

Supplementary Committee Agenda



**Epping Forest
District Council**

Council Housebuilding Cabinet Committee Tuesday, 8th September, 2020

Place: Virtual Meeting on Zoom

Time: 7.00 pm

Democratic Services: Jackie Leither Tel: 01992 564756
Email: democraticservices@eppingforestdc.gov.uk

6. COUNCIL HOUSE BUILDING PROGRESS REPORT - PHASES 2-4 (Pages 3 - 16)

The Service Manager – Housing Management and Home Ownership to present a report to the Cabinet Committee with regard to updating the Committee on the progress of the Council House Building Programme – Phases 2-4.

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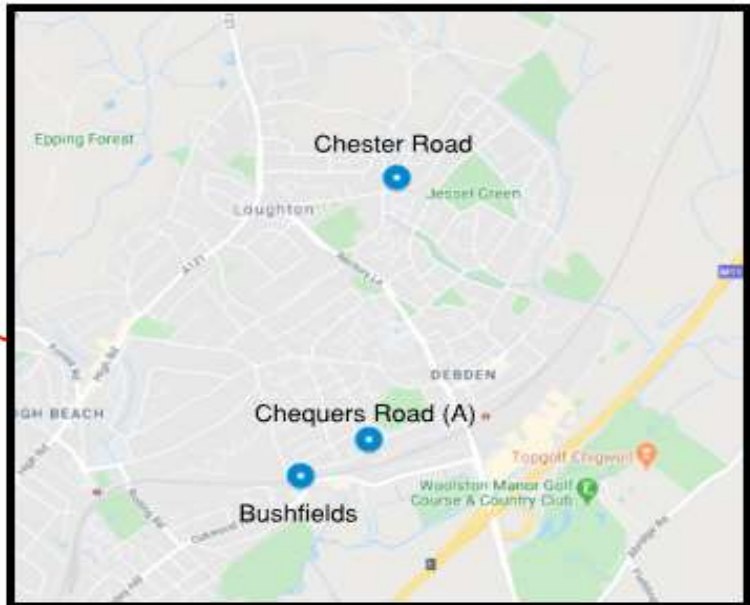
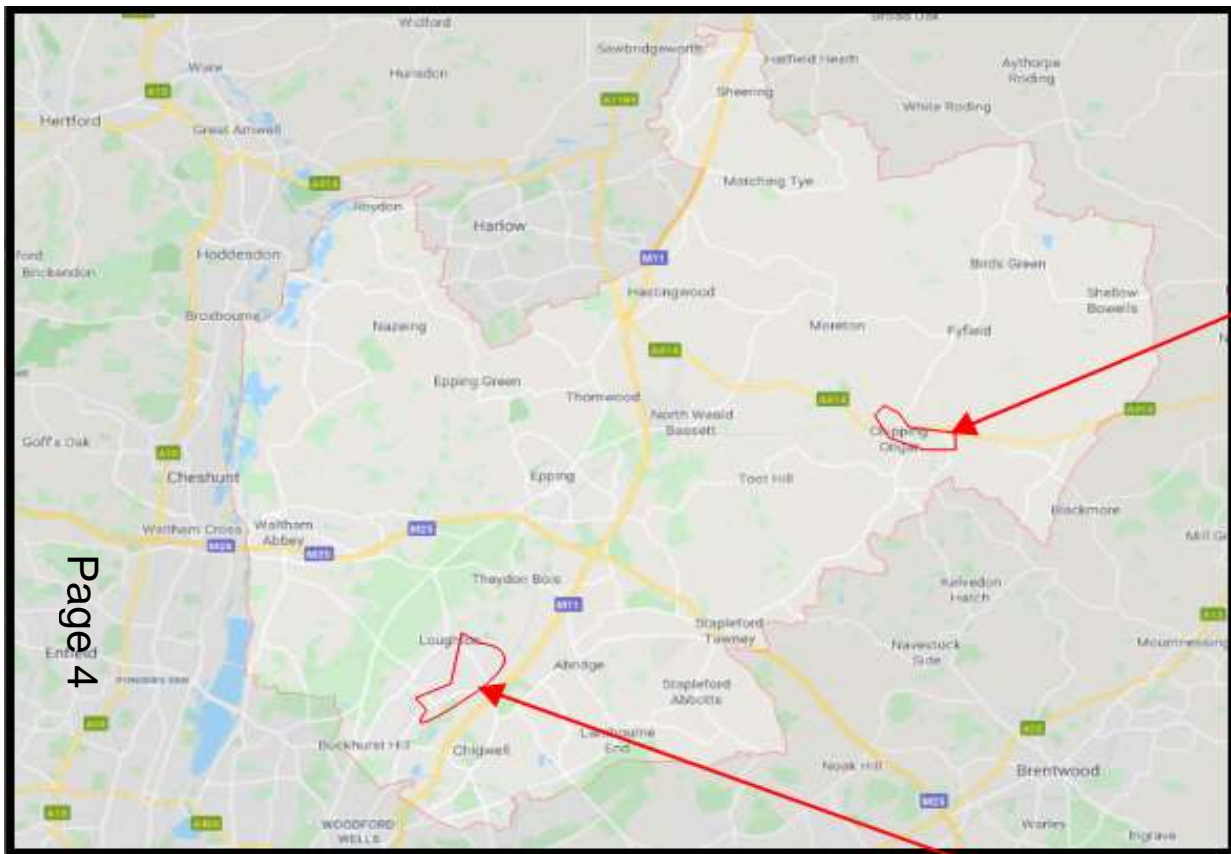


