

# Committee Agenda



**Epping Forest  
District Council**

## **Council Housebuilding Cabinet Committee Monday, 20th June, 2022**

You are invited to attend the next meeting of **Council Housebuilding Cabinet Committee**, which will be held at:

**Council Chamber, Civic Offices, High Street, Epping  
on Monday, 20th June, 2022  
at 7.00 pm .**

**Georgina Blakemore  
Chief Executive**

**Democratic Services  
Officer**

Jackie Leither Tel: 01992 564243  
Email: [democraticservices@eppingforestdc.gov.uk](mailto:democraticservices@eppingforestdc.gov.uk)

### **Members:**

Councillors H Whitbread (Chairman), N Avey, N Bedford, A Patel and J Philip

### **WEBCASTING/FILMING NOTICE**

**Please note: this meeting may be filmed for live or subsequent broadcast via the Council's internet site - at the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed. The meeting may also be otherwise filmed by third parties with the Chairman's permission.**

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**If you have any queries regarding this, please contact the Public Relations Manager on 01992 564039.**

**1. WEBCASTING INTRODUCTION**

This meeting is to be webcast.

The Chairman will read the following announcement:

“I would like to remind everyone present that this meeting will be broadcast live to the Internet and will be capable of subsequent repeated viewing, with copies of the recording being made available for those that request it.

By being present at this meeting, it is likely that the recording cameras will capture your image and this will result in your image becoming part of the broadcast.

You should be aware that this may infringe your human and data protection rights. If you have any concerns then please speak to the Webcasting Officer.

Please could I also remind Members to activate their microphones before speaking.”

**2. APOLOGIES FOR ABSENCE**

To be announced at the meeting.

**3. SUBSTITUTE MEMBERS**

To report the appointment of any substitute members for the meeting.

**4. DECLARATIONS OF INTEREST**

To declare interests in any item on the agenda.

**5. MINUTES (Pages 5 - 10)**

To confirm the minutes of the last meeting of the Cabinet Committee held on 08 March 2022.

**6. COUNCIL HOUSEBUILDING PROGRESS REPORT - PHASE 4-5 (Pages 11 - 86)**

(Housing Services Manager – Development) To present a report to the Council Housebuilding Cabinet Committee with regard to updating the Committee on the progress of the Council House Building Programme, Phases 4 to 5.

**7. ANY OTHER BUSINESS**

Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs 6 and 25 of the Council Procedure Rules contained in the Constitution require that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

In accordance with Operational Standing Order 6 (non-executive bodies), any item raised by a non-member shall require the support of a member of the Committee concerned and the Chairman of that Committee. Two weeks' notice of non-urgent items is required.

## 8. EXCLUSION OF PUBLIC AND PRESS

### Exclusion

To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

<b>Agenda Item No</b>	<b>Subject</b>	<b>Exempt Information Paragraph Number</b>
Nil	Nil	Nil

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

### Background Papers

Article 17 - Access to Information, Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information and in respect of executive reports, the advice of any political advisor.

The Council will make available for public inspection one copy of each of the documents on the list of background papers for four years after the date of the meeting. Inspection of background papers can be arranged by contacting either the Responsible Officer or the Democratic Services Officer for the particular item.

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## EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Council Housebuilding Cabinet **Date:** Tuesday, 8 March 2022  
Committee

**Place:** Council Chamber - Civic Offices **Time:** 7.00 - 7.30 pm

**Members Present:** Councillors H Whitbread (Chairman), N Bedford, A Patel and J Philip

**Members Present (Virtually):** None

**Other Councillors:** Councillors S Heap and D Wixley

**Other Councillors (Virtual):** Councillors R Brookes

**Apologies:** N Avey

**Officers Present:** R Hoyte (Service Manager - Housing Development) and J Leither (Democratic Services Officer)

**Officers Present (Virtually):** L Kirman (Democratic Services Officer)

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### 26. Webcasting Introduction

The Chairman made a short address to remind everyone present that the meeting would be broadcast live to the internet, and would be capable of repeated viewing, which could infringe their human and data protection rights.

### 27. Substitute Members

The Cabinet Committee noted that there were no substitute members present at the meeting.

### 28. Declarations of Interest

There were no declarations of interest pursuant to the Council's Code of Member Conduct.

### 29. Minutes

#### Resolved:

That the minutes of the Council Housebuilding Cabinet Committee held on the 13 December 2022 be taken as read and signed by the Chairman as a correct record.

**30. COUNCIL HOUSE BUILDING PROGRESS REPORT - PHASES 4-5**

Rochelle Hoyte, Service Manager, Housing Development presented a report to the Cabinet Committee and advised that there were further updates to the published report.

**Phase 4.1**

Page 10 of the agenda, the handover date for Chequers Road (A) and Chester Road, Loughton had been delayed until the 29 March 2022 due to BT fibre installation delays.

**Phase 4.2**

Page 11 of the agenda, the handover date for Hornbeam Close (B), Buckhurst Hill will hand over a day earlier on the 28 March and Beechfield Walk, Waltham Abbey was delayed until the 23 March due to supply shortages for the roof works.

Councillor N Bedford referred to page 10, Phase 4.1 and asked what the 5<sup>th</sup> column referred to where it stated 56 and 53 etc.

R Hoyte advised that it referenced the build period in weeks but some of those would now be over that period as some of the handover dates had slipped.

Councillor N Bedford referred to Queensway, Ongar and advised that he had visited that site and stated that it was a very good development and supported the use of the land for the building of bungalows.

He stated that Phase 4.4, Ladyfields and Chequers Road (B), Loughton with a total of 24 units, it was referenced in the report that a planning committee date was awaited and he confirmed that he had spoken with the Head of Planning who advised that there was an SAC issue that needed to be sorted out.

Councillor A Patel referred to a delay on one of the sites due to the Clerk of Works retiring and asked for each phase did the Council not appoint just one Clerk of Works to oversee all of the different sites or was it tendered on a site by site basis.

R Hoyte advised that KPA covered the whole of Phase 4 but the Clerk of Works retired and with the current framework there was only one Clerk of Works option, which meant that she had to go outside of the framework. Someone had now been appointed and procurement were in the midst preparing the contract.

Councillor A Patel referred to page 21 of the agenda (page 5 of Report No. 29) and stated that when the House Building projects started Officers always tried to learn from previous mistakes along the way to eradicate the potential for variances, he noted that there had been supply chain issues. He referred to the columns being shown titled Initial Build Cost Estimate to the Latest Pre-Tender Estimates and the Variance from Initial Estimate and asked apart from supply chain issues what other reasons were there for the discrepancies.

R Hoyte advised that this question had been raised before and it was a case of contamination issues, foundations and piling and the choices that had been made. As these were ongoing you will see the same issues, Phases 4.1 and 4.2 were within their contingency so on individual schemes there had been some overspend which have been covered with contingencies and Section 106 contributions and learning from those experiences for Phase 5.

Councillor J Philip referred to page 12 of the agenda, Phase 4.3 Pentlow Way where it showed a started date in March 22 with a handover in June 22 and asked if this was correct.

R Hoyte advised that it was an error and should read a handover date of June 2023.

Councillor D Wixley referred to page 9 of the agenda the second paragraph under the Executive Summary which read:

“I am pleased to announce that we received a green grade with no breaches on our first Homes England compliance Audit. The team worked exceptionally hard during the audit process and I am very pleased with this outcome.”

He asked if the officer could explain what a ‘green grade’ meant.

R Hoyte advised that it was a grade awarded by Homes England which meant the Council had Homes England grant funding on all of the Phase 4.2 projects and randomly Homes England would select a particular scheme to be audited. One of our schemes was selected for Kirby Close where they did a review of all documentation, they go onsite to visit and speak with contractors. It was the first audit of one of EFDC schemes and got awarded a green grade

Councillor Wixley asked if they looked at all the green aspects of a phase and that was why it was awarded.

R Hoyte stated that it wasn’t awarded on green aspects of the phase, it was awarded because the Council had been compliant with meeting Homes England grant funding requirements. It was largely to do with our paperwork and were we keeping all of our documents in order, making the right choices for the development site and was the site being delivered with what had been agreed.

Councillor D Wixley referred to Phase 5 and asked when it would progress to planning applications.

R Hoyte advised that officers were in the progress of consultation with residents, councillors and would soon be contacting Parish and Town Councils regarding some of the proposals therefore there were not any confirmed dates until the consultations had ended and the design elements were worked on. She estimated that in three to four months they would know more details and would report back.

Councillor A Patel stated that he noted some of the delays were due to the Highways Authorities and the utility companies and asked when the project forecast was done should we not be bringing these issues forwards so it did not add to delays in the future.

R Hoyte advised that this was difficult to manage because there was no control over the diaries of the Highways Authorities and utility companies in some instances we have been given dates and at the very last minute they have been cancelled. This particular period has been difficult for the utility companies due to them having a huge backlog.

Councillor S Heap stated that his question was in relation to Phase 5, Hornbeam (A) where some of the residents had received notification of the plans already and that he wasn’t fully aware of the plans. He advised that the garages going would seriously affect a lot of the residents particularly those living in Cascade Close. He asked if

digging up the gardens or the grass verges in front of those houses, to let those residents park on their forecourt could be looked at.

Councillor H Whitbread advised that she and Councillor A Patel had done a site visit last year and there had been a number of legal conversations with the residents as to how they might be able to find a way forward because it had proven to be difficult. She stated that she was happy to take this offline to discuss.

R Hoyte stated that due to legal reasons she would not comment about this development but advised that the consultation was to give residents the opportunity to feed back on why they oppose to the proposals.

Councillor S Heap thanked the officer but advised that some of the residents who should have had the consultation were missed out.

R Hoyte advised that she was aware of this and the officer who sent the original consultation out would now be sending the ones missed out by the end of the week.

Councillor H Whitbread stated that consultants were being used in relation to the management reports and as we move forward would we be looking to do this in-house to cut costs.

R Hoyte advised that more of the consultants work would be done in house as the programme was growing there was the capacity there to manage that work as the team would also grow with it.

Councillor H Whitbread stated that there had been some really good completions and where we looking to do some communications around what we are doing in terms of Council House Building.

R Hoyte advised that she had started doing a lot more on the internet as this has never been done before and that she had spoken with the Communications Team around what was being put out each time there was a handover and everyone will be able to see what we were doing and what was coming out of this programme.

Councillor H Whitbread highlighted the recent bungalow scheme and stated that this was an exciting scheme as it was a new type of property that the Council have delivered and in a good location as there was a large population of elderly people in the Shelley ward.

Councillor D Wixley referred to page 13 of the agenda, paragraph 22 and stated that there was reference to a number of sites which have been dropped since the review of Phase 5 and advises that these are attached within the report for reference and asked if the Officer could direct him to where that was referenced in the agenda.

R Hoyte advised that there was a list in the management report on page 83 of the agenda and confirmed that the sites listed had been removed from the programme.

**Decision:**

That the contents of the Progress Report on Phases 4 to 5 of the Council House Building Programme be noted and presented to the Cabinet in line with the Terms of Reference of the Council House Building Cabinet Committee.



**Reason for Decision:**

Set out in its Terms of Reference, the Council House Building Cabinet Committee was to monitor and report to the Council, on an annual basis the progress and expenditure which concerned the Council House Building Programme. The report set out the progress made since last reported at the meeting on 13 December 2021.

**Other Options Considered and Rejected:**

There were no other options for action.

**31. PHASE 5 SITES TO BE APPROPRIATED**

Rochelle Hoyte, Service Manager, Housing Development presented a report to the Cabinet Committee and advised that appropriation was the procedure under the Local Government Act 1972 and Town and Country Planning Act 1990 to change the purpose for which the land was held for one statutory purpose to another, provided that the land was no longer required for the purpose for which it was held immediately before the appropriation.

She stated as part of the Council House Building process the schemes within Phase 5 needed to be appropriated to show the difference of use. If any of the sites did not go ahead for building they would be reviewed as some of the garage sites were not fit for purpose, in that they were not big enough to hold a car, therefore these sites were being looked at for extra parking spaces with electrical vehicle charging points. Winters Way was one of the sites that would be considered for extra parking so there would be a change of use for this site.

Councillor N Bedford stated that if any of the garage sites were pulled down and into extra parking with electrical charging points that these could potentially be used as football pitches and the charging points would get damaged so hard landscaping would need to be thought about to discourage any football games otherwise residents would complain.

R Hoyte advised that the team had been discussing ideas and suggestions had been made for bollards that could be operated by a fob system, looking at the landscaping to improve in and around the garage areas. There will be plans and drawings for any sites going down this route and it would be discussed with members before being approved.

Councillor D Wixley stated that he was being approached by residents particularly in the case of Castell Road, Loughton. A resident had been trying to make contact with the Council to ask some questions and left a message on the 25 February and was still waiting for a reply. He asked if he could send the details through to the Service Manager for her to deal with outside of the meeting. He then referred to page 86 of the agenda and advised that Hornbeam Close (site A), Loughton was in fact in Buckhurst Hill.

He echoed what was said earlier about parking stress as this would be an issue for some of these sites and in the ward he represented it should be taken into account as it was a quality of life issue if residents were fighting over parking spaces and the people who rent the garages needed to be thought about and as to where they will now be able to park.

R Hoyte advised that the housing development email address was given to raise queries and officers have been sent a number of these queries to pick up over the

last few days, so it may well be that this residents query was being dealt with, but Councillor Wixley should send her over the residents queries and she would make sure they were answered. She stated that there were lots of queries as this email was for all of the sites and they were not being ignored it was a case of working through the list in the order they were received.

She advised that a lot of the sites would be having parking surveys done which will be looked at in the day and night time and parking stress would be taken into consideration in a number of areas before any site went forward for planning.

**Decision:**

That the schemes within Phase 5 be approved to be appropriated, noting the schemes that have already been completed.

**Reason for Decision:**

To enable the sites within phase 5 to progress.

**Other Options Considered and Rejected:**

There were no other options for action.

**32. Any Other Business**

The Cabinet Committee noted that there were no other matters of urgent business for consideration.

