. **Winston Churchill/The Broadway, Debden** – Legal amendments to the Deed of Variation for the Winston Churchill site have been finalised. It would appear that local developer Higgins have acquired an interest in the site.

The Post Office are looking to relocate to another location on The Broadway. Interest in the site has been expressed by a community group. However, if and when formal notice of surrender has been received, the site will be marketed to ensure that the Council has the opportunity to achieve best consideration and a tenant that contributes well to the overall vitality of the shopping parade.

7. **Ongar Academy** – Planning Permission for the temporary use of the disused tennis courts to the rear of the Leisure Centre has been granted. First intake of pupils planned for September. The value of the playing fields has been established and work is proceeding with the disposal which will again be subject to obtaining Full Planning Permission for the new permanent school.

8. **Town Mead Depot** – Further advice received from the Environment Agency and the Council's Development Service confirms that the site is highly unlikely to progress for residential development due to flood risk. Alternative uses may therefore need to be considered.

9. **Hillhouse, Leisure/Community Hub** – Essex County Council have produced a financial assessment from Lambert Smith Hampton that includes the cost of a new swimming pool and Extra Care scheme. The CCG are still keen to relocate the GP Surgery. Flooding issues still need to be resolved and a more detailed site-specific report is required. It is proposed that EFDC and ECC now provide basic specifications for the provisions they would need for the site and then appoint a consultant for a masterplanning exercise to see where the components would fit. A further meeting is scheduled in 2 months to see how this can be taken forward.

Resource Implications:

None as this a progress report.

Legal and Governance Implications:

N/A

Safer, Cleaner and Greener Implications:

N/A

Consultation Undertaken:

N/A

Background Papers:

N/A

Risk Management:

N/A

Due Regard Record

This page shows **which groups of people are affected** by the subject of this report. It sets out **how they are affected** and how any **unlawful discrimination** they experience can be eliminated. It also includes information about how **access to the service(s)** subject to this report can be improved for the different groups of people; and how they can be assisted to **understand each other better** as a result of the subject of this report.

S149 Equality Act 2010 requires that due regard must be paid to this information when considering the subject of this report.

None as this is a monitoring report only.