Executive Report No. 12

EFDC Building Programme Phase 4 Sites

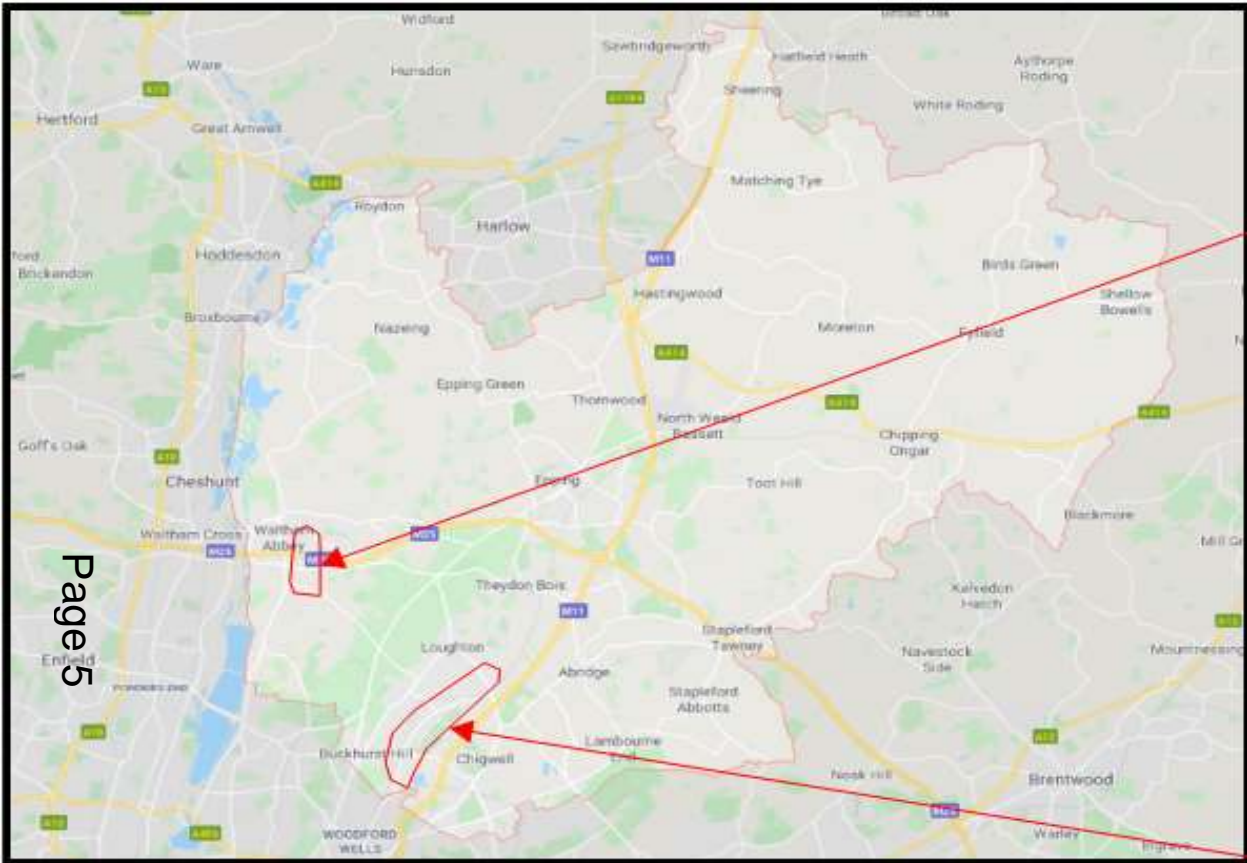
13th August 2020
Updated from meeting 13th August

AIREY MILLER

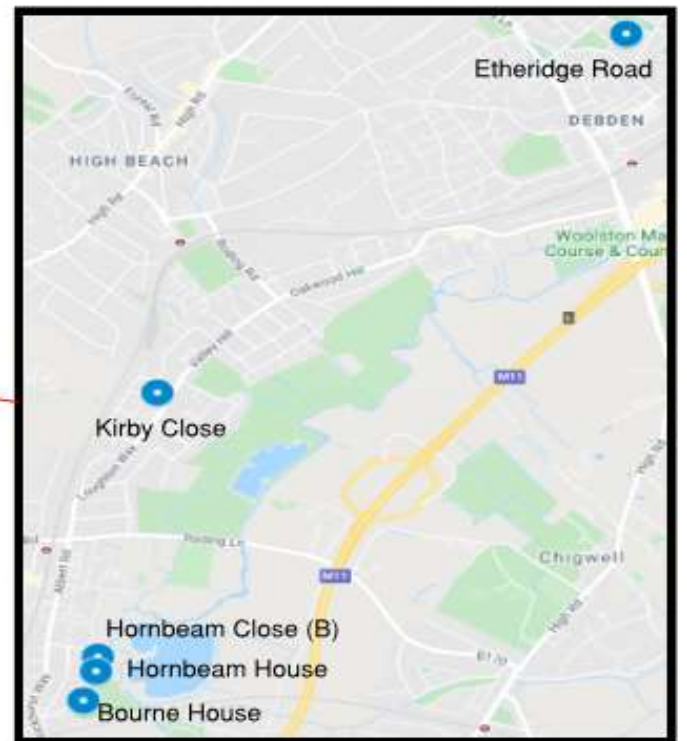
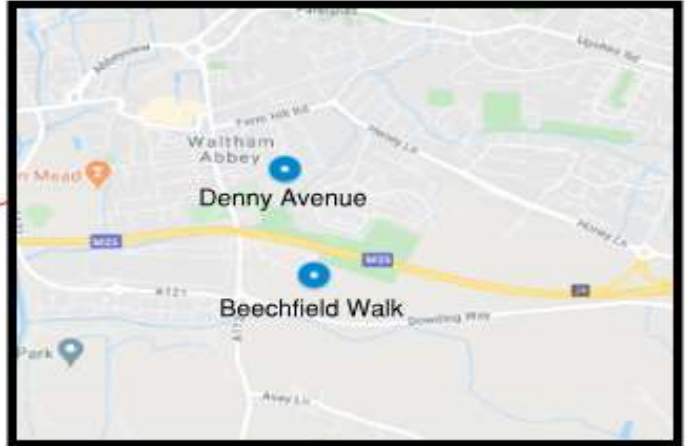