**CHAIRMAN**

## **Report to the Council Housebuilding Cabinet Committee**



**Epping Forest  
District Council**

**Report reference:** CHB-001-2022/23

**Date of meeting:** 20<sup>th</sup> June 2022

**Portfolio:** Housing Services – Councillor H Whitbread

**Subject:** Council House Building Progress Report Phase 4-5

**Responsible Officer:** Rochelle Hoyte (01992 562054)

**Democratic Services:** Jackie Leither (01992 564756)

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### **Recommendations/Decisions Required:**

**That the contents of this Progress Report on Phases 4 to 5 of the Council House Building Programme be noted and presented to the Cabinet in line with the Terms of Reference of the Council House Building Cabinet Committee.**

No recommendations – this report is for noting purposes only

### **Executive Summary:**

The report set's out the progress that has been made across phases 4 to 5 of the Housebuilding programme that are either completed, on-site and are currently being procured. Phase 4, Package 4.1 - 16 units – only 2 schemes remaining to be handed over. Package 4.2 - 22 units are all now complete and all grant funding has been received for these units. Package 4.3 – 15 units – Woollard Street is now on site having started 31<sup>st</sup> Jan 2022, Pentlow Way is on site but there has been some delays to the substation works starting and is due to have a full site present from August 2022 June 2022. Package 4.4 - 24 units – Still awaiting determination by planning, Chequers B is at committee on the 8<sup>th</sup> June, so we hope to have a determination shortly thereafter. It is hoped that Ladyfields will go up to planning committee in July. It will then be the aim to have both sites if approved in contract and on site by the end of the year. Package 4.5 – 2 units – following planning approval we are now out to tender on this and these are expected back Wednesday 22<sup>nd</sup> June, we will be going through these following that date.

An internal audit carried out back in April on our department concluded that all recommendations had been met since the last audit and no further recommendations were made. The team and I will ensure that these standards are continued to be met going forward.

The proposed schemes within phase 5 continue to be worked on with the design team, feedback from residents on surveys are being collated. Response rates vary considerably. On schemes that will be taken forward planning submissions will follow. There is no phase 5 report attached to this report as there has been no updates to the cashflow on individual scheme proposals. It is expected that more time will be spent on progressing these schemes as Phase 4 schemes reach PC and a report will be supplied at the next cabinet meeting.

Site surveys are being carried out on the remaining garage sites to determine development potential and land opportunities are being discussed.

We have 18 units that begun on site in January 2022, with our preferred partner B3 Living, 14 units are for AR and 4 units for SO. These are expected to complete in June 2023.

Appendix 1 Phase 4 management report & Cashflow no.32

### Reasons for Proposed Decision:

Set out in its Terms of Reference, the Council House Building Cabinet Committee is to monitor and report to the Council, on an annual basis progress and expenditure concerning the Council House Building Programme. This report sets out the progress made since last reported.

### Other Options for Action:

There are no other options for action.

### Report:

## Phase 4

(Please see **Appendix 1. Phase 4 Management report No 26** dated September 2021).

### 1. Phase 4.1 – Contracted with TSG Ltd SOS      Handover

All schemes except Pick Hill and Bushfields have now handed over. The Schemes complete are now within their defects period and this period is being managed within the team. Any defects raised so far have been picked up by the contractors within the contractual times allowed. All schemes complete will now drop off from reports.

<b>Chequers Road (A), Loughton</b>	: HR 124	3 x 3B units	31/07/20	Complete
<b>Bushfields, Loughton</b>	: HR 122	2 x 2B units	13/07/20	27/06/2022
<b>Chester Road, Loughton</b>	: HR 130	3 x 2B units	07/09/20	Complete
<b>Queensway, Ongar</b>	: HR 140	4 x 1B units	02/11/20	Complete
<b>Millfield, Ongar</b>	: HR 138	2 x 1B units	30/11/20	Complete
<b>Pick Hill, Waltham Abbey</b>	: HR 145	2 x 3B units	15/03/21	07/09/2022
<b>Totalling</b>		<b>16 units</b>		

### 2. Chequers Road (A), Loughton

The site reached practical completion on the 11<sup>th</sup> may. The scheme is now in the defects period.

### 3. Bushfields, Loughton

A road closure is required for remaining drainage connection works and this is yet to be approved, discussions are ongoing between the bus service and Essex highways in order to get this progressed. This is being chased by our officers.

#### 4. Chester Road, Loughton

The site reached practical completion on the 5<sup>th</sup> April 2022. The scheme is now in the defects period.

#### 5. Queensway, Ongar

As reported at the last meeting, the scheme achieved practical

#### 6. Millfield, Ongar

The site achieved practical completion on the 10<sup>th</sup> May 2022.

#### 7. Pick Hill, Waltham Abbey

There is a large water main to be extended and a road closure is required for these works to be completed. Approval is still awaited. There have been national delays with service connections and this has affected many of our schemes over the last few months.

#### 8. Phase 4.2 – Contracted with Indecon Ltd

All sites have now achieved practical completion and are now within their defects period, the contractors are managing this well. These schemes will now drop off from reporting.

			<b>SOS</b>	<b>Handover</b>
<b>Hornbeam Close (B)</b> Buckhurst Hill:	HR 136	3 x units	25/01/21	Completed
<b>Hornbeam House</b> , Buckhurst Hill:	HR 137	2 x units	25/01/21	Completed
<b>Bourne House</b> , Buckhurst Hill:	HR 135	2 x units	25/01/21	Completed
<b>Etheridge Road</b> , Debden:	HR 127	3 x units	11/01/21	Completed
<b>Denny Avenue</b> , Waltham Abbey:	HR 144	3 x units	11/01/21	Completed
<b>Beechfield Walk</b> , Waltham Abbey:	HR 147	5 x units	11/01/21	Completed
<b>Kirby Close</b> , Loughton:	HR 120	4 x units	11/01/21	Completed
<b>Total</b>		<b>22 units</b>		

#### 9. Hornbeam Close, Buckhurst Hill

The site achieved practical completion on the 28<sup>th</sup> March 2022.

#### 10. Hornbeam House, Buckhurst Hill

As advised at the last meeting, practical completion was achieved on the 21<sup>st</sup> February 2022.

#### 11. Bourne House, Buckhurst Hill

The scheme achieved practical completion on the 28<sup>th</sup> February 2022.

#### 12. Etheridge Road, Debden

The scheme achieved practical completion on the 30<sup>th</sup> March 2022.

### 13. Denny Avenue, Waltham Abbey

The site achieved practical completion on the 4<sup>th</sup> May 2022.

### 14. Beechfield Walk, Waltham Abbey

The site reached practical completion on the 23<sup>rd</sup> March 2022.

### 15. Kirby Close, Loughton

The site achieved practical completion on the 16<sup>th</sup> May 2022.

### 16. Phase 4.3 – Contracted with TSG

Our new COWs have been instructed and contracts have been signed and are now visiting the sites as per the contract. Both schemes are on site.

			<b>SOS</b>	<b>Handover</b>
<b>Pentlow Way</b> , Buckhurst Hill	HR139	7 units	March 22	August 23
<b>Woollard Street</b> , Waltham Abbey	HR149	8 units	31/01/22	March 23
<b>Total</b>		<b>15 units</b>		

### 17. Pentlow Way, Buckhurst Hill

The temporary bin store relocation works are now complete. Substation ducts are in place but overall completion of substation works were due to start in March, but have been delayed and will commence shortly. Overall site completion is expected August 2023.

### 18. Woollard Street, Waltham Abbey

Woollard Street started on site on the 31<sup>st</sup> Jan, with site clearance complete. There has been more asbestos found, over what was discovered within the surveys, this has largely now been removed and has delayed progress. Foundations are being poured. Progress will be continued to be monitored as works progress.

### 19. Phase 4.4 - Comprising: -

<b>Ladyfields</b> , Loughton:	16 x units
<b>Chequers Road (B)</b> , Loughton:	8 x units
<b>Total</b>	<b>24 Units</b>

Both sites are awaiting a planning decision, Chequers Road (B) is at planning committee on the 8<sup>th</sup> June with Ladyfields to follow in July. If planning approval is granted, we still aim to have both schemes in contract and on site by the end of the year.

**20. Phase 4.5**

**Lower Alderton Hall Lane, Loughton**

The scheme has been tendered and responses are expected back in next week Wednesday 15<sup>th</sup> June 2022, it is intended to have a quick turn around on this to get the scheme in contract and on site as soon as possible.

**21. Additional Schemes**

**Phase 5**

22. As detailed above phase 5 schemes are a work in progress with our design team. Further progress is to be made over the coming months as the schemes develop. An updated report will be provided for the next cabinet meeting.

**23. RTB receipts**

The latest calculation is below – Finance business partners and I meet on a monthly basis to monitor this and will continue to do so going forward.

<b>Year Receipts Received</b>	<b>To Be Used By</b>	<b>1-4-1 Receipts</b>	<b>Capital Expenditure Required</b>
		£	£
2018/19	2023/24	2,302,861	5,757,153
2019/20	2024/25	2,475,231	6,188,077
2020/21	2025/26	1,945,006	4,862,514
2121/22	2026/27	4,757,615	11,894,037
<b>Total</b>		<b>11,480,712.71</b>	<b>28,701,781.78</b>

**Conclusion**

We are pleased to have completed on the majority of the schemes within phases 4.1 and 4.2, the remaining schemes are to be completed in the coming months. The quality of the units remains of a high standard. Contract review meetings have taken place with the contractors discussing the projects and what has worked well and learning points for future schemes including specification changes. As an industry we are in difficult and somewhat uncertain times with inflations costs currently at around 15% and set to continue to rise. This is something that we closely monitor with our consultants.

**Resource Implications:**

None applicable

**Legal and Governance Implications:**

None applicable

**Safer, Cleaner and Greener Implications:**

The continued delivery of the development housing programme will help address the antisocial behaviour issues raised within some of the sites, reducing the opportunity for fly-tipping and thereby contribute to a Greener environment. In addition, we are taking the necessary steps to move towards passivhaus standards in order to honour our commitment to being carbon neutral by 2030.

**Consultation Undertaken:**

Interdepartmental involvement has and will continue to be engaged.

**Background Papers:**

The Phase 4 management report no.32 (Appendix 1)

**Risk Management:**

The Risks associated with the delivery of the current housing development programme are identified within the Executive Report attached.

**Equality Analysis:**

The Equality Act 2010 requires that the Public Sector Equality Duty is actively applied in decision-making. This means that the equality information provided to accompany this report is essential reading for all members involved in consideration of this report. The equality information is provided as an Appendix to this report.



# Equality Impact Assessment

1. Under s.149 of the Equality Act 2010, when making decisions, Epping District Council must have regard to the Public Sector Equality Duty, ie have due regard to:
  - eliminating unlawful discrimination, harassment and victimisation, and other conduct prohibited by the Act,
  - advancing equality of opportunity between people who share a protected characteristic and those who do not,
  - fostering good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.
2. The characteristics protected by the Equality Act are:
  - age
  - disability
  - gender
  - gender reassignment
  - marriage/civil partnership
  - pregnancy/maternity
  - race
  - religion/belief
  - sexual orientation.
3. In addition to the above protected characteristics you should consider the cross-cutting elements of the proposed policy, namely the social, economic and environmental impact (including rurality) as part of this assessment. These cross-cutting elements are not a characteristic protected by law but are regarded as good practice to include.
4. The Equality Impact Assessment (EqIA) document should be used as a tool to test and analyse the nature and impact of either what we do or are planning to do in the future. It can be used flexibly for reviewing existing arrangements but in particular should enable identification where further consultation, engagement and data is required.
5. Use the questions in this document to record your findings. This should include the nature and extent of the impact on those likely to be affected by the proposed policy or change.
6. Where this EqIA relates to a continuing project, it must be reviewed and updated at each stage of the decision.
7. All **Cabinet, Council, and Portfolio Holder reports must be accompanied by an EqIA**. An EqIA should also be completed/reviewed at key stages of projects.
8. To assist you in completing this report, please ensure you read the guidance notes in the Equality Analysis Toolkit and refer to the following Factsheets:
  - Factsheet 1: Equality Profile of the Epping Forest District
  - Factsheet 2: Sources of information about equality protected characteristics
  - Factsheet 3: Glossary of equality related terms
  - Factsheet 4: Common misunderstandings about the Equality Duty
  - Factsheet 5: Frequently asked questions
  - Factsheet 6: Reporting equality analysis to a committee or other decision making body

## Section 1: Identifying details

Your function, service area and team: **Housing Development**

If you are submitting this EqlA on behalf of another function, service area or team, specify the originating function, service area or team: **NA**

Title of policy or decision: **Council House Building Programme**

Officer completing the EqlA: Rochelle Hoyte Tel: **01992 564221** Email: **rhoyte@eppingforestdc.gov.uk**

Date of completing the assessment: 06/06/2022

## Section 2: Policy to be analysed

2.1	Is this a new policy (or decision) or a change to an existing policy, practice or project? <b>No</b>
2.2	Describe the main aims, objectives and purpose of the policy (or decision): <b>N/A</b>  What outcome(s) are you hoping to achieve (ie decommissioning or commissioning a service)? <b>N/A</b>
2.3	Does or will the policy or decision affect: <ul style="list-style-type: none"><li>• service users</li><li>• employees</li><li>• the wider community or groups of people, particularly where there are areas of known inequalities?</li></ul> <b>No</b>  Will the policy or decision influence how organisations operate? <b>No</b>
2.4	Will the policy or decision involve substantial changes in resources? <b>No</b>
2.5	Is this policy or decision associated with any of the Council's other policies and how, if applicable, does the proposed policy support corporate outcomes? <b>No</b>

### Section 3: Evidence/data about the user population and consultation<sup>1</sup>

As a minimum you must consider what is known about the population likely to be affected which will support your understanding of the impact of the policy, eg service uptake/usage, customer satisfaction surveys, staffing data, performance data, research information (national, regional and local data sources).

3.1	What does the information tell you about those groups identified?
3.2	Have you consulted or involved those groups that are likely to be affected by the policy or decision you want to implement? If so, what were their views and how have their views influenced your decision? <b>This report is for information only.</b>
3.3	If you have not consulted or engaged with communities that are likely to be affected by the policy or decision, give details about when you intend to carry out consultation or provide reasons for why you feel this is not necessary: <b>N/A</b>

## Section 4: Impact of policy or decision

Use this section to assess any potential impact on equality groups based on what you now know.

