

Committee Agenda



**Webcast
Meeting**



**Epping Forest
District Council**

Asset Management and Economic Development Cabinet Committee **Monday, 22nd August, 2016**

You are invited to attend the next meeting of **Asset Management and Economic Development Cabinet Committee**, which will be held at:

**Council Chamber, Civic Offices, High Street, Epping
on Monday, 22nd August, 2016
at 7.00 pm .**

**Glen Chipp
Chief Executive**

Democratic Services Officer J Leither, Democratic Services Tel 01992 564756
 Email:democraticservices@eppingforestdc.gov.uk

Members:

Councillors A Grigg (Chairman), W Breare-Hall (Vice-Chairman), H Kane, G Mohindra and G Waller

1. WEBCASTING INTRODUCTION

- (a) This meeting is to be webcast;
- (b) Members are reminded of the need to activate their microphones before speaking; and
- (c) 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

(Director of Governance) To be announced at the meeting.

3. SUBSTITUTE MEMBERS

(Director of Governance) To report the appointment of any substitute members for the meeting.

4. DECLARATIONS OF INTEREST

(The Director of Governance) To declare interests in any items on the agenda.

5. MINUTES (Pages 5 - 12)

To confirm the minutes of the last meeting of the Cabinet Committee held on 30 June 2016.

**6. VERE ROAD, LOUGHTON - CAR PARKING AND AFFORDABLE HOUSING PLAN
(Pages 13 - 24)**

(Director of Communities) To consider the attached report AMED-005-2016/17.

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):

Agenda Item No	Subject	Exempt Information Paragraph Number
9	Epping Forest Shopping Park – Progress Report	3

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 for four years after the date of the meeting one copy of each of the documents on the list of background papers.

9. EPPING FOREST SHOPPING PARK - PROGRESS REPORT (Pages 25 - 28)

(Director of Neighbourhoods) To consider the attached report AMED-006-2016/17.

This page is intentionally left blank

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Asset Management and Economic Development Cabinet Committee **Date:** Thursday, 30 June 2016

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.00 - 8.10 pm

Members Present: Councillors A Grigg (Chairman), W Breare-Hall (Vice-Chairman), H Kane, G Mohindra and A Lion

Other Councillors: T Boyce

Apologies: Councillor G Waller

Officers Present: M Warr (Economic Development Officer), J Leither (Democratic Services Officer) and G J Woodhall (Senior Democratic Services Officer)

Also in attendance: C Pasterfield (Consultant) and N Nilanweera (Harvey Spackfield)

1. WEBCASTING INTRODUCTION

The Chairman reminded everyone present that the meeting would be broadcast live to the Internet and that the Council had adopted a protocol for the webcasting of its meetings.

2. SUBSTITUTE MEMBERS

The Cabinet Committee noted that Councillor A Lion substituted for Councillor G Waller.

3. DECLARATIONS OF INTEREST

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

4. MINUTES

Resolved:

That the minutes of the meeting held on 14 April 2016 be taken as read and signed by the Chairman as a correct record.

5. ECONOMIC DEVELOPMENT TEAM PROGRESS REPORT

The Economic Development Officer (EDO) presented a report to the Cabinet Committee and updated them on a number of projects and issues being explored by the Economic Development Team.

(1) Visitor Economy

The Economic Development Team had been working with colleagues in Planning to commission a Visitor Accommodation Needs Assessment for the district. This work would look at all forms of visitor accommodation, including serviced (hotels, pub accommodation etc) and non-serviced accommodation (self-catering, camping, moorings etc). As reported previously, the main driver of this work is the preparation of the new Local Plan and the Study will form a key part of the evidence base helping to inform tourism policies in the Local Plan.

Beyond planning policy though, the Study potentially had the scope to inform broader interventions within the Council, for example, through the Economic and Tourism Development Teams and perhaps in the consideration of the future use of the Council's own assets etc. Presentations from two consultants had been presented to the Economic Development Team but no final decision on the appointment of either consultant had yet been reached.

A presentation had been received from a potential provider of a new tourism website under the Visit Epping Forest banner. Work would commence to realise the vision for a dynamic new website which was intended to promote and support the district's valuable visitor economy. The initial procurement and build of the website was being funded through monies awarded by the Town and Village Centres Opportunities Fund.