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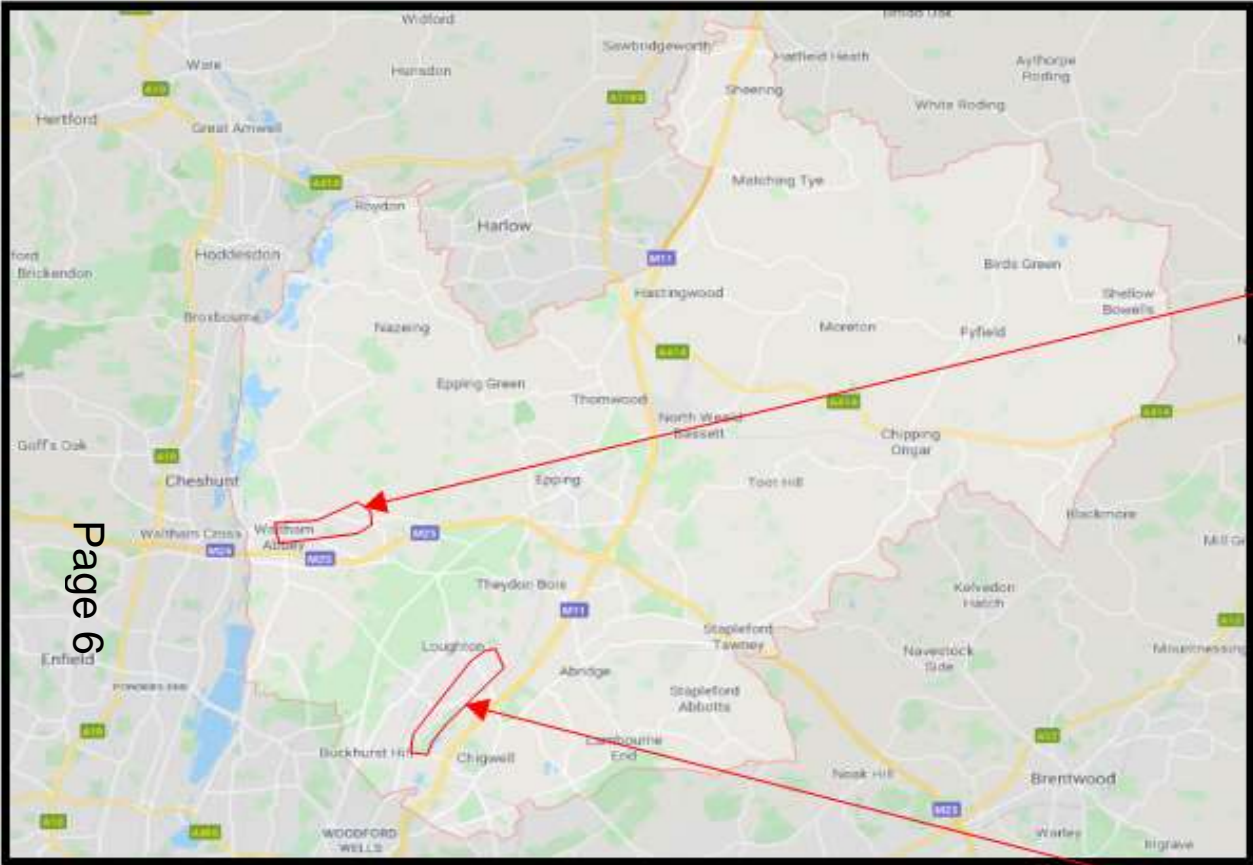
PHASE 4.1 SITES



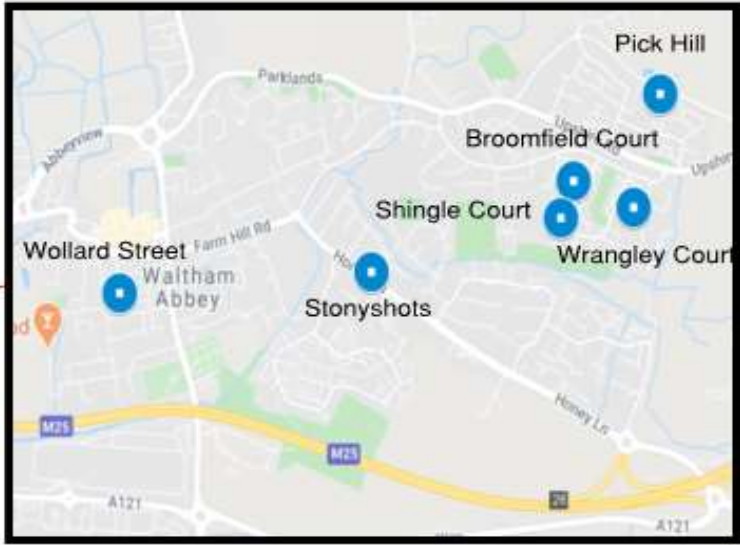
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PHASE 4.2 SITES



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PHASE 4.3 SITES

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All Movement indicated in Red