Description of impact	Nature of impact Positive, neutral, adverse (explain why)	Extent of impact Low, medium, high (use L, M or H)
Age	<b>Neutral – the paper is for information only and will not impact on any groups</b>	L
Disability	As above	L
Gender	As above	L
Gender reassignment	As above	L
Marriage/civil partnership	As above	L
Pregnancy/maternity	As above	L
Race	As above	L
Religion/belief	As above	L
Sexual orientation	As above	L

## Section 5: Conclusion

		Tick Yes/No as appropriate	
5.1	Does the EqlA in Section 4 indicate that the policy or decision would have a medium or high adverse impact on one or more equality groups?	No X	
		Yes <input type="checkbox"/>	If ' <b>YES</b> ', use the action plan at <b>Section 6</b> to describe the adverse impacts and what mitigating actions you could put in place.

**Section 6: Action plan to address and monitor adverse impacts**

<b>What are the potential adverse impacts?</b>	<b>What are the mitigating actions?</b>	<b>Date they will be achieved.</b>
None	N/A	N/A

**Section 7: Sign off**

**I confirm that this initial analysis has been completed appropriately.  
(A typed signature is sufficient.)**

Signature of Head of Service: Rochelle Hoyte

Date: 06/06/2022

Signature of person completing the EqlA: Rochelle Hoyte

Date: 06/06/2022

**Advice**

Keep your director informed of all equality & diversity issues. We recommend that you forward a copy of every EqlA you undertake to the director responsible for the service area. Retain a copy of this EqlA for your records. If this EqlA relates to a continuing project, ensure this document is kept under review and updated, eg after a consultation has been undertaken.

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# Management Report No. 32

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## EFDC Building Programme (Phase 4 Sites)

01 June 2022

Figures updated 1/6/22

AIREMILLER

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# Programme Summary

## 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	
Pick Hill (Waltham Abbey)	4.1	HR145	2	3	193	201						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	
Pentlow Way (Buckhurst Hill)	4.3	HR139	7	4	387	488	6	1					7	
Woollard Street (Waltham Abbey)	4.3	HR149	8	4	438	575	7	1					8	
Chequers Road Site B (Loughton)	4.4	HR123	8	2	520	665	4	4					8	
Ladyfields (Loughton)	4.4	HR125	16	2	990	1,168	12				2	2	16	
Lower Alderton Hall Lane (Loughton)	4.5	HR121	2	4	TBC	TBC				2			2	
<b>Total</b>					<b>4,928</b>	<b>6,134</b>	<b>29</b>	<b>6</b>	<b>0</b>	<b>8</b>	<b>20</b>	<b>16</b>	<b>79</b>	

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

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

Sites / Codes	Units	Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)	Current Total Build Cost (From Site Cost Page)	Comments - Change Since Last Report	
Chequers Road Site A (Loughton)	4.1 HR124	3	£828,690	£873,967	£45,277	£777,037	£91,004	£868,041	Additional signs, no contingency
Bushfields (Loughton)	4.1 HP122	2	£556,697	£614,054	£57,357	£588,444	£48,763	£637,207	Electric vehicle vehicle chargers
Chester Road (Loughton)	4.1 HR130	3	£718,238	£763,319	£45,081	£747,395	£102,690	£850,085	Parking signs, no contingency left
Queensway (Ongar)	4.1 HR140	4	£1,120,361	£890,492	-£229,869	£871,309	£13,372	£884,681	Parking signs
Millfield (Ongar)	4.1 HR138	2	£351,024	£487,197	£136,173	£501,616	£65,441	£567,057	parking signs
Pick Hill (Waltham Abbey)	4.1 HR145	2	£625,415	£738,613	£113,198	£738,613	£44,346	£782,959	Electric vehicle parking and signs
Hornbeam Close Site B (Buckhurst Hill)	4.2 HR136	3	£804,225	£972,800	£168,575	£796,102	£41,844	£837,946	General update of variations
Hornbeam House (Buckhurst Hill)	4.2 HR137	2	£447,445	£596,885	£149,440	£643,764	£14,862	£658,626	General update of variations
Bourne House (Buckhurst Hill)	4.2 HR135	2	£597,832	£646,400	£48,568	£720,149	£3,938	£724,087	0
Etheridge Road (Debden)	4.2 HR127	3	£852,555	£976,925	£124,370	£1,173,281	£114,353	£1,287,634	General variations
Denny Avenue (Waltham Abbey)	4.2 HR144	3	£771,605	£858,800	£87,195	£860,640	£98,300	£958,940	General variations
Beechfield Walk (Waltham Abbey)	4.2 HR142	5	£1,087,011	£1,297,200	£210,189	£1,115,482	£31,634	£1,147,116	general variations including omitting minor items
Kirby Close (Loughton)	4.2 HR120	4	£911,559	£1,107,004	£195,445	£1,085,101	£65,908	£1,151,009	general variations including some omissions
Pentlow Way (Buckhurst Hill)	4.3 HR139	7	£1,588,896	£1,774,637	£185,741	£1,950,504	£15,325	£1,965,829	Added bike store layout and bat boxes
Woollard Street (Waltham Abbey)	4.3 HR149	8	£1,399,539	£1,556,187	£156,648	£1,662,008	£41,460	£1,703,468	0
Chequers Road Site B (Loughton)	4.4 HR123	8	£1,636,993	£2,623,385	£986,392			£2,623,385	
Ladyfields (Loughton)	4.4 HR125	16	£1,275,879	£3,681,662	£2,405,783			£3,681,662	
Lower Alderton Hall Lane (Loughton)	4.5 HR121	2	£507,768	£761,467	£253,699			£761,467	
<b>Total</b>			<b>£16,081,732</b>	<b>£21,220,994</b>	<b>£5,139,262</b>	<b>£14,231,445</b>	<b>£793,240</b>	<b>£22,091,199</b>	

## Key Dates Milestones Summary

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		
			Planned	Actual	Expiry	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Out	Return	Report	Appro-val	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	11/05/22	
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	30/07/22	
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	05/04/22	
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	02/11/20	09/02/22	
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	30/11/20	10/05/22	
Pick Hill (Waltham Abbey)	HR145	4.1	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	04/01/21	15/03/21	07/09/22	
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	25/01/21	28/03/22	
Hornbeam House (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	25/01/21	21/02/22	
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	25/01/21	28/02/22	
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	08/02/21	31/03/22	
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	08/02/21	06/05/22	
Beechfield Walk (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	08/02/21	23/03/22	
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	08/02/21	16/05/22	
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	05/05/21	01/06/21	06/06/22	30/08/23	
Woollard Street (Waltham Abbey)	HR149	4.3	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	05/06/21	01/07/21	31/01/22	31/03/22	
Chequers Road Site B (Loughton)	HR123	4.4	8	-	09/02/16	09/02/19	02/05/20	16/05/20	17/07/20	18/08/20	16/10/20	30/10/20	21/01/21		07/01/21	02/04/21	14/05/21	25/06/21	14/07/21	01/08/21	Jan 23	Jan 24	
Ladyfields (Loughton)	HR125	4.4	16	-	21/09/16	21/09/19	16/12/19	20/02/20	10/07/20			24/07/20	09/09/20	02/01/21		07/01/21	04/03/21	15/04/21	27/05/21	14/07/21	01/08/21	Jan23	Jan 24
Lower Alderton Hall Lane (Loughton)	HR121	4.5	2	-	04/03/16	04/03/19	-	*	-	*	-	*	19/12/19	19/12/19	03/04/21	29/05/21	10/07/21	21/08/21	04/09/21	09/10/21	Jan 23	Jan 24	

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

\*= Scheme inherited **after** original completion of noted RIBA Gateway

## Package / Site Reviews



## Chequers Rd A (Loughton) - HR124 - Phase 4.1

(3 x 3B5P Houses)

### Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	0	0	0
Medium Risk	0	0	0

### Scheme Notes

- Contract completion date 27/8/21 - Certificate of Non Completion Issued
- Latest planned comp date was 17/9/21 - TSG have stated a revised completion date of 26/11/21 and applied for an EOT to 24/11/21 for which additional detail has been requested.
- Completion date notified as 19/11/21 EOT applied to 12/11/21. Last date now 8/12/21, proposed 31/1/22 but at risk. Latest date 9/3/22 Finally handed over 11/5/22
- EOT meeting held, minor queries to respond, completion date is well behind requested date.
- General response from TSG on 4.1 is slow and they are reluctant to issue completion dates or in achieving dates. Currently pressure is being applied but with a view to maintaining an ongoing relationship for phase 4.3
- The issued 4.1 EOT is behind completion dates, as such either a further claim will be issued and/or LAD`s could be applied.
- Site handed over 11/5/22

There will be a general adjustment of Professional Fees on final account which will need to be added onto the Cash Flow figures.

### Financial

#### Construction Cost Summary (E040)

Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
£828,690.00	£873,967.25	£45,277.25	£777,037.00	£91,004.00

#### Current RIBA Gateway Position:

Gateway:	4	
Anticipated completion of current gateway:	19/12/2019	(achieved)

#### Key Target Dates

Planning/Amendment Submitted:	Submitted
Consent Received:	05/02/2016
Planning Expiry	06/02/2019
Enacted (Y/N)	Yes
Start on Site:	31/07/2020
Completion:	11/05/2022



## Chequers Rd A (Loughton) - HR124 - Phase 4.1

(3 x 3B5P Houses)

### Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£62,717	£62,717	£44,234	£16,662	£0	Remaining includes VFP fees to 2023
2	ECOA, Create, Keegans & OHLA Fees	E160	£59,412	£59,412	£59,412	£0	£0	
3	(Survey Total)	E120	£20,574	£20,574	£20,174	£400	£0	
4	Bill Cost	E040	£867,792	£868,041	£860,227	£7,565	£249	Additional signs, no contingency
5	(Contingency)	E040	£0	£0	£0	£0	£0	Contingency to be adjusted to maintain "Contract Total" - Flag if at risk. Contingency at risk. Contingency adjusted from meeting with JC. When no contingency contract total will increase. Contingency now expended.
6	CoW	E180	£3,560	£3,560	£4,956	£420	£0	
			<b>£1,014,055</b>	<b>£1,014,304</b>	<b>£989,003</b>	<b>£25,047</b>	<b>£249</b>	

## Chequers Rd A (Loughton) - HR124 - Phase 4.1

(3 x 3B5P Houses)

### Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
<b>Programme &amp; Contract Risk</b>									
Programme - COVID-19-Delays	3		EFDC / AML	1	3	3	AML	(1) AML to advise EFDC of obligations under JCT (2) AML to liaise closely with Contractor to establish pre-commencement works (3) Contractor to provide programme considering social distancing guidelines	Risk Reduced - SoS Confirmed for 29/06/20, although reduced labour to meet social distancing requirements  Further Delay from Contractor Supply Chain - risk increased
Contract Termination COVID-19	5	Covid delays progressa	EFDC / AML	1	5	5	AML	(1) Maintain regular and diligent progress as far as possible ie Design, DTM's, remote site meetings etc. (2)Deed of Variation to the JCT Contract to extend the 2 months suspension period to say 6 or 9 months	Schemes Progressing - Risk Mitigated
<b>Planning Amendments- S96 Non - Material Amendment Agreement</b>									
Planning Amendments- S96 Non Material Amendment Agreement	3	Formal NMA Requested for compliance updates previously agreed	EFDC	1	3	3	ECDA	(1) ECDA to confirm total of height increase and liaise with EFDC planners where necessary (2) Furthermore - proposed realignment of current footprint to be assessed	Formal NMA now requested. Potential delay subject to submission and approval
<b>Land, Ownership and Acquisition</b>									
Rights of Way Disruption to Adjoining Residents & the general public	2	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works	EFDC	1	2	2	EFDC	(1) EFDC to ascertain progress with legals on extinguishment or access RoW required to be maintained.  (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced  29/01/20 - Meeting held 20/01/20 PW surveyor / AML / EFDC to discuss RoW and PW matters. EFDC progressing issues and title packs to be issued. 08/06/20 - AML/ OHLA looking into gate design
<b>Reports &amp; Investigations</b>									
Ground Contamination	0	Petrol Interceptors (x3) likely to have associated Hydrocarbon Contamination	Contractor / EFDC	0	0	0	Contractor	(1) Contractor to confirm allowance within tender for removal of interceptors and contaminated soil	Contingency sum confirmed for remediation
Party Walls - awards to adjoining parties	0	Party Wall Adjacent Excavation and Line of Junction Awards required	EFDC	0	0	0	EFDC / Keegans	(1) Adjoining Owner Award to be signed for 4 Colson Green Only	Confirmation awards confirmed 20/01/20

## Bushfields (Loughton) - HR122 - Phase 4.1

(2 x 2B4P Houses)

### Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	0	0	0
Medium Risk	0	0	0

### Scheme Notes

- Variation costs agreed & Instructed
- contract completion date 9/8/21
- proposed completion was 17/9/21 - TSG have stated a revised completion date of 12/11/21 and applied for an EOT to 30/11/21
- roof is leaking through mansafe fixing - Langley have provided a repair system with 25 year warranty retained. This is severely impacting on progress and the completion date is unconfirmed at this stage.
- EOT meeting held. Several matters queried but completion date is well behind requested dates. has been responded some have been rejected
- mansafe system not yet rectified or green roof system installed. A completion date of 23/5/22 has been notified
- internal works or externals have not yet recommenced
- additional EOT has been received to be assessed but does not look to be robust
- works are progressing
- the highways permits for the highways drain connections have not been recived and works cannot be completed until this in place.
- Hand over remains at large until drain date is confirmed.

