

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



**Epping Forest
District Council**

Report reference: AMED-014-2015/16

Date of meeting: 11 February 2016

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 progress on the Council's Asset Management and Development Projects.**

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:

- Epping Forest Shopping Park** – A detailed report on progress on the development of the Epping Forest Shopping Park is contained within a separate report on the Agenda.
- Oakwood Hill Depot** – Construction of the new depot to accommodate the Council's relocated services from Langston Road is progressing largely to programme. A delay was experienced in disposing of surplus topsoil on the site, however, this is not anticipated to delay practical completion still scheduled for mid April. The building is largely clad and fast approaching being water tight. Section 278 Highways Works for the main entrance have commenced.
- Pyrles Lane Nursery** – The revised application for the site is due to be considered by the District Development Management Committee on the 24 February. The revised planning application shows an increased access road width of 4.1 metres to 4.3 metres plus kerb stones. Loughton Town Council have requested that a water supply be maintained to their adjacent allotments in any future potential development, which should be achievable.

4. **St John's Road** – It has previously been reported that agreement has still to be reached with respect to “anti-embarrassment” clauses protecting the County Council in the event that the composition of the development changes. A high level meeting between the respective principles was held on Friday 29 January which was positive in terms of negotiating the final terms. A formal response is still awaited at the time of production of this report from Frontier Developments, however, it is hoped to update Members verbally of the meeting.
5. **North Weald Airfield** – Advice has been received from external solicitors regarding the letting of a concessionary contract to appoint an operational partner. Work has commenced on drafting an outline specification in accordance with the key principles previously agreed by Members.
6. **Winston Churchill/The Broadway, Debden** – Developer Higgins have cleared the site and started the groundworks and piling for the new development. Agents have been appointed by the Council to let the 12,500 sq.ft. retail space on ground floor.
7. **Ongar Academy** – The planning application for the new Secondary School has now been received. Consultation due to commence.
8. **Town Mead Depot** – Still considering alternative options as a result of the Environment Agency's definitive advice that the site is not suitable for any form of residential development.
9. **Hillhouse, Leisure/Community Hub** – The Masterplanning consultants appointed Stakeholder consultation day is due to be held on the 19 February 2016. Five companies have been invited to tender for Leisure Management Contract. Part of PQQ evaluation was experience of new developing new Leisure Centres.

Resource Implication

None as this is a progress report.

Legal and Governance Implications:

As referred to in individual sections.

Safer Cleaner Greener Implications

N/A

Consultation Undertaken

None

Background Papers

Cabinet Reports on individual Capital Schemes.

Impact Assessments

N/A

Risk Assessment

Risks relevant to each project are contained within Departmental Service Plans or Corporate Risk Register.

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.