Programme Summary

Programme Summary Statement

Sites / Codes		Units	RIBA Stage	Status against Milestone								Comments - Change Since Last Report				
				Planning	Out to Tender	Tender Reported	Tender Approval	Start on Site	Handover							
Chequers Road Site A (Loughton)	4.1	HR124	3	4	05/02/16	09/08/19	+3	Nov-19	+4	Dec-19	+9	Jul-20	+35	Jul-21	+35	Bushfields and Chequers A now started, monthly contractor meetings occurring.
Bushfields (Loughton)	4.1	HR122	2	4	03/05/16	09/08/19	+3	Nov-19	+4	Dec-19	+9	Jul-20	+35	Jun-21	+35	
Chester Road (Loughton)	4.1	HR130	3	4	04/03/16	09/08/19	+3	Nov-19	+4	Dec-19	+9	Sep-20	+40	Jun-21	+35	
Queensway (Ongar)	4.1	HR140	4	4	20/06/16	09/08/19	+3	Nov-19	+4	Dec-19	+9	Oct-20	+40	Jul-21	+35	
Millfield (Ongar)	4.1	HR138	2	4	20/06/16	09/08/19	+3	Nov-19	+4	Dec-19	+9	Oct-20	+40	Jul-21	+35	
Hornbeam Close Site B (Buckhurst Hill)	4.2	HR136	3	4	04/08/16	Dec-19	+2	May-20	+8	Jul-20	+16	Sep-20	+21	Oct-21	+21	Tender Report Approved at CBHCC Board meeting delayed until 23/06/20 - notified 26/06/20
Hornbeam House (Buckhurst Hill)	4.2	HR137	2	4	04/08/16	Dec-19	+2	May-20	+8	Jul-20	+16	Sep-20	+21	Oct-21	+21	
Bourne House (Buckhurst Hill)	4.2	HR135	2	4	04/08/16	Dec-19	+2	May-20	+8	Jul-20	+16	Sep-20	+21	Oct-21	+21	Signed contracts returned by Indecon to EFDC
Etheridge Road (Debden)	4.2	HR127	3	4	30/08/2016	Dec-19	+2	May-20	+2	Jul-20	+16	Sep-20	+21	Oct-21	+21	
Denny Avenue (Waltham Abbey)	4.2	HR144	3	4	25/01/2017	Dec-19	+2	May-20	+8	Jul-20	+16	Sep-20	+21	Oct-21	+21	
Beechfield Walk (Waltham Abbey)	4.2	HR142	5	4	23/03/2017	Dec-19	+2	May-20	+8	Jul-20	+16	Sep-20	+21	Oct-21	+21	Pre Start Meeting on 18/8/20 dates to agree 6 week mobilization and SOS 14/9/20 stated
Kirby Close (Loughton)	4.2	HR120	4	4	21/09/16	Jan-20	+2	May-20	+8	Jul-20	+16	Sep-20	+21	Oct-21	+21	Tender Approval Date Amended to suit CBHCC meeting dates Start On site to incorporate contract engrossment, contractor lead-in - now december SoS likely
Pick Hill (Waltham Abbey)	4.3	HR145	2	4	25/01/2017	Jun-20		Sep-20		Sep-20		Dec-20		Dec-21		
Pentlow Way (Buckhurst Hill)	4.3	HR139	7	4	20/12/2017	Jun-20		Sep-20		Sep-20		Dec-20		Dec-21		
Woollard Street (Waltham Abbey)	4.3	HR149	8	4	13/12/2017	Jun-20		Sep-20		Sep-20		Dec-20		Dec-21		
Bromfield Court (Waltham Abbey)	4.3	HR143	1	3+	25/01/2017	Jun-20		Sep-20		Sep-20		Dec-20		Dec-21		
Shingle Court (Waltham Abbey)	4.3	HR147	1	3+	25/01/2017	Jun-20		Sep-20		Sep-20		Dec-20		Dec-21		
Stonyshotts (Waltham Abbey)	4.3	HR148	1	3+	22/02/2017	Jun-20		Sep-20		Sep-20		Dec-20		Dec-21		
Wrangley Court (Waltham Abbey)	4.3	HR161	1	3+	22/02/2017	Jun-20		Sep-20		Sep-20		Dec-20		Dec-21		
Chequers Road Site B (Loughton)	4.4	HR123	8	2	09/02/16	Oct-20		Nov-20		Dec-20		Feb-21		15/02/22		Design needs updating to suit build over requirements
Ladyfields (Loughton)	4.4	HR125	16	3	21/09/2016	Oct-20		Nov-20		Dec-20		Feb-21		15/02/22		Stage 3 drawings received 14/8/20
Thatchers Close (Loughton)	4.4	HR131	1	3+	27/04/2019	Jun-20		Sep-20		Oct-20		TBC		TBC		Site Tendered - SAC Issue delaying commencement
Lower Alderton Hall Lane (Loughton)	4.4	HR121	2	4	04/03/16	Dec-19		May-20		Jul-20		TBC		TBC		Site Tendered - SAC Issue delaying commencement

COVID - 19 Delays -further impact to commencement of Phase 4.1 sites - supply chain delays "on other sites" noted by TSG

Social Distancing Requirements will marginally delay site works, particularly if still in place once internal works commence.

Key Issues by Site

4.1 - Chequers Road Site A, Loughton (HR124)

- SoS Friday 31 July (2/7/21 planned completion)
- Variation costs to be agreed & Instructed (boundary spec change)
- Revised Cashflow and Programme Awaited
- Contractors Proposals to be issued on Boundary Treatments & External Lighting (SDB agreed)
- Non-Material Amendment Application to be submitted To be issued Tuesday 18th July
- RIBA 5 Construction Design to be finalised
- drainage connection route to be reviewed
- asbestos been found in ground - volume to be removed and end destination to be clarified
- surface water from neighbouring properties questioned - Epping flood team to clarify

4.1 - Bushfields, Loughton (HP122)

- Variation costs to be agreed & Instructed
- Revised Cashflow and Programme Awaited
- Dark clay found near railway - currently stored and testing for contamination awaited
- Contractors Proposals to be issued on Boundary Treatments & External Lighting
- Non-Material Amendment Application to be submitted 18th August
- RIBA 5 Construction Design to be finalised
- Alternative drainage connections - Ach confirm to TSG them to arrange all surveys
- red brick to boundary walls proposed by TSG
- green roof one access point to be investigated

4.1 - Chester Road, Loughton (HR130)

- FRA Accepted with flood resilience measures adopted - TSG to develop proposals
- SoS planned for 7th September (11/6/21 planned completion)
- Formal NMA Application to be submitted - 18/8
- Pre-Commencement conditons all approved
- Revised Programme & Cashflow awaited
- Boundary Treatment Proposals awaited
- Retained Access strategy progressed
- Two Variation Costs still to confirmed by Contractor

4.1 - Queensway, Ongar (HR140)

- SoS planned for 12th October (30/7/21 planned completion)
- Formal NMA Application to be submitted - Date TBA
- Pre-Commencement conditons all approved
- Revised Programme & Cashflow awaited
- Boundary Treatment Proposals awaited
- Retained Access strategy progressed

4.1 - Millfield, Ongar (HR138)

