

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



**Epping Forest
District Council**

Report reference: AMED-004-2015/16

Date of meeting: 15 October 2015

Portfolio: Asset Management and Economic Development

Subject: The Development of the Council's Property Assets

Responsible Officer: Derek Macnab (01992 564050)

Democratic Services: Jackie Leither (01992 564756)

Recommendations/Decisions Required:

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

Executive Summary:

This report updates the Cabinet Committee on progress on a number of projects to maximise the potential of the Council's Property Assets.

Reasons for Proposed Decision:

To comply with the Committee's previous request to receive regular monthly reports.

Other Options for Action:

None, as monitoring report is for information not action.

Report:

- Epping Forest Shopping Park** – The Cabinet receive regular monitoring reports on the general progress of the development of the Epping Forest Shopping Park. The latest report was considered by the Cabinet on the 8 October 2015. The most significant development with respect to the project was with regard to the tenders for the Highways Section 278 Works and the main construction project for the retail units. A separate report is contained within this agenda regarding a request by Cabinet for the Asset Management Committee to undertake more detailed project monitoring with a proposal as to how this could be practically achieved.
- Oakwood Hill Depot** – Further to the appointment of the successful contractor, ground works have now started on the construction of the Council's new Depot at Oakwood Hill to accommodate Grounds maintenance and Fleet Operations. It is hoped that the steel frame for the building should start to be erected in the next 4-6 weeks. It is hoped that the depot will be completed in April 2016.

3. **Ongar Academy** – The new secondary school opened for the first intake of 126 Year Seven Pupils at the beginning of the second week in September. Temporary classroom facilities have been provided on redundant tennis courts to the rear of the Leisure Centre under Licence from the Council. Pre-application discussions have commenced on the new permanent school. Heads of Terms have been agreed for the sale of the playing fields to accommodate the new school, subject to planning.
4. **Winston Churchill Public House** – Higgins Homes have become the development partner for the site of the former public house Work was scheduled to start on site by the end of September 2015, for the flats and associated retail space.
5. **Pyres Lane Nursery** – A revised application has been submitted for planning approval on the site which seeks to address the previous grounds for refusal. Following the necessary period of consultation, it is predicted that the matter will be considered by the District Development Management Committee in December 2015.
6. **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.
7. **North Weald Airfield** – A separate report on progress is contained in the Agenda.
8. **St John's Road** – A separate report on progress is contained in the Agenda.
9. **Hillhouse, Leisure/Community Hub** – The Business Case and Procurement Strategy for the next Leisure Management Contract, which includes a potential replacement for Waltham Abbey Swimming Pool at Hillhouse, is being considered by the Cabinet Committee on the 8 October 2015. An update will be provided.

Resource Implications:

No specific implications, as this is a progress report.

Legal and Governance Implications:

No specific implications.

Safer Cleaner Greener Implications

Any construction project undertaken on the Council's land would comply with building regulations in relation to energy efficiency and incorporate security and crime reduction features.

Consultation Undertaken

None

Background Papers

N/A

Impact Assessments

N/A

Risk Assessment

Each project has its own risk assessment.

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.