### Financial

#### Construction Cost Summary (E040)

Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
£556,697.00	£614,053.62	£57,356.62	£588,444.00	£48,763.00

#### Current RIBA Gateway Position:

Gateway:	4	
Anticipated completion of current gateway:	19/12/2019	(Achieved)

#### Key Target Dates

Planning/Amendment Submitted:	Submitted
Consent Received:	03/05/2016
Planning Expiry	03/05/2019
Enacted (Y/N)	Yes
Start on Site:	13/07/2020
Completion:	30/07/2022

## Bushfields (Loughton) - HR122 - Phase 4.1

(2 x 2B4P Houses)

### Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Aire Miller Fees	E130	£18,266	£18,266	£17,232	£1,032	£0	
2	ECDA, Create, Keegans & OHLA Fees	E160	£49,388	£49,388	£49,017	£371	£0	
3	(Survey Total)	E120	£16,268	£16,268	£16,268	£0	£0	
4	Build Cost	E040	£632,647	£637,207	£627,024	£10,183	£4,560	Electric vehicle vehicle chargers
5	(Contingency)	E040	£6,427	£1,867	£0	£1,867	-£4,560	
6	CoW	E180	£6,300	£6,300	£4,956	£1,345	£0	
			<b>£729,296</b>	<b>£729,296</b>	<b>£714,497</b>	<b>£14,798</b>	<b>£0</b>	

## Bushfields (Loughton) - HR122 - Phase 4.1

(2 x 2B4P Houses)

### Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
<b>Programme &amp; Contract Risk</b>									
Programme - COVID-19-Delays	12		EFDC / AML	4	3	12	AML	(1) AML to advise EFDC of obligations under JCT (2) AML to liaise closely with Contractor to establish pre-commencement works (3) Contractor to provide programme considering social distancing guidelines	Risk Reduced - SoS Confirmed for 29/06/20, although reduced labour to meet social distancing requirements  Further Delay from Contractor Supply Chain - risk increased
Contract Termination COVID-19	5	The risk with this Event is that it can give ground for suspension and even termination by both parties after 2 months of suspension.	EFDC / AML	1	5	5	AML	(1) Maintain regular and diligent progress as far as possible ie Design, DTM's, remote site meetings etc. (2) Deed of Variation to the JCT Contract to extend the 2 months suspension period to say 6 or 9 months	Schemes Progressing - Risk Mitigated
<b>Planning Amendments- S96 Non - Material Amendment Agreement</b>									
Planning Amendments- S96 Non Material Amendment Agreement	1	Formal NMA Requested for compliance updates previously agreed	EFDC	1	1	1	ECDA	(1) ECDA to confirm total of height increase and liaise with EFDC planners where necessary (2) Furthermore - proposed realignment of current footprint to be assessed	Formal NMA now requested. Potential delay subject to submission and approval
<b>Land, Ownership and Acquisition</b>									
Rights of Way Disruption to Adjoining Residents & the general public	4	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works	EFDC	2	2	4	EFDC	(1) EFDC to ascertain progress with legals on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced  29/01/20 - Meeting held 20/01/20 with PW surveyor / AML / EFDC to discuss RoW and PW matters. EFDC are progressing matters and title plan packs to be issued.  08/06/20 - EFDC have confirmed site cleared of thirds party rights, but 2no. access points could
<b>Statutory Services &amp; Authorities</b>									
Highways works	16	approvals for highways works	EFDC	4	4	16	EFDC	delay in approvals will delay works	make applications in a timely manner
<b>Reports &amp; Investigations</b>									
Ground Contamination	0	Petrol Interceptors (x1) likely to have associated Hydrocarbon Contamination	Contractor / EFDC	0	0	0	Contractor	(1) Contractor to confirm allowance within tender for removal of interceptors and contaminated soil	Contingency sum confirmed for remediation

## Chester Road (Loughton) - HR130 - Phase 4.1

(3 x 2B4P Houses)

### Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	2	5	0
Medium Risk	6	0	0

### Scheme Notes

Non-Material Amendment Application submitted 18th August 2020 - Planners indicated project not started within timescales. However instructed to continue  
 Confirm status of planning NMA  
 contract completion date agreed at 13/9/21  
 completion date 10/9/21 extended to 8/12/21 EOT requested to 2/12/21  
 completion date was 16/2/22 now 15/3/22  
 EOT meeting held - minor questions answered but completion is behind agreed dates.  
 -further eot requested  
 - confirmation of submission of pre- occupation conditions has been received  
 - site handed over 5/4/22

### Financial

#### Construction Cost Summary (E040)

Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
£718,238.00	£763,318.97	£45,080.97	£747,395.00	£102,690.20

#### Current RIBA Gateway Position:

Gateway: 4  
 Anticipated completion of current gateway: 19/12/2019 (Achieved)

#### Key Target Dates

Planning/Amendment Submitted: Submitted  
 Consent Received: 03/05/2016  
 Planning Expiry: 03/05/2019  
 Enacted (Y/N): Yes  
 Start on Site: 07/09/2020  
 Completion: 05/04/2022

## Chester Road (Loughton) - HR130 - Phase 4.1

(3 x 2B4P Houses)

### Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£23,004	£23,004	£22,272	£732	£0	
2	EDA, Create, Keegans & OHLA Fees	E160	£51,972	£51,972	£51,601	£371	£0	
3	(Survey Total)	E120	£21,983	£21,983	£21,983	£0	£0	
4	Build Cost	E040	£849,836	£850,085	£820,361	£29,724	£249	Parking signs, no contingency left
5	(Contingency)	E040	£0	£0	£0	£0	£0	Contingency adjusted from discussion with JC Contingency now exceeded.
6	CoW	E180	£5,246	£5,246	£4,886	£360	£0	
			<b>£952,042</b>	<b>£952,291</b>	<b>£921,103</b>	<b>£31,187</b>	<b>£249</b>	

## Chester Road (Loughton) - HR130 - Phase 4.1

(3 x 2B4P Houses)

### Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
<b>Programme &amp; Contract Risk</b>									
Programme - COVID-19-Delays	3		EFDC / AML	1	3	3	AML	(1) AML to advise EFDC of obligations under JCT (2) AML to liaise closely with Contractor to establish pre-commencement works (3) Contractor to provide programme considering social distancing guidelines	Risk Reduced - SoS Confirmed for 29/06/20, although reduced labour to meet social distancing requirements  Further Delay from Contractor Supply Chain risk increased
Contract Termination COVID-19	5	The risk with this Event is that it can give ground for suspension and even termination by both parties after 2 months of suspension.	EFDC / AML	1	5	5	AML	(1) Maintain regular and diligent progress as far as possible ie Design, DTM's, remote site meetings etc. (2) Deed of Variation to the JCT Contract to extend the 2 months suspension period to say 6 or 9 months	Schemes Progressing - Risk Mitigated
<b>Planning Amendments- S96 Non - Material Amendment Agreement</b>									
Planning Amendments- S96 Non Material Amendment Agreement	3	Formal NMA Requested for compliance updates previously agreed	EFDC	1	3	3	ECDA	(1) ECDA to confirm total of height increase and liaise with EFDC planners where necessary (2) Furthermore - proposed realignment of current footprint to be assessed	Formal NMA now requested. Potential delay subject to submission and approval
<b>Land, Ownership and Acquisition</b>									
Rights of Way Disruption to Adjoining Residents & the general public	4	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works	EFDC	2	2	4	EFDC	(1) EFDC to ascertain progress with legals on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced  29/01/20 - Meeting held 20/01/20 with PW surveyor / AML / EFDC to discuss RoW and PW matters. EFDC are progressing matters and title plan packs to be issued. 08/06/20 - EFDC have
<b>Reports &amp; Investigations</b>									
Highways works	4	approvals for highways works	EFDC	1	4	4	EFDC	delay in approvals will delay works	make applications in a timely manner
Flood Risk	2	Flood risk assessment Potential increase of FFL by 300mm	EFDC	1	2	2	Create (Design Team) ECDA	(1) Draft FRA to be issued and reviewed by EFDC drainage (2) ECDA to coordinate any subsequent design change (3) AM to get contractor to price (if required)	Flood Risk established - LLFA have challenged 300mm increase to FFL s. 20/06/20 - Potential agreement for discharge of associated conditions subject to recommendations being incorporated into design.



## Queensway (Ongar) - HR140 - Phase 4.1

(4 x 1 Bed 2p Bungalows)

### Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	0	0	0
Medium Risk	0	0	0

### Scheme Notes

- contract completion date agreed at 22/11/21
- pre occupation planning conditions were finally submitted 31/1/22, after consideration within EFDC subject to all other information being in place hand over on 9/2/22 would proceed
- handed over 9/2/22

### Financial

#### Construction Cost Summary (E040)

Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
£1,120,361.00	£890,492.40	-£229,868.60	£871,309.00	£13,372.00

#### Current RIBA Gateway Position:

Gateway:	4	
Anticipated completion of current gateway:	19/12/2019	(Achieved)

#### Key Target Dates

Planning/Amendment Submitted:	Submitted
Consent Received:	03/05/2016
Planning Expiry	03/05/2019
Enacted (Y/N)	Yes
Start on Site:	02/11/2020
Completion:	09/02/2022

## Queensway (Ongar) - HR140 - Phase 4.1

(4 x 1 Bed 2p Bungalows)

### Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Aire Miller Fees	E130	£27,341	£27,341	£26,449	£897	£0	
2	EGDA, Create, Keegans & OHLA Fees	E160	£57,149	£57,149	£56,778	£371	£0	
3	(Survey Total)	E120	£21,642	£21,642	£21,642	£0	£0	
4	Build Cost	E040	£884,432	£884,681	£856,445	£28,236	£249	Parking signs
5	(Contingency)	E040	£50,862	£50,613	£0	£50,613	-£249	
6	CoW	E180	£4,772	£4,772	£4,436	£336	£0	
			<b>£1,046,197</b>	<b>£1,046,197</b>	<b>£965,749</b>	<b>£80,453</b>	<b>£0</b>	

## Queensway (Ongar) - HR140 - Phase 4.1

(4 x 1 Bed 2p Bungalows)

Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
<b>Programme &amp; Contract Risk</b>									
Programme - COVID-19-Delays	3		EFDC / AML	1	3	3	AML	(1) AML to advise EFDC of obligations under JCT (2) AML to liaise closely with Contractor to establish pre-commencement works (3) Contractor to provide programme considering social distancing guidelines	Risk Reduced - SoS Confirmed for 29/06/20, although reduced labour to meet social distancing requirements  Further Delay from Contractor Supply Chain - risk increased
Contract Termination COVID-19	5	The risk with this Event is that it can give ground for suspension and even termination by both parties after 2 months of suspension.	EFDC / AML	1	5	5	AML	(1) Maintain regular and diligent progress as far as possible ie Design, DTM's, remote site meetings etc. (2) Deed of Variation to the JCT Contract to extend the 2 months suspension period to say 6 or 9 months	Schemes Progressing - Risk Mitigated
<b>Planning Amendments- S96 Non - Material Amendment Agreement</b>									
Planning Amendments- S96 Non Material Amendment Agreement	3	Formal NMA Requested for compliance updates previously agreed	EFDC	1	3	3	ECDA	(1) ECDA to confirm total of height increase and liaise with EFDC planners where necessary (2) Furthermore - proposed realignment of current footprint to be assessed	Formal NMA now requested. Potential delay subject to submission and approval
<b>Land, Ownership and Acquisition</b>									
Rights of Way Disruption to Adjoining Residents & the general public	2	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works	EFDC	1	2	2	EFDC	(1) EFDC to ascertain progress with legals on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced  29/01/20 - Meeting held 20/01/20 with PW surveyor / AML / EFDC to discuss RoW and PW matters. EFDC are progressing matters and title plan packs to be issued. 20/06/20 - Potentially 3no. access points to remain, EFDC to advise and
<b>Statutory Services &amp; Authorities</b>									
Highways works	4	approvals for highways works	EFDC	1	4	4	EFDC	delay in approvals will delay works	make applications in a timely manner
<b>Reports &amp; Investigations</b>									
Ground Contamination	0	Remediation Required for elevated levels of ACMs noted in soil	Contractor / EFDC	0	0	0	Contractor	(1) Contractor to confirm allowance within tender for removal of contaminated soil	Contingency sum confirmed for remediation

## Millfield (High Ongar) - HR138 - Phase 4.1

(2 x 1 bed 2p Bungalows)

### Issues / Risks / Early Warning

Risk Register	Risks	Mitigated	Overdue
High Risk	0	0	0
Medium Risk	0	0	0

### Scheme Notes

- Actual start on site 21/12/20 (not 30/11/20 as agreed)
- Contract completion date 22/11/21
- planned completion has been extended to 31/1/22 EOT has been withdrawn
- completion date is 28/2/22
- some minor works could be valid for an EOT
- nr 48 fence provision and retaining hedge agreed with neighbour
- site handed over 10/5/22

### Financial

#### Construction Cost Summary (E040)

Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
£351,024.00	£487,197.05	£136,173.05	£501,616.00	£65,441.00

#### Current RIBA Gateway Position:

Gateway:	4	
Anticipated completion of current gateway:	19/12/2019	(Achieved)

#### Key Target Dates

Planning/Amendment Submitted:	Submitted
Consent Received:	03/05/2016
Planning Expiry	03/05/2019
Enacted (Y/N)	Yes
Start on Site:	30/11/2020
Completion:	10/05/2022

## Millfield (High Ongar) - HR138 - Phase 4.1

(2 x 1 bed 2p Bungalows)

### Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Army Miller Fees	E130	£23,582	£23,582	£22,805	£776	£0	
2	EPDA, Create, Keegans & OHLA Fees	E160	£37,143	£37,143	£37,143	£0	£0	
3	(Survey Total)	E120	£24,134	£24,134	£24,134	£0	£0	
4	Build Cost	E040	£566,808	£567,057	£554,590	£12,467	£249	parking signs
5	(Contingency)	E040	£0	£0	£0	£0	£0	All contingency used
6	CoW	E180	£4,108	£4,108	£3,772	£336	£0	
			<b>£655,775</b>	<b>£656,024</b>	<b>£642,444</b>	<b>£13,579</b>	<b>£249</b>	

## Millfield (High Ongar) - HR138 - Phase 4.1

(2 x 1 bed 2p Bungalows)

### Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
<b>Programme &amp; Contract Risk</b>									
Programme - COVID-19-Delays	3		EFDC / AML	1	3	3	AML	(1) AML to advise EFDC of obligations under JCT (2) AML to liaise closely with Contractor to establish pre-commencement works (3) Contractor to provide programme considering social distancing guidelines	Risk Reduced - SoS Confirmed for 29/06/20, although reduced labour to meet social distancing requirements  Further Delay from Contractor Supply Chain - risk increased
Contract Termination COVID-19	5	The risk with this Event is that it can give ground for suspension and even termination by both parties after 2 months of suspension.	EFDC / AML	1	5	5	AML	(1) Maintain regular and diligent progress as far as possible ie Design, DTM's, remote site meetings etc. (2) Deed of Variation to the JCT Contract to extend the 2 months suspension period to say 6 or 9 months	Schemes Progressing - Risk Mitigated
<b>Planning Amendments- S96 Non - Material Amendment Agreement</b>									
Planning Amendments- S96 Non Material Amendment Agreement	3	Formal NMA Requested for compliance updates previously agreed	EFDC	1	3	3	ECDA	(1) ECDA to confirm total of height increase and liaise with EFDC planners where necessary (2) Furthermore - proposed realignment of current footprint to be assessed	Formal NMA now requested. Potential delay subject to submission and approval
<b>Land, Ownership and Acquisition</b>									
Rights of Way Disruption to Adjoining Residents & the general public	4	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works	EFDC	1	4	4	EFDC	(1) EFDC to ascertain progress with legals on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced  29/01/20 - Meeting held 20/01/20 with PW surveyor / AML / EFDC to discuss RoW and PW matters. EFDC are progressing matters and title plan packs to be issued.
<b>Others</b>									
Ground Contamination	2	Petrol Interceptors (x1) likely to have associated Hydrocarbon Contamination . Potential asbestos under garage slab	Contractor / EFDC	1	2	2	Contractor	(1) Contractor to confirm allowance within tender for removal of interceptors and contaminated soil	Contingency sum confirmed for remediation
Highways works	4	approvals for highways works	EFDC	1	4	4	EFDC	delay in approvals will delay works	make applications in a timely manner

## Pick Hill (Waltham Abbey) - HR145 - Phase 4.3

(2 x 3B5P Houses)

### Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	1	0	0
Medium Risk	38	0	0

### Scheme Notes

- start and completion dates agreed 15 March 2021 to 14 March 2022
- landscape pre start condition to discharge by TSG
- programme received
- review boundary retaining to main road
- drainage off site has been cctv'ed and routes are clear but will be jetted to remove minor debris
- postal address to confirm
- piling delayed initial progress - an EOT has been received
- progress has been slow with periods with no labour on site
- hand over now anticipated as early September - main build looks to be completed prior but Thames Water connection not completed
- Thames Water connection is not made and date is currently at large - mid August is currently indicated for road closure
- clerk of works visits are sporadic

### Financial

#### Construction Cost Summary (E040)

Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
£625,415.00	£738,612.63	£113,197.63	£738,613.00	£44,346.00

### Current RIBA Gateway Position:

Gateway:	4	
Anticipated completion of current gateway:	30/10/20	(Achieved)

### Key Target Dates

Planning/Amendment Submitted:	Submitted
Consent Received:	25/01/2017
Planning Expiry	25/01/2020
Enacted (Y/N)	Yes
Start on Site:	15/03/2021
Completion:	07/09/2022

## Pick Hill (Waltham Abbey) - HR145 - Phase 4.3

(2 x 3B5P Houses)

### Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£17,826	£17,826	£15,836	£1,996	£0	
2	ECCA, Create, Keegans & OHLA Fees	E160	£40,770	£40,770	£39,865	£905	£0	
3	(Survey Total)	E120	£22,492	£22,492	£22,492	£0	£0	
4	Build Cost	E040	£777,754	£782,959	£686,220	£96,740	£5,205	Electric vehicle parking and signs
5	(Contingency)	E040	£20,859	£15,654	£0	£15,654	-£5,205	
6	CoW	E180	£11,800	£11,800	£3,600	£8,200	£0	
			<b>£891,501</b>	<b>£891,501</b>	<b>£768,013</b>	<b>£123,495</b>	<b>£0</b>	



**Pick Hill (Waltham Abbey) - HR145 - Phase 4.3**  
(2 x 3B5P Houses)

Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
<b>Planning Approvals</b>									
Consultation Issues - Planning Expiration	0	Planning Permission due to expire 25/01/20	EFDC	0	0	0	ECDA / EFDC	(1) ECDA to confirm issue / validation of Phase 1 contamination Report (2) EFDC to confirm soft demolition works commenced	Planning Enacted
<b>Planning Amendments- S96 Non - Material Amendment Agreement</b>									
Planning Amendments- S96 Non Material Amendment Agreement	0	Formal NMA Requested for compliance updates previously agreed	EFDC	0	3	0	ECDA	(1) ECDA to confirm total of height increase and liaise with EFDC planners where necessary (2) Furthermore - proposed realignment of current footprint to be assessed	NMA application made
<b>Statutory Services &amp; Authorities</b>									
Drainage Strategy / Sewer Diversions / Abandonments	0	Drainage Strategy to be determined. Pick Hill - Potential Watercourse opposite site entrance identified. Connection to existing Foul / Storm runs difficult due to distance from development site	EFDC	0	4	0	Create (Civil)	(1) Drainage strategy and points of connection to existing sewers to be established, abandonments / diversions to be identified	Further Survey to Surface Water Run proposed for Diversion
Highways works	12	approvals for highways works No capacity in existing foul or storm	EFDC	3	4	12	EFDC	delay in approvals will delay works	make applications in a timely manner
FW & SW sewer capacity checked	4	Pick Hill - due to rural location of development site, capacity a risk	EFDC	2	2	4	Create (Civil)	(1) Drainage strategy and points of connection to existing sewers to be established, abandonments / diversions to be identified	
<b>Reports &amp; Investigations</b>									
Ground Contamination	3	All sites identified as to having ACMs in made ground.	Contractor / EFDC	1	3	3	Contractor	(1) Soil Analysis Plans (SAPs) agreed with EFDC contamination team to ensure all necessary analysis is to EFDC standards. (2) Ground Gas monitoring to be carried out on potentially effected sites subject to lab testing of impacted sites (3) Remediation Method Statements to be issued where required	
Trees	4	Trees within vicinity or boundary of site that could impact construction proposals.	EFDC	1	4	4	ECDA	(1) Instruction of Arboricultural Surveys to provide comprehensive survey to all sites. Tree Protection Plans & method Statements also commissioned (2) Survey Results to be coordinated with design team to mitigate impact of root protection zones (3) Pick Hill - Liaison with owner of TPO tree's to entrance	
Traffic Management / Site Access	4	Pick Hill is single lane carriageway - site logistics and access constrained	EFDC	1	4	4	AML	(1) AML to procure Traffic Management and Logistics Survey (2) Survey Results to be assessed and any issues noted incorporated into Employers Requirements	
Party Walls - awards to adjoining parties	3	Party Wall Adjacent Excavation and Line of Junction Awards required	EFDC	1	3	3	EFDC / Keegans	(1) Notices to be served to adjacent properties (2) PW Surveyor to advise on objections / concerns	
<b>Construction &amp; Procurement</b>									
Programmes - Delays due COVID-19	8	Pre-construction Design Programme Delay to Due Diligence, potential start on site	EFDC / AML	2	4	8	AML	(1) AML preparing programme options, for Stage 4.1 Design schemes and planning redesign schemes. (2) AML to monitor and track government advice on COVID-19	

## Hornbeam Close B (Buckhurst Hill) - HR136 - Phase 4.2

(3 x 3B5P Houses)

### Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	1	2	0
Medium Risk	34	1	0

### Scheme Notes

- All 4.2 sites - Start dates contract 1 - 25/1/21 to 4/2/22
- Dates contract 2 11/1/21 to 10/1/22
- Dates delayed due to planning condition discharge by approx 2 weeks
- Handled over 28/3/22
- pre-occupation planning conditions submitted but not yet approved
- variations are agreed with minor ones to close out
- Loss and Expence claim to agree
- Consultants fees to be updated once build final account agreed (all sites)

### Financial

#### Construction Cost Summary (E040)

Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
£804,225.00	£972,800.00	£168,575.00	£796,102.00	£41,844.00

#### Current RIBA Gateway Position:

Gateway:	4	
Anticipated completion of current gateway:	02/07/20	(Achieved)

#### Key Target Dates

Planning/Amendment Submitted:	Submitted
Consent Received:	04/08/2016
Planning Expiry	04/08/2019
Enacted (Y/N)	Yes
Start on Site:	25/01/2021
Completion:	28/03/2022

## Hornbeam Close B (Buckhurst Hill) - HR136 - Phase 4.2

(3 x 3B5P Houses)

### Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Agency Miller Fees	E130	£19,092	£19,092	£18,312	£780	£0	
2	EPDA, Create, Keegans & OHLA Fees	E160	£50,785	£50,785	£49,492	£1,293	£0	
3	(Survey Total)	E120	£22,538	£22,538	£22,538	£0	£0	
4	Build Cost	E040	£838,338	£837,946	£837,946	£0	-£392	General update of variations
5	(Contingency)	E040	£22,764	£23,156	£0	£23,156	£392	
6	CoW	E180	£4,690	£4,690	£4,302	£388	£0	
			<b>£958,207</b>	<b>£958,207</b>	<b>£932,590</b>	<b>£25,617</b>	<b>£0</b>	

## Hornbeam Close B (Buckhurst Hill) - HR136 - Phase 4.2

(3 x 3B5P Houses)

### Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
<b>Programme &amp; Contract Risk</b>									
Programme - COVID-19-Delays	3	Based on current government advice we are expecting a 3-month delay currently although social distancing may be in effect for up to 6 months	EFDC / AML	1	3	3	AML	(1) AML to advise EFDC of obligations under JCT (2) AML to liaise closely with Contractor to establish pre-commencement works (3) Contractor to provide programme considering social distancing guidelines	Risk Reduced - SoS Confirmed targeted for July, although reduced labour to meet social distancing requirements
<b>Planning Amendments- S73 Minor Material Amendment Agreement</b>									
Planning Amendments- S73 Minor Material Amendment Agreement	0	To ensure technically the houses meet the statutory floor to ceiling heights together with raising the building due to flood risk - risk of having to submit a S.73 application to address changes	EFDC	0	0	0	ECDA	(1) ECDA to confirm total of height increase and liaise with EFDC planners where necessary (2) Furthermore - proposed realignment of current footprint to be assessed	NMA application issued
<b>Statutory Services &amp; Authorities</b>									
Easement Consultation [Incl. TW Build Near/Build Over matters]	0	Build-over or easement consultation required Thames Water Pumping Station - liaison for any easement and assume 24hr access requirements.	EFDC	0	0	0	Create (Civil)	(1) EFDC to confirm easement in place and any covenants on the land in terms of access. (2) Create to liaise with Thames Water to ascertain access requirements	Update @ 01/11/19 - Create have confirmed: TW have <b>no rights</b> over the access roads re pumping station (they requested, wherever possible, for the developer to consider sufficient tanker access to the station as part of the design of the site)
Drainage Strategy / Sewer Diversions / Abandonments	0	Adopted Foul Pipe identified routing through current building footprint	EFDC	0	0	0	Create (Civil)	(1) Create to review asset plans and liaise with Thames Water for direction. (2) Create to apply for S.185 Diversion (3) Create to coordinate civil / structural design accommodate diversion.	Update @ 01/11/19 - Create have confirmed: Diversion option to be TW preference for the foul - S.185 application to be progressed - circa 6-9 months period noted
<b>Reports &amp; Investigations</b>									
Ground Contamination	4	All sites identified as to having ACMs in made ground. Hornbeam Close (Site B) is within 250m of Landfill Sites - Ground gases likely to be present.	Contractor / EFDC	2	2	4	Contractor		No Ground Gas identified - risk reduced however contamination likely
Party Walls - awards to adjoining parties	0	Party Wall Adjacent Excavation and Line of Junction Awards required	EFDC	0	0	0	EFDC / Keegans	(1) Notices to be served to adjacent properties (2) PW Surveyor to advise on objections / concerns	Notices Served

## Hornbeam House (Buckhurst Hill) - HR137 - Phase 4.2

(2 x 2B4P Houses)

### Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	0	0	0
Medium Risk	0	0	0

### Scheme Notes

- handed over 21/2/22
- pre occupation planning conditions submitted but not yet approved

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### Financial

#### Construction Cost Summary (E040)

Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
£447,445.00	£596,885.00	£149,440.00	£643,764.23	£14,861.77

### Current RIBA Gateway Position:

Gateway:	4	
Anticipated completion of current gateway:	02/07/20	(Achieved)

### Key Target Dates

Planning/Amendment Submitted:	Submitted
Consent Received:	04/08/2016
Planning Expiry	04/08/2019
Enacted (Y/N)	Yes
Start on Site:	25/01/2021
Completion:	21/02/2022

## Hornbeam House (Buckhurst Hill) - HR137 - Phase 4.2

(2 x 2B4P Houses)

### Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Agency Miller Fees	E130	£15,741	£15,742	£15,111	£631	£1	
2	ECDA, Create, Keegans & OHLA Fees	E160	£40,371	£40,371	£39,325	£1,046	£0	
3	(Survey Total)	E120	£17,723	£17,723	£17,723	£0	£0	
4	Build Cost	E040	£658,092	£658,626	£658,625	£0	£534	General update of variations
5	(Contingency)	E040	£45,672	£45,137	£0	£45,137	-£535	
6	CoW	E180	£4,592	£4,592	£4,320	£272	£0	
			<b>£782,191</b>	<b>£782,191</b>	<b>£735,104</b>	<b>£47,086</b>	<b>£0</b>	

## Hornbeam House, Buckhurst Hill - HR137 - Phase 4.2

(2 x 2B4P Houses)

### Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
<b>Programme &amp; Contract Risk</b>									
Programme - COVID-19-Delays	0	Based on current government advice we are expecting a 3-month delay currently although social distancing may be in effect for up to 6 months	EFDC / AML	0	3	0	AML	(1) AML to advise EFDC of obligations under JCT (2) AML to liaise closely with Contractor to establish pre-commencement works (3) Contractor to provide programme considering social distancing guidelines	Risk Reduced - SoS Confirmed targeted for July, although reduced labour to meet social distancing requirements
<b>Reports &amp; Investigations</b>									
Ground Contamination	0	All sites identified as to having ACMS in made ground. Hornbeam House is within 250m of Landfill Sites - Ground gases likely to be present.	Contractor / EFDC	0	2	0	Contractor	(1) Soil Analysis Plans (SAPs) agreed with EFDC contamination team to ensure all necessary analysis is to EFDC standards. (2) Ground Gas monitoring to be carried out on potentially effected sites	No Ground Gas identified - risk reduced however contamination likely
Unexploded Ordnance	0	Epping is high risk borough for Unexploded Ordnance <i>Identified as Medium Risk Site</i>	Contractor / EFDC	0	4	0	Contractor / UXO	(1) Ensure appointment of UXO specialist watching brief for shallow excavations to all sites (2) Intrusive magnetometer survey for any piling / borehole works to Hornbeam Close	29/01/20: To be monitored on tender returns - allowance made for attendance of UXO specialist
Party Walls - awards to adjoining parties	0	Party Wall Adjacent Excavation and Line of Junction Awards required	EFDC	0	0	0	EFDC / Keegans	(1) Notices to be served to adjacent properties (2) PW Surveyor to advise on objections / concerns	No Party Wall Awards on site

## Bourne House (Buckhurst Hill) - HR135 - Phase 4.2

(2 x 3B5P Houses)

### Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	0	0	0
Medium Risk	0	0	0

### Scheme Notes

- Handover 28/2/22
- pre occupation planning conditions submitted but not yet approved

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### Financial

#### Construction Cost Summary (E040)

Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
£597,832.00	£646,400.00	£48,568.00	£720,149.16	£3,938

#### Current RIBA Gateway Position:

Gateway:	4	
Anticipated completion of current gateway:	02/07/20	(Achieved)

#### Key Target Dates

Planning/Amendment Submitted:	Submitted
Consent Received:	04/08/2016
Planning Expiry	04/08/2019
Enacted (Y/N)	Yes
Start on Site:	25/01/2021
Completion:	28/02/2022



## Bourne House (Buckhurst Hill) - HR135 - Phase 4.2

(2 x 3B5P Houses)

### Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Agency Miller Fees	E130	£18,615	£18,615	£17,909	£706	£0	
2	EPA, Create, Keegans & OHLA Fees	E160	£42,629	£42,629	£41,459	£1,170	£0	
3	(Survey Total)	E120	£19,515	£19,515	£19,515	£0	£0	
4	Build Cost	E040	£724,086	£724,087	£724,087	£0	£1	
5	(Contingency)	E040	£61,063	£61,062	£0	£61,062	-£1	
6	CoW	E180	£4,592	£4,592	£4,500	£92	£0	
			<b>£870,500</b>	<b>£870,500</b>	<b>£807,470</b>	<b>£63,030</b>	<b>£0</b>	

## Bourne House (Buckhurst Hill) - HR135 - Phase 4.2

(2 x 3B5P Houses)

### Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
<b>Programme &amp; Contract Risk</b>									
Programme - COVID-19-Delays	0	Based on current government advice we are expecting a 3-month delay currently although social distancing may be in effect for up to 6 months	EFDC / AML	0	3	0	AML	(1) AML to advise EFDC of obligations under JCT (2) AML to liaise closely with Contractor to establish pre-commencement works (3) Contractor to provide programme considering social distancing guidelines	Risk Reduced - SoS Confirmed targeted for July, although reduced labour to meet social distancing requirements
Planning Amendments- S73 Minor Material Amendment Agreement	0	Current approved plans proposed shift of building back circa 1m to present improved frontage	EFDC	0	0	0	ECDA/ Create	ECDA to confirm realignment and liaise with EFDC planners where necessary	Update @ 01/11/19 - Agreed minor realignment and covered with design development - risk reduced
<b>Reports &amp; Investigations</b>									
Ground Contamination	0	All sites identified as to having ACMs in made ground. Hornbeam House is within 250m of Landfill Sites - Ground gases likely to be present.	Contractor / EFDC	0	2	0	Contractor	(1) Soil Analysis Plans (SAPs) agreed with EFDC contamination team to ensure all necessary analysis is to EFDC standards.  (2) Ground Gas monitoring to be carried out on potentially effected	No Ground Gas identified - risk reduced however contamination likely
Party Walls - awards to adjoining parties	0	Party Wall Adjacent Excavation and Line of Junction Awards required  Sports Pavilion to Eastern Boundary PW award for adjacent excavation / foundation required	EFDC	0	4	0	EFDC / Keegans	(1) Notices to be served to adjacent properties  (2) PW Surveyor to advise on objections / concerns	Notices Served

## Etheridge Road (Debden) - HR127 - Phase 4.2

(1 x 2B3P Bungalow & 2 x 3B5P Houses)

### Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	0	0	0
Medium Risk	0	0	0

### Scheme Notes

- handed over 31/3/22
- pre occupation planning conditions submitted but not yet approved

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### Financial

#### Construction Cost Summary (E040)

Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
£852,555.00	£976,925.00	£124,370.00	£1,173,281.00	£114,353.00

#### Current RIBA Gateway Position:

Gateway:	4	
Anticipated completion of current gateway:	02/07/20	(Achieved)

#### Key Target Dates

Planning/Amendment Submitted:	Submitted
Consent Received:	30/08/2016
Planning Expiry	30/08/2019
Enacted (Y/N)	Yes
Start on Site:	11/01/2021
Completion:	31/03/2022

## Etheridge Road (Debden) - HR127 - Phase 4.2

(1 x 2B3P Bungalow & 2 x 3B5P Houses)

### Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Aire Miller Fees	E130	£24,926	£24,926	£23,776	£1,150	£0	
2	ECDA, Create, Keegans & OHLA Fees	E160	£53,536	£53,536	£52,510	£1,026	£0	
3	(Survey Total)	E120	£41,429	£41,429	£41,429	£0	£0	
4	Build Cost	E040	£1,285,070	£1,287,634	£1,287,634	£0	£2,564	General variations
5	(Contingency)	E040	£0	£0	£0	£0	£0	
6	CoW	E180	£4,690	£4,690	£4,380	£310	£0	
			<b>£1,409,651</b>	<b>£1,412,215</b>	<b>£1,409,729</b>	<b>£2,486</b>	<b>£2,564</b>	

## Etheridge Road (Debden) - HR127 - Phase 4.2

(1 x 2B3P Bungalow & 2 x 3B5P Houses)

### Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
<b>Programme &amp; Contract Risk</b>									
Programme - COVID-19-Delays	3	Based on current government advice we are expecting a 3-month delay currently although social distancing may be in effect for up to 6 months	EFDC / AML	1	3	3	AML	(1) AML to advise EFDC of obligations under JCT (2) AML to liaise closely with Contractor to establish pre-commencement works (3) Contractor to provide programme considering social distancing guidelines	Risk Reduced - SoS Confirmed targeted for July, although reduced labour to meet social distancing requirements
<b>Reports &amp; Investigations</b>									
Ground Contamination	4	All sites identified as to having ACMs in made ground. Hornbeam Close (Site B) is within 250m of Landfill Sites - Ground gases likely to be present.	Contractor / EFDC	2	2	4	Contractor	(1) Soil Analysis Plans (SAPs) agreed with EFDC contamination team to ensure all necessary analysis is to EFDC standards. (2) Ground Gas monitoring to be carried out on potentially effected sites subject delay in approvals will delay works	No Ground Gas identified - risk reduced however contamination likely
Highways works	0	approvals for highways works	EFDC	0	4	0	EFDC		make applications in a timely manner
Party Walls - awards to adjoining parties	3	Party Wall Adjacent Excavation and Line of Junction Awards required	EFDC	1	3	3	EFDC / Keegans	(1) Notices to be served to adjacent properties (2) PW Surveyor to advise on objections / concerns	Update Received - Condition Surveys Completed - Awards in place

## Denny Avenue (Waltham Abbey) - HR144 - Phase 4.2

(1 x 2B4p House & 2 x 3B5p Houses)

### Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	0	0	0
Medium Risk	0	0	0

### Scheme Notes

- pre part conditions approved 13/1/21
- Completion date 29/3/22
- variations have been agreed and instructed
- handed over 6/5/22

### Financial

#### Construction Cost Summary (E040)

Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
£771,605.00	£858,800.00	£87,195.00	£860,640.00	£98,300.00

### Current RIBA Gateway Position:

Gateway:	4	
Anticipated completion of current gateway:	02/07/20	(Achieved)

### Key Target Dates

Planning/Amendment Submitted:	Submitted
Consent Received:	25/01/2017
Planning Expiry	25/01/2020
Enacted (Y/N)	TBC
Start on Site:	11/01/2021
Completion:	06/05/2022

## Denny Avenue (Waltham Abbey) - HR144 - Phase 4.2

(1 x 2B4p House & 2 x 3B5p Houses)

### Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£20,509	£20,509	£19,666	£843	£0	
2	£60A, Create, Keegans & OHLA Fees	E160	£47,908	£47,908	£46,510	£1,398	£0	
3	(Survey Total)	E120	£16,928	£16,928	£16,928	£0	£0	
4	Build Cost	E040	£956,247	£958,940	£958,940	£0	£2,693	General variations
5	(Contingency)	E040	£0	£0	£0	£0	£0	No contingency left on this scheme, overall on 4.2 there is contingency left
6	CoW	E180	£4,690	£4,690	£4,080	£610	£0	
			<b>£1,046,283</b>	<b>£1,048,976</b>	<b>£1,046,125</b>	<b>£2,851</b>	<b>£2,693</b>	

## Denny Avenue (Waltham Abbey) - HR144 - Phase 4.2

(1 x 2B4p House & 2 x 3B5p Houses)

### Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
<b>Programme &amp; Contract Risk</b>									
Programme - COVID-19-Delays	3	Based on current government advice we are expecting a 3-month delay currently although social distancing may be in effect for up to 6 months	EFDC / AML	1	3	3	AML	(1) AML to advise EFDC of obligations under JCT (2) AML to liaise closely with Contractor to establish pre-commencement works (3) Contractor to provide programme considering social distancing guidelines	Risk Reduced - SoS Confirmed targeted for July, although reduced labour to meet social distancing requirements
<b>Reports &amp; Investigations</b>									
Ground Contamination	4	All sites identified as to having ACMs in made ground.  Denny Avenue - former site of explosives factory - heightened contamination / remediation expected	Contractor / EFDC	2	2	4	Contractor	(1) Soil Analysis Plans (SAPs) agreed with EFDC contamination team to ensure all necessary analysis is to EFDC standards.  (2) Ground Gas monitoring to be carried out on potentially effected sites subject to lab testing of impacted sites  (3) Remediation Method Statements to be issued where required	
Highways works	4	approvals for highways works	EFDC	1	4	4	EFDC	delay in approvals will delay works	make applications in a timely manner
Party Walls - awards to adjoining parties	4	Party Wall Adjacent Excavation and Line of Junction Awards required	EFDC	1	4	4	EFDC / Keegans	(1) Notices to be served to adjacent properties  (2) PW Surveyor to advise on objections / concerns	Notices served



## Beechfield Walk (Waltham Abbey) - HR142 - Phase 4.2

(5 x 2B4P Houses)

### Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	0	0	0
Medium Risk	0	0	0

### Scheme Notes

- Handover 23/3/22
- pre occupation planning conditions submitted but not yet approved

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### Financial

#### Construction Cost Summary (E040)

Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
£1,087,011.00	£1,297,200.00	£210,189.00	£1,115,482.00	£31,634.00

- AML issued Tender Report 04/05/20 - Tender Costs noted
- Risk Items identified have had additional costs allocated in Client Contingency Control budget

#### Current RIBA Gateway Position:

Gateway:	4	
Anticipated completion of current gateway:	02/07/20	(Achieved)

#### Key Target Dates

Planning/Amendment Submitted:	Submitted
Consent Received:	22/03/2017
Planning Expiry	22/03/2020
Enacted (Y/N)	TBC
Start on Site:	11/01/2021
Completion:	23/03/2022

## Beechfield Walk (Waltham Abbey) - HR142 - Phase 4.2

(5 x 2B4P Houses)

### Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Agency Miller Fees	E130	£23,664	£23,664	£22,682	£982	£0	
2	ECDA, Create, Keegans & OHLA Fees	E160	£49,558	£49,558	£48,951	£607	£0	
3	(Survey Total)	E120	£20,112	£20,112	£20,112	£0	£0	
4	Build Cost	E040	£1,148,539	£1,147,116	£1,147,116	£0	-£1,423	general variations including omitting minor items
5	(Contingency)	E040	£51,942	£53,365	£0	£53,365	£1,423	
6	CoW	E180	£4,900	£4,900	£4,410	£490	£0	
			<b>£1,298,715</b>	<b>£1,298,714</b>	<b>£1,243,271</b>	<b>£55,444</b>	<b>£0</b>	

## Beechfield Walk (Waltham Abbey) - HR142 - Phase 4.2

(5 x 2B4P Houses)

### Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
<b>Programme &amp; Contract Risk</b>									
Programme - COVID-19-Delays	3	Based on current government advice we are expecting a 3-month delay currently although social distancing may be in effect for up to 6 months	EFDC / AML	1	3	3	AML	(1) AML to advise EFDC of obligations under JCT (2) AML to liaise closely with Contractor to establish pre-commencement works (3) Contractor to provide programme considering social distancing guidelines	Risk Reduced - SoS Confirmed targeted for July, although reduced labour to meet social distancing requirements
Highways works	4	approvals for highways works	EFDC	1	4	4	EFDC	delay in approvals will delay works	make applications in a timely manner
<b>Reports &amp; Investigations</b>									
Ground Contamination	3	All sites identified as to having ACMs in made ground.	Contractor / EFDC	1	3	3	Contractor	(1) Soil Analysis Plans (SAPs) agreed with EFDC contamination team to ensure all necessary analysis is to EFDC standards. (2) Ground Gas monitoring to be carried out on potentially effected sites subject to lab testing of impacted sites (3) Remediation Method Statements to be issued where required	
Party Walls - awards to adjoining parties	4	Party Wall Adjacent Excavation and Line of Junction Awards required	EFDC	1	4	4	EFDC / Keegans	(1) Notices to be served to adjacent properties (2) PW Surveyor to advise on objections / concerns	Notices Served