- SoS planned for 12th October (30/7/21 planned completion)
- Formal NMA Application to be submitted - Date TBA
- Pre-Commencement conditons all approved
- Revised Programme & Cashflow awaited
- Boundary Treatment Proposals awaited
- Retained Access strategy progressed
- Drainage connections to be confirmed as viable

4.2 - Hornbeam Cl Site B, Buckhurst Hill (HR136)

- EFDC confirmed CBHCC Tender Approval 26/06/20
- Contracts signed by Indecon and returned to EFDC
- Sewer Diversion - Minor Changes to Levels / Landscape to be coordinated & revised drawings issued to successful contractor for pricing.
- N/MMA Submission to be submitted - 18th August
- Pre-Start Meeting 18th August
- MMA to alter wording of conditions (turning heads)
- possible delayed start due to MMA submission -TBC 30/10 sos & completion date to be agree
- All 4.2 site - Cash flow and programme required from Indecon
- All 4.2 sites - Start dates to agree- Pre-Commencement conditons all approved
- Start on site confirmed 14/09/20

4.2 - Hornbeam House, Buckhurst Hill (HR137)

- EFDC confirmed CBHCC Tender Approval 26/06/20
- Contracts signed by Indecon and returned to EFDC
- Formal MMA Application agreed - 18/8
- Pre-Commencement conditons all approved
- Pre start meeting 18/8
- Start on site confirmed 14/09/20 Possible delay due to MMA

4.2 - Bourne House, Buckhurst Hill (HR135)

- EFDC confirmed CBHCC Tender Approval 26/06/20
- Contracts signed by Indecon and returned to EFDC
- Formal MMA Application agreed - to be submitted 18/8
- Pre-Commencement conditons all approved
- Start on site confirmed 14/09/20 Programme required
- Possible delay due to MMA
- EFDC to confirm progress with Tree Removal
- Party Wall Update Requested

4.2 - Etheridge Road, Debden (HR127)

- EFDC confirmed CBHCC Tender Approval 26/06/20
- AML to prepare Contracts for Engrossment
- Formal NMA Application agreed - 18/8
- Pre-Commencement conditons all approved
- Start on site confirmed 14/09/20 Programme awaited
- Party Wall Update Requested
- Liaise with contractor once appointed re. No. 62 rear garage wall - appears connected/ dependent on site boundary wall. Has been confirmed as independant. PW award to check.

4.2 - Denny Avenue (HR144)

- EFDC confirmed CBHCC Tender Approval 26/06/20
- Contracts signed by Indecon and returned to EFDC
- Formal NMA Application agreed - to be submitted 18/8
- Pre-Commencement conditons all approved
- Start on site confirmed 14/09/20
- Party Wall Update Requested

4.2 - Beechfield Walk (HR142)

- EFDC confirmed CBHCC Tender Approval 26/06/20
- Contracts signed by Indecon and returned to EFDC
- Formal MMA Application agreed - 18/8
- Pre-Commencement conditons all approved
- Start on site confirmed 14/09/20
- Party Wall - confirm they are on 4P

4.2 - Kirby Close, Loughton (HR120)

- EFDC confirmed CBHCC Tender Approval 26/06/20
- Contracts signed by Indecon and returned to EFDC
- Formal NMA Application agreed - to be submitted 18/8
- Pre-Commencement conditons - Drainage condition to be discharged
- Start on site confirmed 14/09/20
- Party Wall - confirm they are on 4P

COVID - 19 Delays -further impact to commencement of Phase 4.1 sites - supply chain delays "on other sites" noted by TSG

Social Distancing Requirements will marginally delay site works, particularly if still in place once internal works commence.

Key Issues by Site

4.2 - Beechfield Walk (HR142)

- EFDC confirmed CBHCC Tender Approval 26/06/20
- Contracts signed by Indecon and returned to EFDC
- Formal MMA Application agreed - 18/8
- Pre-Commencement conditions all approved
- Start on site confirmed 14/09/20
- Party Wall - confirm they are on 4P

4.2 - Kirby Close, Loughton (HR120)

- EFDC confirmed CBHCC Tender Approval 26/06/20
- Contracts signed by Indecon and returned to EFDC
- Formal MMA Application agreed - to be submitted 18/8
- Pre-Commencement conditions - Drainage condition to be discharged
- Start on site confirmed 14/09/20
- Party Wall - confirm they are on 4P

4.3 - Pick Hill (HR145)

- Ownership concerns to Pick Hill entrance / verge
- Drainage survey to determine diversion application required
- Issued for Tender 24/06/20 - return due 14/8/20
- NMA Submission to be issued 18/8
- Mid-tender interviews with tenderers on 30/07/20.
- tender return date 14/8/20 Mid bids held.
- confirm what happens to previously cleared conditions

4.3 - Pentlow Way, Buckhurst Hill (HR139)

- Substation works to be quoted by Indecon
- Issued for Tender 24/06/20 - return date 14/8/20
- New Planning Application to be submitted 17/07/20 to deal with parking increase and NMA changes
- ECDA to collate necessary detail for New Planning - landscape fees for altering from 9 to 10 spaces
- ECDA to provide response to AML / EFDC from Sitech around survey discrepancies - cost to be split between EFDC and ECD/Sitech.
- Initial Discussions with Leaseholders regarding changes to drying area / landscaped areas
- Mid-tender interviews with tenderers held on 30/07/20.
- tender return date 14/8/20
- ECD to issue planning application - date tbc (date to be confirmed by COP Tuesday) with landscape architect, DA required, planning drawings
- Possible delay to start on site until planning approved
- Build over agreement - surveys required to enable TW approval (AML), legal consent required to be filled
- CFSH - Level 4 - contractors to price for options pv or improvements (confirm with Create that SAP OK)

4.3 - Wollard Street (HR149)

- Issued for Tender 24/06/20 - return date 14/8/20
- Ongoing Response and Review of Tender Queries
- tender return date 14/8/20
- review of ground floor terrace and fenestration instructed (Gf layout, landscaping changes, drainage changes, external lighting layouts) - new planning application required - fee due by Wednesday
- A pre-app will not be held (ECD recommended pre-app)
- balcony to be removed, doors to this to become windows, door from kitchen area to garden to remain

