

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



**Epping Forest
District Council**

Report reference: AMED-005-2017/18

Date of meeting: 11 January 2018

Portfolio: Asset Management and Economic Development

Subject: Asset Management Co-ordination Group

Responsible Officer: Derek Macnab (01992 564050)

Democratic Services Officer: 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 major projects that the Council are managing with regard to its assets.

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 only.

Report:

1. Epping Forest Shopping Park:

Having received practical completion of the Shopping Park from the Council's Contractor McLaughlin and Harvey in July, a phased opening of stores has occurred as the tenants completed their final fit-outs. Eight of the eleven units are now operational with the final anchor store, Next PLC opening on the 19 December 2017. Interest for the three remaining units is good and negotiations around Heads of Terms with potential operators, is underway. Trading levels have been healthy, with the popularity of the Park building as the retail offer expands.

After an initial period of non-restricted parking, the ANPR Cameras and enforcement activity on the car parks commenced when Aldi opened. This allows for a period of 3 hours parking for shoppers. The electric car charging points are proving popular.

The Section 278 Highways works have achieved a partial completion with the only outstanding matters being in relation to the installation of additional kerbside barriers around the crossing points of the junction of Rectory Lane/Borders Lane to better control students and pedestrians in the vicinity. With the embargo on Highway Works in the run-up to Christmas these final works will be completed by the end of January 2018.

Once all stores are open, predicted in March 2018, an official opening will take place.

2. Oakwood Hill Depot:

The outturn report for the construction of the Oakwood Hill Depot was considered by the Cabinet in September. As part of the Council's Corporate Accommodation Review, the feasibility of relocating the Housing Repairs Service to the Depot has been undertaken. As part of the consideration of this move, a parking study has been commissioned to assess any requirements for additional parking. With the active management of the Shopping Park and the potential for displaced parking, the parking area survey is due to be repeated to assess the implications of any displacement.

3. Pyrles Lane Nursery:

Cabinet have agreed to market the nursery site on the basis of seeking two alternative prices to include the provision of Council Housing as part of the Council's wider Council Housebuilding programme. Marketing agents have been appointed and the site is due to be actively brought to the market early in January 2018.

4. St John's Road Redevelopment:

At the time of this report it was predicted that the Tri-partite agreement for the terms of the sale to the Council's Development Partner Frontier Estates, would be finished before the Christmas break. Officers will update Members at the meeting.

5. North Weald Airfield:

Subject to separate supplementary report to the Agenda.

6. Landmark Building ((Former Winston Churchill PH).

Heads of Terms are still under negotiation with potential tenants of the Council's retail space to provide a public house, restaurant, coffee shop and convenience store. Progress has been slower than anticipated due to a delayed vacant possession of the space by the residential developer and the need to provide services to the units.

7. Hillhouse Development:

Work has commenced and is progressing well on the programme for the new Leisure Centre. The planning application for the independent living scheme is due in March 2018. The County Council are tendering currently for the Independent Living Scheme provider. The new GP Practice is still planned once funding is secured.

8. Lindsay House:

The Council disposed of the building and achieved a capital receipt of £835,000, a sum of £85,000 in excess of the valuation of £750,000. The property was sold with the restrictive covenant in place.

Resource Implications:

None as this is a progress report.

Legal and Governance Implications:

As referred to in body of report.

Safer, Cleaner and Greener Implications:

No specific implications identified other than the disposal of Lindsay House which will reduce the level of vandalism/anti-social behaviour on the site.

Consultation Undertaken:

None

Background Papers:

Cabinet Reports on individual Capital Schemes.

Equality Impacts:

Not applicable, only progress report.