## Kirby Close (Loughton) - HR120 - Phase 4.2

(2 x 3 bed 5p Houses, 2 x 2 bed 4p h Houses)

### Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	0	0	0
Medium Risk	0	0	0

### Scheme Notes

- grass island to be temporarily turned into straight across access under licence
- works progressing
- original completion 29/3/22
- handed over 16/5/22

### Financial

#### Construction Cost Summary (E040)

Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
£911,559.00	£1,107,004.00	£195,445.00	£1,085,101.00	£65,908.00

- AML issued Tender Report 04/05/20 - Tender Costs noted
- Risk Items identified have had additional costs allocated in Client Contingency Control budget

#### Current RIBA Gateway Position:

Gateway:	4	
Anticipated completion of current gateway:	02/07/20	(Achieved)

#### Key Target Dates

Planning/Amendment Submitted:	Submitted
Consent Received:	22/03/2017
Planning Expiry	22/03/2020
Enacted (Y/N)	TBC
Start on Site:	11/01/2021
Completion:	16/05/2022

## Kirby Close (Loughton) - HR120 - Phase 4.2

(2 x 3 bed 5p Houses, 2 x 2 bed 4p h Houses)

### Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Agency Miller Fees	E130	£23,069	£22,454	£21,499	£955	-£615	
2	EPDA, Create, Keegans & OHLA Fees	E160	£54,008	£54,008	£53,059	£949	£0	
3	(Survey Total)	E120	£17,577	£17,577	£17,577	£0	£0	
4	Build Cost	E040	£1,156,646	£1,151,009	£1,151,008	£0	-£5,637	general variations including some omissions
5	(Contingency)	E040	£13,455	£19,707	£0	£19,707	£6,252	
6	CoW	E180	£4,795	£4,795	£4,050	£746	£0	
			<b>£1,269,550</b>	<b>£1,269,550</b>	<b>£1,247,193</b>	<b>£22,357</b>	<b>£0</b>	

## Kirby Close (Loughton) - HR120 - Phase 4.2

(2 x 3 bed 5p Houses, 2 x 2 bed 4p h Houses)

### Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
<b>Programme &amp; Contract Risk</b>									
Programme - COVID-19-Delays	2	Based on current government advice we are expecting a 3-month delay currently although social distancing may be in effect for up to 6 months	EFDC / AML	1	2	2	AML	(1) AML to advise EFDC of obligations under JCT (2) AML to liaise closely with Contractor to establish pre-commencement works (3) Contractor to provide programme considering social distancing guidelines	Risk Reduced - SoS Confirmed targeted for July, although reduced labour to meet social distancing requirements
Highways works	4	approvals for highways works	EFDC	1	4	4	EFDC	delay in approvals will delay works	make applications in a timely manner
<b>Reports &amp; Investigations</b>									
Ground Contamination	2	All sites identified as to having ACMs in made ground.	Contractor / EFDC	1	2	2	Contractor	(1) Soil Analysis Plans (SAPs) agreed with EFDC contamination team to ensure all necessary analysis is to EFDC standards. (2) Ground Gas monitoring to be carried out on potentially effected sites subject to lab testing of impacted sites (3) Remediation Method Statements to be issued where required	
Trees	0	Trees within vicinity or boundary of site that could impact construction proposals.  Kirby Close 1no tree identified outside of boundary on NW side of site - impacting current proposals -	EFDC	0	0	0		(1) Instruction of Aboricultural Surveys to provide comprehensive survey to all sites. Tree Protection Plans & method Statements also commissioned (2) Survey Results to be coordinated with design team to mitigate impact of root protection zones (3) Pick Hill - Liaison with owner of TPO tree's to entrance	Tree agreed to be removed
Party Walls - awards to adjoining parties	3	Party Wall Adjacent Excavation and Line of Junction Awards required	EFDC	1	3	3	EFDC / Keegans	(1) Notices to be served to adjacent properties (2) PW Surveyor to advise on objections / concerns	

## Pentlow Way (Buckhurst Hill) - HR139 - Phase 4.3

(5 x 1 bed 2p flats, 2 x 2 bed 4p flats)

### Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	0	0	0
Medium Risk	0	0	0

### Scheme Notes

- contract in place with TSG
- start June 2022
- site meeting held to inspect rear of garages - this looks to be able to remain - TSG engineer to confirm - detailed schedule of repairs awaited
- revised programme received
- planning pre start conditions have been discharged
- confirmation of sub station start date required (originally 23/3/22 to 14/4/22 )
- Thames Water build over technical approval received, legals in place
- bin store in place and sub station ducts in place, build due to commence for sub station -this is circa 2 months behind planned dates and will effect completion. - end August 2023 likely

### Financial

#### Construction Cost Summary (E040)

Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
£1,588,896.00	£1,774,636.90	£185,740.90	£1,950,504.00	£15,325.00

### Current RIBA Gateway Position:

Gateway:	4	
Anticipated completion of current gateway:	30/10/20	(Completed)

### Key Target Dates

Planning/Amendment Submitted:	Submitted
Consent Received:	25/01/2017
Planning Expiry	25/01/2020
Enacted (Y/N)	Yes
Start on Site:	06/06/2022
Completion:	30/08/2023

## Pentlow Way (Buckhurst Hill) - HR139 - Phase 4.3

(5 x 1 bed 2p flats, 2 x 2 bed 4p flats)

### Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Agency Miller Fees	E130	£36,766	£36,766	£22,603	£14,163	£0	
2	ECDA, Create, Keegans & OHLA Fees	E160	£95,559	£95,559	£94,198	£1,361	£0	
3	(Survey Total)	E120	£24,355	£24,355	£23,086	£1,269	£0	
4	Build Cost	E040	£1,959,125	£1,965,829	£35,935	£1,929,895	£6,704	Added bike store layout and bat boxes
5	(Contingency)	E040	£186,429	£179,725	£0	£179,730	-£6,704	
6	CoW	E180	£10,600	£10,600	£0	£10,600	£0	
			<b>£2,312,833</b>	<b>£2,312,833</b>	<b>£175,821</b>	<b>£2,137,018</b>	<b>£0</b>	



## Pentlow Way (Buckhurst Hill) - HR139 - Phase 4.3

(5 x 1 bed 2p flats, 2 x 2 bed 4p flats)

### Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
<b>Land, Ownership and Acquisition</b>									
Rights of Way Disruption to Adjoining Residents & the general public	8	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works	EFDC	2	4	8	EFDC	(1) EFDC to ascertain progress with legals on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced
Legal issues re: land ownership & stopping-up	0	Subject to completion of Design Review Stage 3 Planning information - ECDA to advise whether amendments are required to adjust redline / boundaries to suit EFDC ownership.  Pentlow Way - Ownership of Dry Area for proposed substation to north of site to be determined	EFDC	0	0	0	EFDC	(1) EFDC to issue ownership and title information (2) AML/ECDA to review impact and advise of any mitigation to current design	Confirmed as EFDC owned Land
<b>Statutory Services &amp; Authorities</b>									
Electric, requirement for new substation(s)	12	New electrical supplies to be sought for new properties - Substation unlikely  Pentlow Way - New Substation required - load capacity to be reviewed and costs associated of extending cables from existing position. - Unrestricted access via undercroft of new building required - minimum height to be confirmed	EFDC	4	3	12	Create (MEP)	(1) Carry out design and obtain capacity check from the service provider. (2) Assess design and space requirements for the new substations	2.5m access height confirmed acceptable by UKPN
Electric / Existing Substation	20	Legal Land Title for the new sub stations and existing stations to be decommissioned and demolished - no existing substations  Pentlow Way - New Substation required - relocation of existing substation to north of site to accommodate new development	EFDC	4	5	20	Create (MEP)	(2) Existing services to be identified and requirement for diversion or abandonment established. (3) EFDC legals to confirm land title status for the existing sub station	
<b>Construction &amp; Procurement</b>									
Programmes - Delays due COVID-19	16	Pre-construction Design Programme  Delay to Due Diligence, potential start on site	EFDC / AML	4	4	16	AML	(1) AML preparing programme options, for Stage 4.1 Design schemes and planning redesign schemes. (2) AML to monitor and track government advice on COVID-19	

# Woollard Street (Waltham Abbey) - HR149 - Phase 4.3

(7 x 1B2P & 2B4P Flats)

**Issues / Risks / Early Warning**

Risk Register			
	Risks	Mitigated	Overdue
High Risk	3	3	0
Medium Risk	37	1	0

**-Scheme Update**

- Contamination Plume identified as localised - risk reduced - Remediation Strategy Confirmed
- Party Walls - Keegans confirmed not required
- temporary closure of access to rear garages will be needed
- pre start meeting held 20/8/21
- pre start planning conditions approved
- programme and logistics plan now received
- neighbours to notify
- start date confirmed as 31/1/22
- parking on local highways restricts access due to nature of the area, these are under control of Essex and TSG are to arrange any parking suspensions that they require.
- progress to monitor
- asbestos found in sub base - this has delayed progress whilst TSG obtain competent watching brief and asbestos removal
- foundations being poured
- a small well was discovered in the building footprint - this will be back filled and capped.
- a revised completion date delay has not been notified but is likely to be 2 months - now end March 2023 completion

**Financial**

**Construction Cost Summary (E040)**

Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
£1,399,539.00	£1,556,186.92	£156,647.92	£1,662,008.00	£41,460.00

**Current RIBA Gateway Position:**

Gateway: 4  
 Anticipated completion of current gateway: 30/10/20 (completed)

**Key Target Dates**

Planning/Amendment Submitted: Submitted  
 Consent Received: 25/01/2017  
 Planning Expiry: 25/01/2020  
 Enacted (Y/N): Yes  
 Start on Site: 31/01/2022  
 Completion: 31/03/2022

## Woollard Street (Waltham Abbey) - HR149 - Phase 4.3

(7 x 1B2P & 2B4P Flats)

### Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£32,930	£32,930	£25,125	£7,805	£0	
2	ECOA, Create, Keegans & OHLA Fees	E160	£68,964	£68,964	£65,481	£3,483	£0	
3	(Survey Total)	E120	£50,883	£50,883	£42,604	£8,279	£0	
4	Build Cost	E040	£1,703,468	£1,703,468	£323,511	£1,338,502	£0	
5	(Contingency)	E040	£124,740	£124,740	£0	£124,740	£0	
6	CoW	E180	£10,600	£10,604	£0	£10,604	£4	
			<b>£1,991,586</b>	<b>£1,991,590</b>	<b>£456,721</b>	<b>£1,493,413</b>	<b>£4</b>	

## Woollard Street (Waltham Abbey) - HR149 - Phase 4.3 (7 x 1B2P & 2B4P Flats)

### Issues / Risks / Early

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
<b>Land, Ownership and Acquisition</b>									
Rights of Way Disruption to Adjoining Residents & the general public	12	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works  - Vehicle Access to rear of 20-27 Greenfield Street  - Pedestrian Access to rear of Block of flats to	EFDC	3	4	12	EFDC	(1) EFDC to ascertain progress with legals on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced
<b>Statutory Services &amp; Authorities</b>									
Drainage Strategy / Sewer Diversions / Abandonments	8	Drainage Strategy to be determined.  Wollard Street - Potential Build-over or major diversion required. Numerous abandonments also required	EFDC	2	4	8	Create (Civil)	(1) Drainage strategy and points of connection to existing sewers to be established, abandonments / diversions to be identified (2) Ownership / adjacent foul connection to be assessed	Drainage Strategy Approved by Thames Water
<b>Reports &amp; Investigations</b>									
Ground Contamination	12	All sites identified as to having ACMs in made ground.	Contractor / EFDC	4	3	12	Contractor	(1) Soil Analysis Plans (SAPs) agreed with EFDC contamination team to ensure all necessary analysis is to EFDC standards. (2) Ground Gas monitoring to be carried out on potentially effected sites subject to lab testing of impacted sites (3) Remediation Method Statements to be issued	Risk Reduced
Party Walls - awards to adjoining parties	1	Party Wall Adjacent Excavation and Line of Junction Awards required	EFDC	1	1	1	EFDC / Keegans	(1) Notices to be served to adjacent properties (2) PW Surveyor to advise on objections / concerns	Party wall awards confirmed as not required
<b>Construction &amp; Procurement</b>									
Construction Programmes - Delays due COVID-19	12	Pre-construction Design Programme  Delay to Due Diligence, potential start on site	EFDC / AML	3	4	12	AML	(1) AML preparing programme options, for Stage 4.1 Design schemes and planning redesign schemes. (2) AML to monitor and track government advice on COVID-19	

# Chequers Rd B (Loughton) - HR123 - Phase 4.4

(4 x 1B2P Flats, 4 x 2B4P flats)

Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	7	0	0
Medium Risk	36	0	0

**Scheme Update**

- Sub station - flood levels confirmed by UKPN as not an issue
- Nilan meeting held on their system - system to be used.
- Kitchen layouts - is there space for full height fridge - for purposes of energy usage full height space will be provided subject to adequate storage
- Substation - planning submitted 12/11/20. Determination target 11/1/21 Car chargers are shown - check if can be community.
- Substation build to be included within main tender
- Car chargers for flats 6nr - Create (Chris) to advise 7.5kw per charger - flats allocation to be confirmed
- Start on site moved to Jan 2022 due to delays with planning submissions - will be further delayed by circa 12 months
- Passivhaus - confirm what ER`s are for Passivhaus compliance/requirements (draft to issue - based on 4.3 with addendums for Passivhaus)
- Planning submitted 30/10/2020 Including separate sub station application Target determination 25/12/20
- additional costs of £1197 on flood risk assessment incurred by Create as additional information required than usually expected for planning - to be approved
- TW build over and diversion progress to confirm after Planning
- planners requested dorma detail to be reduced - revised drawings submitted by ECD
- ECD issued remaining Passivhaus tender info
- planners query on sub station parking to replied as Belens response
- planners requested traffic air quality impact assessment which has been issued
- ERs to review
- tender list to compile
- National Construction Framework to be used to add contractors to obtain market spread of quotes
- EOI has been issued - alternative procurement frameworks to consider as there was a poor response
- was not in planning committee 2/2/22 - new date awaited - this will delay tender & start on site