4.3 - Bromefield Court (HR143)

- Issued for Tender 24/06/20 - return date 14/8/20
- Planners questioning has planning been enacted? Has letter of objection - concluded that it has not got consent - approved
- contamination late, two doors not considered a start.
- Planning will require a new application and removed from 4.3 to 4.4, other sites may be same situation.
- Other single units have potential same situation - needs to be clarified prior to further discussions

4.3 - Shingle Court (HR147)

- Issued for Tender 24/06/20 - return date 14/8/20

4.3 - Stonyshotts (HR148)

- Issued for Tender 24/06/20 - return date 14/8/20

4.3 - Wrangley Court (HR161)

- Issued for Tender 24/06/20 - return date 14/8/20

4.4 - Ladyfields, Loughton (HR125)

- RIBA 3 commenced in delay of circa 5 weeks
- MDDT to Develop RIBA 3 Design - final submission of information 14/8/20
- ECDA tried to arrange RIBA 3 Pre-App - pre planning submission - planners rejected meeting.
- PassiveHaus S3 to progress with brick block frame
- Discussion on additional CLT choice fees took place - ECD made their case as to why they considered the fees were justified - no agreement was made in the meeting
- BT Telegraph pole removal progressed with Openreach - quote received - order to place once next steps agreed
- Epping is completing financial 45 year appraisal on scheme - approval to submit planning submission will be after that. Assumed it could be 2-3 weeks to decision.
- Tender strategy to confirm

4.4 - Chequers Road Site B, Loughton (HR123)

- **RIBA 2 still in progress - design delayed by circa 6 weeks**
- ECDA to arrange RIBA 3 Pre-App - pre planning submission - planners rejected meeting
- AML to provide costings for Passivehaus extra-over when detail is available
- Drainage/ Structural Buildover Design to be finalised -TWUL consulted and have issued a conditional email but until application is made this is not a commitment. There is a risk that this may not be granted which would render the scheme unbuildable.
- AML to liaise with ECDA to collate and issue planning permission for Substation
- AML to instruct Ph 4.1 contractor to facilitate early substation build - landscape design has been received to be approved
- TW build over 2m easement is required and redesign needs to be carried out to ensure that TW have access in line with standard requirements- Wednesday to be received.- **Tender strategy to confirm**

4.4 - Thatchers Close, Loughton (HR131)

- **Offsite Drainage Connections under review versus EFDC ownership plans**
- **Tender Design Issued (pricing with 4.3)**
- **Planning Expiration led to Delay due to SAC Issues**
- ownership of adjacent flats (Goldingham Av) confirmed as by EFDC. AML to instruct Create to review drainage strategy.

4.4 - Lower Alderton Hall Line, Loughton (HR121)

Programme Summary - Mix & No. of Homes

Sites / Codes			Units	RIBA G/W	NIA	GIA	Flats			Houses			Total	Comments - Change Since Last Report
							1b	2b	3b	1b	2b	3b		
Chequers Road Site A (Loughton)	4.1	HR124	3	4	292	302						3	3	
Bushfields (Loughton)	4.1	HR122	2	4	159	162					2		2	
Chester Road (Loughton)	4.1	HR130	3	4	250	263					3		3	
Queensway (Ongar)	4.1	HR140	4	4	200	205				4			4	
Millfield (Ongar)	4.1	HR138	2	4	100	102				2			2	
Hornbeam Close Site B (Buckhurst Hill)	4.2	HR136	3	4	118	303						3	3	
Hornbeam House (Buckhurst Hill)	4.2	HR137	2	4	211	163					2		2	
Bourne House (Buckhurst Hill)	4.2	HR135	2	4	142	201						2	2	
Etheridge Road (Debden)	4.2	HR127	3	4	188	261					1	2	3	
Denny Avenue (Waltham Abbey)	4.2	HR144	3	4	198	284					1	2	3	
Beechfield Walk (Waltham Abbey)	4.2	HR142	5	4	284	418					5		5	
Kirby Close (Loughton)	4.2	HR120	4	4	258	373					4		4	
Pick Hill (Waltham Abbey)	4.3	HR145	2	3	193	201						2	2	
Pentlow Way (Buckhurst Hill)	4.3	HR139	7	4	387	488	6	1					7	Updated to tender drawings
Woollard Street (Waltham Abbey)	4.3	HR149	8	4	438	575	7	1					8	Updated to tender drawings
Bromfield Court (Waltham Abbey)	4.3	HR143	1	3	52	52					1		1	
Shingle Court (Waltham Abbey)	4.3	HR147	1	3	52	52						1	1	
Stonyshotts (Waltham Abbey)	4.3	HR148	1	3	82	82					1		1	
Wrangley Court (Waltham Abbey)	4.3	HR161	1	3	51	51					1		1	
Chequers Road Site B (Loughton)	4.4	HR123	8	2	TBC	TBC	4	4					8	
Ladyfields (Loughton)	4.4	HR125	16	2	377	507	12				2	2	16	
Thatchers Close (Loughton)	4.4	HR131	1	3	83	83					1		1	
Lower Alderton Hall Lane (Loughton)	4.4	HR121	2	4	TBC	TBC				2			2	
Total					4,115	5,128	29	6	0	8	24	17	84	

RIBA Gateway - This generally refers to the RIBA stage that the project is currently WITHIN.