The Tourism and Visitor Board members suggested that a tourism conference towards the end of the year would be more useful than during English Tourism Week which was in March, a decision had therefore been made to host a second conference this year on 14th October and this would once again take place at the Waltham Abbey Marriott Hotel.

Addressing previously raised concerns around local public transport, the Tourism and Visitor Board discussed the idea of a tourism bus travelling between attractions. It was felt that this would be welcomed and especially effective when major events were being held. It was agreed that members would use the forthcoming tourism conference to see if dates for major events could be synchronised making the case for transport even more compelling. It was also agreed that opportunities to access funding for such a scheme should also be investigated.

The Visit Epping Forest leaflet had recently been updated and reprinted. As part of an awareness building campaign, leaflet holders have been purchased and the new leaflets have been placed in high-traffic visitor outlets across the district. The leaflets feature our major attractions plus information on destination towns and villages in the district and will direct traffic to the Visit Epping Forest website.

Members queried who would fund the Visit Essex Leaflet. The Economic Development Officer advised that he would speak to the relevant officer and publish a reply in the council bulletin.

(2) Town Centres

A meeting of the Town Teams took place on 27 June. A presentation was given to the Town Teams with regard to the 2016/17 Town & Village Centres Opportunities Fund. A new policy document for the fund was presented, setting out the parameters within which a wider range of organisations could apply to the fund. This report would now be presented to Cabinet for review and subject to this being approved a wider

and more concerted launch and promotional campaign for the fund will then take place.

(3) Business Support

Pop Up Cafe

The Economic Development Team are testing a new format business event in the district in July. The Pop Up Business Café will be held at the newly-refurbished Epping Forest District Museum in Waltham Abbey on Wednesday 13 July, 10am to 1pm. BEST Growth Hub (which provides business support across the Greater Essex area) will be helping to coordinate. They ran a similar event in Southend earlier this year which was very successful.

The basic concept was to draw together a small number of business support and local business professionals in an informal setting and to invite local businesses and those looking to start-up in business. The businesses would be able to speak with a business professional (say marketing, accounting, HR etc) for 10/15 minutes, networking. Whilst we are unable to pay the local business professionals for their time we would hope that they may see benefit in terms of getting promotion for themselves. Currently three local businesses have signed-up to provide advice and the Economic Development Team have approached several others.

Database

The Team's exercise to improve the information and contact information it holds for local businesses within the district has progressed well. The work would help in the delivery of a number of the Team's current projects regular email updates (on business events, funding, training opportunities, awards etc). Currently on the database there were 6,500 address and telephone business contacts and 600 email contacts. Recently 4,000 business were contacted asking for email address to add to the database. Out of these 4,000 we had 750 replies. There will be a further tele-research exercise in July, to collect further details.

(4) Broadband

Business Breakfast

To further promote take-up by businesses of the ultrafast fibre broadband network being built within Epping Forest District by Gigaclear plc as part of the Superfast Essex Rural Challenge Project (RCP), the Economic Development team will be hosting a business breakfast aimed at the businesses within the RCP as well as businesses from outside the area whose services may be more effectively utilised with an ultrafast network.

It is planned that as well as a number of speakers presenting to the audience about the opportunities an ultrafast network makes possible, the event will also represent an excellent opportunity for local businesses to network with key Business to Business (B2B) providers, both local and national and make useful connections. The event will take place at Mulberry House, High Ongar on 13 September at 7.00am and promotion of the event will shortly begin. Liaison with local parish councils will also take place to ensure awareness of this event reaches as many businesses as possible in the RCP area.

Ultrafast Network

The physical build of the RCP network continues at pace and to date, over 84km of network has been built, installing connection points outside over 1100 premises in the district. Starting in Bobbingworth, the network has moved on through Moreton, Fyfield, Norton Heath, Abbess Roding and Toot Hill and will continue throughout the

remainder of the year to areas such as Willingale, The Lavers, Sheering, Ongar and North Weald. The project has experienced some delays but remains due to be completed in early 2017.

(5) Partner Liaison

Work was continuing with supporting and attending meetings with a number of Partner Organisations. The Economic Development Team had recently attended the Superfast Essex Super-Connected Business Conference at Chelmsford City Racecourse.

Agreed:

That a report would be published in the council bulletin regarding the funding of the Visit Essex leaflet.

Resolved:

To note the progress and work programme of the Council's Economic Development Section.

Reasons for Decision:

To appraise the Committee on progress made with regard to Economic Development issues.