Financial

**Construction Cost Summary (E040)**

Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
£1,636,993.00	£2,623,385.00	£986,392.00		

Current RIBA Gateway Position:

Gateway:	4	
Anticipated completion of current gateway:	31/10/2020	(achieved)

Key Target Dates

Planning/Amendment Submitted:	30/10/2020
Consent Received:	09/02/2016
Planning Expiry	09/02/2019
Enacted (Y/N)	Yes
Start on Site:	Jan 23
Completion:	Jan 24

## Chequers Rd B (Loughton) - HR123 - Phase 4.4

(4 x 1B2P Flats, 4 x 2B4P flats)

### Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Arley Miller Fees	E130	£37,968	£37,969	£12,035	£25,934	£1	
2	ECDA, Create, Keegans & OHLA Fees	E160	£93,052	£93,052	£87,983	£5,069	£0	
3	(Survey Total)	E120	£59,174	£59,174	£37,146	£22,028	£0	
4	Build Cost	E040	£2,623,385	£2,623,385	£0	£2,623,385	£0	
5	(Contingency)	E040	£262,339	£262,339	£0	£262,344	£0	Updated to 10% of build cost
6	CoW	E180	£6,800	£6,799	£0	£6,799	-£1	
			<b>£3,082,718</b>	<b>£3,082,718</b>	<b>£137,164</b>	<b>£2,945,559</b>	<b>£0</b>	

**Chequers Rd B (Loughton) - HR123 - Phase 4.4**  
(4 x 1B2P Flats, 4 x 2B4P flats)

Issues / Risks / Early Warning										
Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes	
<b>Land, Ownership and Acquisition</b>										
Rights of Way Disruption to Adjoining Residents & the general public	4	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works	EFDC	1	4	4	EFDC	(1) EFDC to ascertain progress with legal on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced	
<b>Planning Approvals</b>										
New Planning Application	20	New Proposals to be reviewed - subject to re-briefing meeting. Likely however new application will be required.	EFDC	4	5	20	ECDA/ Create	(1) EFDC to provide briefing details to inform capacity review. (2) ECDA to liaise with EFDC Planners and ensure consistent pre-app discussions are held. (3) ECDA to continue RIBA 1-3 design development	Targeted for Mid-August Now mid October	
Consultation Issues - Planning Refusal	15	If new application is submitted, risk of refusal or objection a risk. Furthermore - delay to approval of Local plan leading to delay in planning application approval.	EFDC	3	5	15	EFDC	(1) EFDC to liaise with EFDC Planners on redesign sites - ongoing pre-app discussions to mitigate risk of objection or refusal		
<b>Statutory Services &amp; Authorities</b>										
Drainage Strategy / Sewer Diversions / Abandonments	16	Drainage Strategy to be determined. Potential Build-over or major diversion required.	EFDC	4	4	16	Create (Civil)	(1) Drainage strategy and points of connection to existing sewers to be established, abandonments / diversions to be identified (2) Ownership / adjacent foul connection to be assessed		
<b>Reports &amp; Investigations</b>										
Flood Risk	12	Post Planning - Flood Risk consultant has identified this site to have heightened risk of surface water flooding. EFDC Drainage Engineer's have advised "to raise finish floor levels to at least 300mm	EFDC	3	4	12	FRA Consultant + Create (Civil)	(1) Flood Risk Modelling to be carried out (2) Buildings FFL to be raised 300mm above existing ground level (3) Details to issued to	FFL raised to address Flood Risk concerns - redesign ongoing	
Electric, requirement for new substation(s)	12	New electrical supplies to be sought for new properties - Substation unlikely  New Substation required - load capacity to be reviewed and costs associated of extending cables from existing position. - Unrestricted access via undercroft of new building required - minimum height to be confirmed	EFDC	3	4	12	Create (MEP)	(1) Carry out design and obtain capacity check from the service provider. (2) Assess design and space requirements for the new substations		
Electric / Existing Substation	20	Legal Land Title for the new substations and existing stations to be decommissioned and demolished - no existing substations  Relocation of existing substation to north of site to accommodate new development	EFDC	4	5	20	Create (MEP)	(1) Obtain utility service records. (2) Existing services to be identified and requirement for diversion or abandonment established. (3) EFDC legals to confirm land title status for the existing sub station		
<b>Pre-Construction &amp; Procurement</b>										
Pre-Construction Programmes - Delays due COVID-19	16	Pre-construction Design Programme  Delay to Due Diligence, potential start on site	EFDC / AML	4	4	16	AML	(1) AML preparing programme options, for Stage 4.1 Design schemes and planning redesign schemes. (2) AML to monitor and track government advice on COVID-19		

## Ladyfields (Loughton) - HR125 - Phase 4.4

(2 x 2B4P Houses, 2 x 3B4P Houses & 12 x 1B2P Flats)

### Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	5	0	0
Medium Risk	37	1	0

### Scheme Notes

- planning submitted 10/9/20 - target determination date 14/12/2020 - not achieved
- request to change elevation drawings sent to planners (potential NMA if not approved)
- BT Telegraph pole removal progressed with Openreach - quote received - order to place once next steps agreed - confirm timescales with BT 5-7 weeks
- Target date for issuing tenders will be after planning approved
- three framework contractors have the appetite for a Passivhaus scheme
- Car charging direct to allocated parking to house
- tenders not to be issued until planning approved
- Contamination gas protection -CS3 (score 4.5) - ventilated floor void required - proposals provided
- drainage, trees - objections being closed
- planners requested traffic air quality impact assessment which has been issued
- ERs to review
- tender list to compile
- National Construction Framework to be used to add contractors to obtain market spread of quotes - EOI has been issued
- was not in planning committee 2/2/22 - new date awaited - this will delay tender & start on site

### Financial

#### Construction Cost Summary (E040)

Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
£1,275,879.00	£3,681,662.00	£2,405,783.00	£0.00	£0.00

#### Current RIBA Gateway Position:

Gateway: 4  
 Anticipated completion of current gateway: 11/12/2020 (achieved)

#### Key Target Dates

Planning/Amendment Submitted: 10/09/2020  
 Consent Received:  
 Planning Expiry  
 Enacted (Y/N)  
 Start on Site: Jan23  
 Completion: Jan 24



## Ladyfields (Loughton) - HR125 - Phase 4.4

(2 x 2B4P Houses, 2 x 3B4P Houses & 12 x 1B2P Flats)

### Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£75,353	£75,353	£22,869	£52,484	£0	
2	EMPA, Create, Keegans & OHLA Fees	E160	£168,953	£168,953	£156,984	£11,969	£0	
3	(Survey Total)	E120	£58,090	£58,090	£41,350	£16,740	£0	
4	Build Cost	E040	£3,681,662	£3,681,662	£0	£3,681,662	£0	
5	(Contingency)	E040	£368,166	£368,166	£0	£368,175	£0	Adjusted to 10% of Build cost budget
6	CoW	E180	£14,800	£14,800	£0	£14,800	£0	
			<b>£4,367,024</b>	<b>£4,367,024</b>	<b>£221,203</b>	<b>£4,145,830</b>	<b>£0</b>	

## Ladyfields (Loughton) - HR125 - Phase 4.4

(2 x 2B4P Houses, 2 x 3B4P Houses & 12 x 1B2P Flats)

### Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
<b>Land, Ownership and Acquisition</b>									
Rights of Way Disruption to Adjoining Residents & the general public	12	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works  Access for TFL / NR to track to SE rear corner of site	EFDC	3	4	12	EFDC	(1) EFDC to ascertain progress with legals on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced
<b>Planning Approvals</b>									
New Planning Application	20	New Proposals to be reviewed - subject to re-briefing meeting. Likely however new application will be required.	EFDC	4	5	20	ECDA/ Create	(1) EFDC to provide briefing details to inform capacity review. (2) ECDA to liaise with EFDC Planners and ensure consistent pre-app discussions are held. (3) ECDA to continue RIBA 1-3 design development	Submission made
Consultation Issues - Planning Refusal	15	If new application is submitted, risk of refusal or objection a risk.  Furthermore - delay to approval of Local plan leading to delay in planning application approval.	EFDC	3	5	15	EFDC	(1) EFDC to liaise with EFDC Planners on redesign sites - ongoing pre-app discussions to mitigate risk of objection or refusal	
<b>Statutory Services &amp; Authorities</b>									
Electric / Existing Substation	0	Legal Land Title for the new sub stations and existing stations to be decommissioned and demolished -  Ladyfields - Existing Substation located in close proximity of NW boundary of site. HV/LV cable routes currently unknown - Access and easement requirement to be confirmed	EFDC	0	0	0	Create (MEP)	(1) Obtain utility service records. (2) Existing services to be identified and requirement for diversion or abandonment established. (3) EFDC Legals to confirm land title status for the existing sub station	Confirmed no impact to our boundary or scheme
<b>Reports &amp; Investigations</b>									
Ground Contamination	15	All sites identified as to having ACMs in made ground.	Contractor / EFDC	5	3	15	Contractor	(1) Soil Analysis Plans (SAPs) agreed with EFDC contamination team to ensure all necessary analysis is to EFDC standards. (2) Ground Gas monitoring to be carried out on potentially effected sites subject to lab testing of impacted sites (3) Remediation Method Statements to be issued where required	
Trees	12	Trees within vicinity or boundary of site that could impact construction proposals.  Ladyfields - substantial impact to site by number of mature tree's - heavily restrains capacity and design proposals	EFDC	4	3	12		(1) Instruction of Arboricultural Surveys to provide comprehensive survey to all sites. Tree Protection Plans & method Statements also commissioned (2) Survey Results to be coordinated with design team to mitigate impact of root protection zones (3) Ladyfields - Liaison with EFDC in regards to removal of 2nd large mature tree to open up development site	Current proposals accommodate Root Protection zones - risk reduced
Party Walls - awards to adjoining parties	15	Party Wall Adjacent Excavation and Line of Junction Awards required	EFDC	3	5	15	EFDC / Keegans	(1) Notices to be served to adjacent properties (2) PW Surveyor to advise on objections / concerns	
<b>Pre-Construction &amp; Procurement</b>									
Pre-Construction Programmes - Delays due COVID-19	16	Pre-construction Design Programme  Delay to Due Diligence, potential start on site	EFDC / AML	4	4	16	AML	(1) AML preparing programme options, for Stage 4.1 Design schemes and planning redesign schemes. (2) AML to monitor and track government advice on COVID-19	

## Lower Alderton Hall Lane (Loughton) - HR121 - Phase 4.5

(2 x 2B4P Houses)

**Issues / Risks / Early Warning**

Risk Register			
	Risks	Mitigated	Overdue
High Risk	3	0	0
Medium Risk	35	1	0

**Scheme Notes**

- Lower Alderton planning 25/09/19 - approved December 2021
- pre start conditions are discharged to be by contractor
- tender documents issued return due 15/6/22

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**Financial**

**Construction Cost Summary (E040)**

Initial Build Cost Estimate (Jan)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date
£507,768.00	£761,467.00	£253,699.00	£0.00	£0.00

**Current RIBA Gateway Position:**

Gateway: 4  
 Anticipated completion of current gateway: TBC  
 - Tender Return 02/03/20 - scheme to be omitted due to SAQ delay

**Key Target Dates**

Planning/Amendment Submitted: Approved Jan 22  
 Consent Received: 09/02/2016  
 Planning Expiry: 09/02/2019  
 Enacted (Y/N): Yes  
 Start on Site: Jan 23  
 Completion: Jan 24

## Lower Alderton Hall Lane (Loughton) - HR121 - Phase 4.5

(2 x 2B4P Houses)

### Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£18,361	£18,361	£13,614	£4,747	£0	
2	ECDA, Create, Keegans & OHLA Fees	E160	£42,738	£42,738	£41,879	£859	£0	
3	(Survey Total)	E120	£23,481	£23,481	£21,736	£1,745	£0	
4	Build Cost	E040	£554,700	£554,700	£0	£554,700	£0	
5	(Contingency)	E040	£55,470	£55,470	£0	£55,476	£0	
6	CoW	E180	£10,800	£10,800	£0	£10,800	£0	
			<b>£705,550</b>	<b>£705,550</b>	<b>£77,229</b>	<b>£628,327</b>	<b>£0</b>	

## Lower Alderton Hall Lane (Loughton) - HR121 - Phase 4.5

(2 x 2B4P Houses)

### Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
<b>Land, Ownership and Acquisition</b>									
Rights of Way Disruption to Adjoining Residents & the general public	12	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works  - Surrounding Houses (Nr 1-11) - RoW / Access Rights to existing Parking - to be determined. Site to be appropriated  - RoW to access under bridge leading to Bushfields site to be maintained	EFDC	3	4	12	EFDC	(1) EFDC to ascertain progress with legals on extinguishment or access RoW required to be maintained.  (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced  29/01/20 - Meeting held 20/01/20. Sites being assessed by EFDC legal consultant for any RoW or access rights. EFDC to advise.
<b>Planning Approvals</b>									
Planning Requirements - S106 Agreement	8	Natural England Requirements for Air Quality Mitigation - likely to be packaged into S106 Agreement - negotiation required	EFDC	2	4	8	EFDC	EFDC to liaise with Residents and advise of leasehold garden areas to be avoided	29/01/20 - No response to date
Consultation Issues - Planning Refusal	1	Lower Alderton - Local Residents objected original consent - re-submitted in May - Committee Meeting 25/09/19 - No	EFDC	1	1	1	EFDC		
Discharge planning conditions	15	Lower Alderton - Local Residents objected original consent - re-submitted in May - Committee Meeting 25/09/19 - No	EFDC	3	5	15	EFDC	decision on which conditions to discharge per tender	
<b>Reports &amp; Investigations</b>									
Ground Contamination	16	Potential for Ground Gas Identified in Phase Geotechnical Report	Contractor / EFDC	4	4	16	Contractor	(1) Contractor to confirm allowance within tender for removal of interceptors and contaminated soil	
Pre-Construction Programmes - Delays due COVID-19	16	Pre-construction Design Programme  Delay to Due Diligence, potential start on site	EFDC / AML	4	4	16	AML	(1) AML preparing programme options, for Stage 4.1 Design schemes and planning redesign schemes.  (2) AML to monitor and	

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