Build / Tender Cost Status (Exc. Fees) - Pre-Contract

(These figures feed into site pages)

Sites / Codes	Units	Cabinet Approved Construction Cost	Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance (+/-)	Latest Construction Cost (Tender)	Variations To Date (+/-)	Current Total	Comments - Change Since Last Report	
Chequers Road Site A (Loughton)	4.1 HR124	3	tbc	£828,690	£873,967	£45,277	£838,963	£18,283	£857,246	Amended detail for infiltration, drainage outflow to 2ms. Total averaged over all sites. Boundary spec - price awaited, Asbestos removal price awaited
Bushfields (Loughton)	4.1 HP122	2	tbc	£556,697	£614,054	£57,357	£526,518	£18,418	£544,936	Remove garage door. Dark clay cost tbc
Chester Road (Loughton)	4.1 HR130	3	tbc	£718,238	£763,319	£45,081	£747,395	£41,067	£788,462	Floor level increase
Queensway (Ongar)	4.1 HR140	4	tbc	£1,120,361	£890,492	-£229,869	£914,925	£19,558	£934,483	Remove spoil and temp fence
Millfield (Ongar)	4.1 HR138	2	tbc	£351,024	£487,197	£136,173	£458,001	£18,283	£476,284	
Hornbeam Close Site B (Buckhurst Hill)	4.2 HR136	3	tbc	£804,225	£972,800	£168,575	£796,102		£796,102	
Hornbeam House (Buckhurst Hill)	4.2 HR137	2	tbc	£447,445	£596,885	£149,440	£643,764		£643,764	
Bourne House (Buckhurst Hill)	4.2 HR135	2	tbc	£597,832	£646,400	£48,568	£720,149		£720,149	
Etheridge Road (Debden)	4.2 HR127	3	tbc	£852,555	£976,925	£124,370	£1,173,281		£1,173,281	
Denny Avenue (Waltham Abbey)	4.2 HR144	3	tbc	£771,605	£858,800	£87,195	£860,640		£860,640	
Beechfield Walk (Waltham Abbey)	4.2 HR142	5	tbc	£1,087,011	£1,297,200	£210,189	£1,115,482		£1,115,482	
Kirby Close (Loughton)	4.2 HR120	4	tbc	£911,559	£1,107,004	£195,445	£1,085,101		£1,085,101	
Pick Hill (Waltham Abbey)	4.3 HR145	2	tbc	£625,415	£723,332	£97,917			£723,332	
Pentlow Way (Buckhurst Hill)	4.3 HR139	7	tbc	£1,588,896	£1,771,003	£182,107			£1,771,003	
Woollard Street (Waltham Abbey)	4.3 HR149	8	tbc	£1,399,539	£1,888,308	£488,769			£1,888,308	
Bromefield Court (Waltham Abbey)	4.3 HR143	1	tbc	£252,685	£272,254	£19,569			£272,254	Pre-Tender Estimates have been reviewed versus final Tender Issue information Woollard Street updated from £3,384,510 due to GIA, small sites have increased due to drainage detail.
Shingle Court (Waltham Abbey)	4.3 HR147	1	tbc	£341,430	£275,056	-£66,374			£275,056	
Stonyshotts (Waltham Abbey)	4.3 HR148	1	tbc	£228,100	£289,759	£61,659			£289,759	
Wrangley Court (Waltham Abbey)	4.3 HR161	1	tbc	£200,756	£258,072	£57,316			£258,072	
Chequers Road Site B (Loughton)	4.4 HR123	8	tbc	£1,636,993	£2,078,004	£441,011			£2,078,004	Pre - Tender Estimate to be updated once design developed
Ladyfields (Loughton)	4.4 HR125	16	tbc	£1,275,879	£3,681,662	£2,405,783			£3,681,662	Updated Pre tender figure used for Pasivhaus brick/block
Thatchers Close (Loughton)	4.4 HR131	1	tbc	£266,716	£287,072	£20,356			£287,072	
Lower Alderton Hall Lane (Loughton)	4.2 HR121	2	tbc	£507,768	£554,700	£46,932			£554,700	
Total				£16,596,935	£21,322,494	£4,725,559	£9,880,321	£115,609	£22,075,152	

CHB Overall Cashflow - 6 Month Overview

Scheme: Epping Phase 4.1 - 4.4										
Summary - Overall Cashflow										
Summary - Overall Cashflow	Contract Total	Total Invoiced	Total Remaining	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21
Phase 4.1 - 4.4	£ 28,611,711	£ 1,487,239	£ 27,138,138	£ 442,157	£ 1,021,777	£ 967,372	£ 982,067	£ 935,825	£ 2,130,322	£ 2,103,700

EFDC - Phase 4.1 - 4.4



Key Dates Milestones Summary

COVID - 19 Delays -further impact to commencement of Phase 4.1 sites - supply chain delays "on other sites" noted by TSG
Social Distancing Requirements will marginally delay site works, particularly if still in place once internal works commence.

