

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



**Epping Forest
District Council**

Report reference: AMED-019-2015/16

Date of meeting: 14 April 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 continues largely to programme. The building is watertight and work has commenced on the internal fit out to include the installation of the Mezzanine floor. An order has been raised with a specialist contractor to transfer the Council's Fleet Maintenance operation from Langston Road and specifically to achieve VOSA accreditation for the MOT Service. Section 278 Highways Work largely completed and it is anticipated that the depot will be ready for use in mid May.
- Pyrles Lane Nursery** – The revised application was considered and approved by the District Development Management Committee on the 24 February 2016. A report is being prepared for Cabinet regarding the sales strategy for disposal, bearing in mind

that the Council Housebuilding Cabinet Committee requested, the inclusion of a provision for the Council to purchase any affordable properties, from any potential developer.

4. **St John's Road** – Negotiations have reached a conclusion with Essex County Council and Frontier Estates around the outstanding issues in relation to overage and the number of residential properties on the site. Essex County Council's Cabinet are due to formally consider the approval of the terms of their sale to EFDC, at their meeting in April. A verbal update will be provided.
5. **North Weald Airfield** – Advice has been received from external solicitors regarding the letting of a concessionary contract to appoint an operational partner, reflecting the key principles previously agreed by Members. Work has commenced on the specification.
6. **Site of former Winston Churchill Public House** – Developer Higgins have completed piling works with an anticipated completion date for the development of July 2017. Affordable housing on an adjacent site stalled due to changes in the market rent regime. Car parking for the development is still to be resolved. The Debden Broadway car parking review has commenced and will take a holistic view of parking provision for, and displacement issues from the new development, to include the Epping Forest Shopping Park.
7. **Ongar Academy** – The planning application for the new Secondary School has now been received. The School have asked to enter into discussions about the use of the Council's Leisure Centre to deliver some parts of the PE Curriculum.
8. **Town Mead Depot** – Alternative options were still being considered.
9. **Hillhouse Leisure/Community Hub** – A Community Consultation event was held over the weekend of 18/19 March. A verbal update will be provided on the outcome.

Resource Implications:

None as this is a progress report.

Legal and Governance Implications:

As referred to in individual sections.

Safer, Cleaner and Greener Implications:

N/A

Consultation Undertaken:

None.

Background Papers:

Cabinet Reports on individual Capital Schemes.

Impact Assessments:

N/A

Risk Management:

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 and this report is a monitoring report only.