Other Options Considered and Rejected:

None, as this monitoring report is for information not action.

6. ASSET MANAGEMENT CO-ORDINATION GROUP REPORT

The Asset Management Consultant presented a report to the Cabinet Committee and updated them on further progress which had been achieved since the publication of the Agenda.

(1) Epping Forest Shopping Park

There was a separate detailed report on the progress of the development at Agenda Item 8.

(2) Oakwood Hill Depot

There had been a delay in relocating to the new depot at Oakwood Hill as the VOSA brake testing box had been positioned incorrectly. This had now been moved and the VOSA accreditation for the MOT Service was being carried out on the 16 July 2016. It was anticipated that all services would have fully moved to Oakwood Hill by the end of July 2016.

(3) Pyrles Lane Nursery

The District Development Management Committee have granted consent for the redevelopment of the Pyrles Lane Nursery site. A report would be presented to the Cabinet on the 21 July, seeking permission for the marketing strategy for the site.

(4) St John's Road

Negotiations on the purchase of the County Council's interest in the site had been concluded. The final terms were due to be agreed by Cabinet on the 21 July 2016. It was anticipated that, subject to sign off by the Secretary of State, exchange of contracts could be achieved over the summer holiday period.

(5) North Weald Airfield

Work was being undertaken on the development of the specification of works for an operational partner. This had been delayed due to changes in the European Procurement Rules which would prevent the procurement of a concessionary contract and would likely necessitate a full blown OJEU process.

(6) Site of former Sir Winston Churchill Public House

The development was proceeding at a pace and was now up to the fifth floor. Completion was still anticipated in July 2017. Agents have been appointed for the letting of the retail units on the ground floor with a number of quality prospective tenants expressing interest.

(7) Ongar Academy

The sale of the land to the Secretary of State for Education was now complete and construction of the new school had commenced.

(8) Hillhouse Leisure / Community Hub

After the successful community engagement events to assist in Masterplanning the site, an outline application was due to be submitted jointly by the partners in August 2016, with the intention that it was considered by District Development Management Committee at their meeting in November 2016. Proposals from the tenderers for the new Leisure Management Contract have been received for the construction of the new Swimming Pool on the site. The GP Practice will now not temporarily relocate.

(9) Former Golden Lion Public House

A revised offer had been received for a lease extension for the site from the developer. A planning application is anticipated to be submitted in August 2016.

(10) Town Mead Depot

No suitable alternative use had yet been identified for this site.

Resolved:

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

Reasons for Decision:

To comply with the Cabinet Committee's previous request to monitor the development of the Council's property assets on a regular basis.

Other Options Considered and Rejected:

None, as this was a monitoring report which was for information not action.

7. EPPING FOREST SHOPPING PARK - PROGRESS REPORT

The Asset Management Consultant presented a report to the Cabinet Committee and updated them on further progress which had been achieved since the publication of the Agenda.

He advised that tenders had been received for the main construction contract from three suitably qualified companies. The contractors were invited to a clarification interview and their bids have been formally evaluated by the Project Team. Standstill letters have been sent to all tenderers and on the assumption that no challenges have been received by the 20 June, a report will be considered by the Cabinet on the 21 July to make the final award. The length of the construction period is estimated at around 40 weeks with a start on site in August 2016.

Members will recall that the Section 278 Highways Contract was awarded to Walkers Construction earlier in the year. The start of the work had been delayed by several months due to difficulties in reaching agreement with Essex County Council Highways on methods of working and their requirements for re-surfacing in adjacent areas. Although a solution has been agreed, this was likely to increase costs. This issue will also be addressed as part of the Cabinet Report in July.

Members were concerned about the impact the shopping park would have on local businesses and asked if any research had been implemented. The Asset Management Consultant advised that he would speak to the Chief Estates Officer concerned and ask that he attend the next meeting of the Asset Management and Economic Development Cabinet Committee to give a report.

Agreed:

That the Chief Estates Officer be invited to the next meeting of the Asset Management and Economic Development Cabinet Committee to report on the impact of the shopping park on local businesses.

Resolved:

To note progress on the Epping Forest Shopping Park.

Reasons for Decision:

In order that the Cabinet Committee can monitor progress on this major capital project for the Council.

Other Options Considered and Rejected:

To report direct to Cabinet.

8. ANY OTHER BUSINESS

The Cabinet Committee noted that there was no other urgent business for consideration.