Sites / Codes	Ph	Units	Planning			RIBA 0-1 Viability Approval		RIBA 2 Completion Date		RIBA 3 Completion Date		RIBA 4 Completion Date		Procurement				Contract		SoS	HO	Comments - Change Since Last Report	
			Planned	Actual	Expiry	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Out	Return	Report	Approval	Cooling off Per.	Contract Poss.				
Chequers Road Site A (Loughton)	HR124	4.1	3	-	05/02/16	06/02/19	-	*	-	*	-	19/12/18	17/07/19	08/08/19	09/08/19	27/09/19	11/11/19	16/12/19	30/12/20	05/03/20	31/07/20	02/07/21	Bushfields and Chequers A now started, monthly contractor meetings occurring.
Bushfields (Loughton)	HR122	4.1	2	-	03/05/16	03/05/19	-	*	-	*	-	19/12/18	17/07/19	08/08/19	09/08/19	27/09/19	11/11/19	16/12/19	30/12/20	05/03/20	13/07/20	11/06/21	
Chester Road (Loughton)	HR130	4.1	3	-	04/03/16	04/03/19	-	*	-	*	-	20/12/18	17/07/19	08/08/19	09/08/19	27/09/19	11/11/19	16/12/19	30/12/20	05/03/20	07/09/20	11/06/21	
Queensway (Ongar)	HR140	4.1	4	-	20/06/16	20/06/19	-	*	-	*	-	21/12/18	17/07/19	08/08/19	09/08/19	04/10/19	11/11/19	16/12/19	30/12/20	05/03/20	12/10/20	30/07/21	
Millfield (Ongar)	HR138	4.1	2	-	20/06/16	20/06/19	-	*	-	*	-	21/12/18	17/07/19	08/08/19	09/08/19	04/10/19	11/11/19	16/12/19	30/12/20	05/03/20	12/10/20	30/07/21	
Hornbeam Close Site B (Buckhurst Hill)	HR136	4.2	3	-	04/08/16	04/08/19	-	*	-	*	29/10/19	04/10/19	19/12/19	19/12/19	19/12/19	02/03/20	02/05/20	26/06/20	10/07/20	30/07/20	14/09/20	14/10/21	Tender Report Approved at CBHCC Board meeting delayed until 23/06/20 - notified 26/06/20
Hornbeam Home (Buckhurst Hill)	HR137	4.2	2	-	04/08/16	04/08/19	-	*	-	*	29/10/19	04/10/19	19/12/19	19/12/19	19/12/19	02/03/20	02/05/20	26/06/20	10/07/20	30/07/20	14/09/20	14/10/21	
Bourne House (Buckhurst Hill)	HR135	4.2	2	-	04/08/16	04/08/19	-	*	-	*	29/10/19	04/10/19	19/12/19	19/12/19	19/12/19	02/03/20	02/05/20	26/06/20	10/07/20	30/07/20	14/09/20	14/10/21	Signed contracts returned by Indecon to EFDC
Etheridge Road (Debden)	HR127	4.2	3	-	30/08/16	30/08/19	-	*	-	*	04/11/19	04/10/19	19/12/19	19/12/19	19/12/19	02/03/20	02/05/20	26/06/20	10/07/20	30/07/20	14/09/20	14/10/21	Pre Start Meeting on 18/8/20 dates to agree
Denny Avenue (Waltham Abbey)	HR144	4.2	3	-	25/01/17	25/01/20	-	*	-	*	04/11/19	04/10/19	19/12/19	19/12/19	19/12/19	02/03/20	02/05/20	26/06/20	10/07/20	30/07/20	14/09/20	14/10/21	6 week mobilization and SOS 14/9/20 stated
Beechfield Way (Waltham Abbey)	HR142	4.2	5	-	22/03/17	22/03/20	-	*	-	*	04/11/19	04/10/19	19/12/19	19/12/19	19/12/19	02/03/20	02/05/20	26/06/20	10/07/20	30/07/20	14/09/20	14/10/21	
Kirby Close (Loughton)	HR120	4.2	4	-	21/09/16	21/09/19	-	*	-	*	-	*	23/01/20	23/01/20	30/01/20	02/03/20	02/05/20	26/06/20	10/07/20	30/07/20	14/09/20	14/10/21	
Pick Hill (Waltham Abbey)	HR145	4.3	2	-	25/01/17	25/01/20	-	*	-	*	-	*	17/06/20	23/06/20	24/06/20	14/08/20	11/09/20	23/09/20	07/10/20	30/10/20	11/12/20	11/12/21	Tender Approval Date Amended to suit CBHCC meeting dates Start On site to incorporate contract engrossment, contractor lead-in - now december SoS likely
Pentlow Way (Buckhurst Hill)	HR139	4.3	7	-	20/12/17	20/12/20	-	*	-	*	-	*	17/06/20	23/06/20	24/06/20	14/08/20	11/09/20	23/09/20	07/10/20	30/10/20	11/12/20	11/12/21	
Woollard Street (Waltham Abbey)	HR149	4.4	8	-	13/12/17	13/12/20	-	*	-	*	-	*	17/06/20	23/06/20	24/06/20	14/08/20	11/09/20	23/09/20	07/10/20	30/10/20	11/12/20	11/12/21	
Bromefield Court (Waltham Abbey)	HR143	4.3	1	-	25/01/17	25/01/20	-	*	-	*	12/06/20	19/06/20	-	-	24/06/20	14/08/20	11/09/20	23/09/20	07/10/20	30/10/20	11/12/20	11/12/21	
Shingle Court (Waltham Abbey)	HR147	4.3	1	-	25/01/17	25/01/20	-	*	-	*	12/06/20	19/06/20	-	-	24/06/20	14/08/20	11/09/20	23/09/20	07/10/20	30/10/20	11/12/20	11/12/21	
Stonysotts (Waltham Abbey)	HR148	4.3	1	-	22/02/17	22/02/20	-	*	-	*	12/06/20	19/06/20	-	-	24/06/20	14/08/20	11/09/20	23/09/20	07/10/20	30/10/20	11/12/20	11/12/21	
Wrangley Court (Waltham Abbey)	HR161	4.3	1	-	22/02/17	22/02/20	-	*	-	*	12/06/20	19/06/20	-	-	24/06/20	14/08/20	11/09/20	23/09/20	07/10/20	30/10/20	11/12/20	11/12/21	
Chequers Road Site B (Loughton)	HR123	4.4	8	-	09/02/16	09/02/19	02/05/20	16/05/20	17/07/20	-	07/08/20	-	25/09/20	-	09/10/20	27/11/20	18/12/20	22/12/20	05/01/20	29/01/21	15/02/21	15/02/22	Design needs updating to suit build over requirements
Ladyfields (Loughton)	HR125	4.4	16	-	21/09/16	21/09/19	16/12/19	20/02/20	10/07/20	-	24/07/20	-	11/09/20	-	09/10/20	27/11/20	18/12/20	22/12/20	05/01/20	29/01/21	15/02/21	15/02/22	Stage 3 drawings received 14/8/20
Thatchers Close (Loughton)	HR131	4.4	1	-	27/04/16	27/04/19	-	*	-	*	12/06/20	19/06/20	-	-	24/06/20	14/08/20	11/09/20	09/10/20	TBC	TBC	TBC	TBC	Site Tendered - SAC Issue delaying commencement
Lower Alderton Hall Lane (Loughton)	HR121	4.4	2	-	04/03/16	04/03/19	-	*	-	*	-	*	19/12/19	19/12/19	19/12/19	02/03/20	02/05/20	02/07/20	TBC	TBC	TBC	TBC	Site Tendered - SAC Issue delaying commencement

RIBA Gateway - This generally refers to the RIBA stage that the project is currently WITHIN.
* = Scheme inherited after original completion of noted RIBA Gateway