9. EXCLUSION OF PUBLIC AND PRESS

Resolved:

That the public and press be excluded from the meeting for the items of business set out below on the grounds that they would involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A of the Local Government Act 1972:

<u>Agenda Item No.</u>	<u>Subject</u>	<u>Exempt Information Paragraph Number</u>
8	Epping Forest Shopping Park Progress Report	3

10. EPPING FOREST SHOPPING PARK - PROGRESS REPORT

The Asset Management Development Consultant presented a report to the Cabinet Committee the progress of the Epping Forest Shopping Park. He advised that the project was progressing well with all the final details now coming together.

Consultants from Harvey Spack Field, the agents who were marketing the Shopping Park attended the meeting and advised that 70% of the retail park lettings were now in the hands of Solicitors and by the time the building works start they estimated that 84% of the units would be pre-let. He also advised that the Shopping Park was in a strong position.

Resolved:

To note the marketing report from Colliers International and Harvey Spack Field regarding progressing on the leasing of units in the Epping Forest Shopping Park.

Recommended:

To note the report on procurement of the main build contract for the Shopping Park by DAC Beachcroft and recommend a contract be entered into with the winning tenderers, McLoughlin & Harvey, with a bid of £10,218,000.

Reasons for Decision:

To comply with the Cabinet Committee's previous request to monitor the development of the Council's property assets periodically and in particular report in detail on progress relating to the development of the Epping Forest Shopping Park.

Other Options Considered and Rejected:

To report direct to Cabinet.

CHAIRMAN

This page is intentionally left blank

Report to the Asset Management and Economic Development Cabinet Committee



**Epping Forest
District Council**

Report reference: AMED-005-2016/17

Date of meeting: 22 August 2016

Portfolio: Asset Management and Economic Development

Subject: Vere Road, Loughton – Car Parking and Affordable Housing Plan

Responsible Officer: Alan Hall – Director of Communities (01992 564004)

Democratic Services Officer: Jackie Leither (01992 564756)

Recommendations to Cabinet:

That a recommendation be made to the Cabinet that Option 3 within this report be pursued, to provide a cohesive Car Parking and Affordable Housing Plan for Vere Road, Loughton and that (Note: all Sites refer to Appendix 1 of report):

- (1) The previous Cabinet decision that Moat Housing be provided with a 999-year lease to develop Site 1 for affordable housing be rescinded and that around 50 car parking spaces for the use of residents of the private development by Higgins Homes on the site of the former Winston Churchill PH be constructed on Site 1, with the construction costs met by Higgins Homes in accordance with the Development Agreement between the two parties;
- (2) Site 2 be re-constructed by Higgins Homes to provide around 8 car parking spaces for the Higgins Homes development and around 55 public car parking spaces, with the construction costs met by Higgins Homes;
- (3) Site 3 be marked-out, equipped and included within the Council's pay and display regime to provide around 7 public pay and display car parking spaces;
- (4) The 20 Council-owned garages on Site 4 be demolished and that Site 4 be re-constructed and equipped to provide around 34 public car parking spaces;
- (5) Planning permission be sought for the development of 10 affordable rented flats, with associated car parking, on Site 5 in accordance with the Development Appraisal already approved by the Council Housebuilding Cabinet Committee; and
- (6) That the Director of Neighbourhoods:
 - (a) Obtains a budget estimate for the cost of reconstructing and equipping Sites 3 and 4 for the provision of this work; and
 - (b) Seeks the inclusion of appropriate budget provision for the work within the Capital Programme for 2017/18, when the Cabinet next reviews the Capital Programme.

Executive Summary:

The Cabinet Committee has previously considered and adopted the Broadway Regeneration Action Plan, which set out a “road map” for the planned approach to the development of the various sites in The Broadway area of Loughton.

The report refers to 5 different areas of Council-owned land in Vere Road, Loughton, to the north of The Broadway, which currently provides either Council garages or public car parking spaces, and the requirement for the Council to provide sufficient land for 58 car parking spaces to be constructed by the developer of the site of the former Sir Winston Churchill PH, Higgins Homes, on one or two of the sites, at the developer’s expense.

The report provides 3 options for a cohesive plan for future car parking arrangements and affordable housing developments along Vere Road, and the recommended approach is one that offers a balanced approach to such provision in the area, providing around 96 public car parking spaces (compared to the current 63 spaces) and 10 new affordable rented properties.

Higgins Homes has offered to meet the cost of re-constructing some of the public car parking spaces, and it is proposed that the costs of re-constructing the remaining public car parking spaces be assessed, with a view to appropriate budget provision being made to undertake the works within the Capital Programme for 2017/18.

Reasons for Proposed Decision:

Under the Development Agreement between the Council and Higgins Homes, the Council has an obligation to provide sufficient land for the provision of 58 car parking spaces on its land for the occupants of the new development being constructed on the site of the former Sir Winston Churchill PH.

Accordingly, and in view of proposals previously agreed by members to provide affordable housing on two of the sites at Vere Road, there is a need to formulate a cohesive plan for future car parking arrangements and affordable housing developments along Vere Road.

Other Options for Action:

The other two main options are set out in the report.

Background:

1. In August 2008, the Cabinet agreed a Design and Development Brief for Debden Town Centre and The Broadway, Loughton following extensive consultation by planning consultants appointed by the Council. The area of land covered by the Design Brief contains land owned both by the District Council and other parties.

2. In September 2012, this Cabinet Committee considered and adopted the Broadway Regeneration Action Plan, which set out a “road map” for the planned approach to the development of the various sites in The Broadway area, most of which are outside of the control of the Council. The Committee received a progress report on the Action Plan in February 2014.

3. Since that time, a number of the key development proposals within the Action Plan have now either been completed, or are starting to come to fruition, including:

- Development of the site of the former Sir Winston Churchill PH by Higgins Homes plc to provide 64 private residential flats, with commercial/retail outlets on the ground floor, is on site and due for completion in July 2017;

- Sainsburys has refurbished its food store in Torrington Drive, and provided increased car parking at the front of the store;
- Development of the former EFDC depot, two difficult-to-let garage areas and the grassed area along Burton Road to provide 51 new affordable rented properties, under the Council's Housebuilding Programme, has commenced on site; and
- The Council Housebuilding Cabinet Committee has considered and approved a Development Appraisal for the development of the difficult-to-let Council garages at the end of Vere Road (nearest Willingale Road - to the rear of 79 – 93 The Broadway) and agreed that planning permission should be sought for the development.

4. The purpose of this report is to consider a plan for the future provision of car parking and affordable housing along Vere Road, to the north of The Broadway.

Vere Road - Current Position

5. For the purposes of this report, Appendix 1 provides a plan of Vere Road, showing 5 separate areas of land as follows:

- Site 1 Comprises 36 difficult-to-let Council-owned garages, with high void rates (currently 12 vacancies - 33%).
- Site 2 Comprises 31 public pay-and-display car parking spaces, and originally included 22 "large" Council garages (still shown on the plan) which were demolished last year to provide a temporary site compound for Higgins to construct their private development on the site of the former Sir Winston Churchill PH.
- Site 3 Comprises an uncontrolled, hard-surfaced area in the Council's control, not currently subject to pay-and-display charges, where people currently park their cars for free.
- Site 4 Comprises 23 public pay-and-display car parking spaces and 20 Council-owned garages, none of which are currently vacant.
- Site 5 Comprises 32 difficult-to-let Council-owned garages, with 6 current vacancies (19%), and around 9 public pay-and-display car parking spaces adjacent to Site 4.

Former Sir Winston Churchill PH Site

6. The Cabinet previously approved the Heads of Terms for a Development Agreement with the developer of this site, which is now Higgins Homes plc. The (original) developer's financial appraisal for the development, which was verified by consultants appointed by the Council's Estates and Valuations Team, assessed that it would not be viable to provide any affordable housing as part of the development, so the 64 flats are all being provided as market housing.

7. The Development Agreement requires the Council to provide sufficient land, and to construct, 58 car parking spaces at the developer's expense, on either Site 2 or on Sites 1 and 2.

Site 1

8. When the Cabinet agreed the Development Agreement for the Sir Winston Churchill development in September 2013, it was proposed in principle that Site 1 be developed for affordable housing, as well as providing some of the required 58 parking spaces for Higgins Homes.

9. As a result, Moat Housing worked up a scheme to provide 15 one and two bedroom affordable rented flats, with 15 parking spaces for the affordable housing development, and a further 14 car parking spaces for the Higgins Homes development. Under the proposal, the Council would

receive a payment from Moat of £425,000 for a 999-year lease of the land. The proposal was approved by the Cabinet on 3rd November 2014.

10. However, following the Government's decision to require all social landlords to reduce their rents by 1% per annum for 4 years from April 2016, Moat re-appraised their development appraisal for the scheme. As a result, it is no longer viable for Moat to make any payment to the Council for the land to undertake the development.

11. Over the years, a number of private residents in Barrington Road and Barrington Green, Loughton have provided vehicular accesses across the Council's garage site to private garages and hardstanding that they have constructed in their rear gardens. Some of these have been provided with the Council's permission in the past, but many have not. Detailed legal advice has been obtained on the Council's position, which suggests that those that were in situ when the properties were sold under the Right to Buy, or have been in situ for a long time and have been used continuously (which many have not), may have the right to remain - unless the site is developed for another purpose (e.g. affordable housing) and the land is appropriated for planning purposes. In such circumstances, some compensation may be payable to the private residents concerned.

12. It has been assessed that, if Site 1 is not developed for affordable housing as currently planned, and the difficult-to-let garages were demolished, it could accommodate around 50 car parking spaces, whilst retaining all of the private vehicular accesses if necessary.

Site 2

13. As explained above, Site 2 currently provides 31 public car parking spaces. However, once the area within Site 2 that previously accommodated garages (and is currently used as a site compound by Higgins) becomes available for car parking, Site 2 could be better configured and re-constructed to provide around 63 car parking spaces.

Site 3

14. Site 3 could be properly marked-up, equipped and incorporated within the pay and display public car parking regime to provide around 7 pay and display spaces.

Site 4

15. It is believed that many of the 20 Council garages in Site 4 are not used to garage cars. In view of the need to maximise public car parking in the area, if the garages were demolished and the site was re-constructed for car parking, it has been assessed that around 34 car parking spaces could be provided on the site.

Site 5

16. In December 2014, the Council Housebuilding Cabinet Committee considered a Development Appraisal to construct 10 flats (6 X 2 bed and 4 X 1 bed) on Site 5 and, as a result, agreed that planning permission should be sought to develop the site accordingly under the Council Housebuilding Programme. However, the planning application has been held in abeyance pending this review.

A planned approach for Vere Road

17. Now that development proposals for land around The Broadway and Vere Road are at an advanced stage, it is considered appropriate to formulate a cohesive plan for future car parking arrangements and affordable housing developments along Vere Road, since there are a range of options available.

18. There is a concern that if Site 1 is developed for affordable housing (as previously agreed by the Cabinet), with only around 14 car parking spaces made available for the Higgins Homes development, a significant amount of public car parking spaces (around 44 spaces) will have to be lost on Site 2, due to the requirement of the Council's Development Agreement with Higgins Homes for the Council to provide 58 car parking spaces on Sites 1 and 2.

19. Moreover, the Council is no longer able to benefit from the expected £425,000 capital receipt from Moat Housing, due to the requirement that social landlords must reduce their rents by 1% per annum from April 2016.

20. The loss of public car parking spaces on Site 2 would be exacerbated by the proposed development of Site 5 for the Council Housebuilding Programme, which would remove a further 9 public car parking spaces.

21. Officers from the Council's Housing Service, Estates and Valuations Team and Neighbourhoods Technical Team have therefore considered a number of potential options for the use of the five sites in Vere Road, and have formulated 3 options for consideration by the Cabinet Committee, dependent on whether the Council wants to either maximise the affordable housing in the area or maximise the amount of public car parking in the area, as follows:

Option 1 - Maximising the provision of affordable housing on Site 1 and Site 5, with reduced public car parking provision in Vere Road

22. Under this option:

- **Site 1** would be developed, subject to planning permission, to provide around 15 affordable rented flats (with 15 associated parking spaces) and a further 14 car parking spaces for the Higgins Homes development. Since Moat Housing is no longer able to provide the Council with a capital receipt, it is now considered to be more appropriate for the Council to develop the site itself as part of the Council Housebuilding Programme.
- **Site 2** would be re-constructed to provide around:
 - 44 car parking spaces for the Higgins Homes development; and
 - 19 public car parking spaces
- **Site 3** would be marked-out, equipped and included within the pay and display regime to provide around 7 public car parking spaces
- The 20 Council-owned garages on **Site 4** would be demolished and the site re-constructed to provide around 34 public car parking spaces
- **Site 5** would be developed, subject to planning permission, to provide 10 affordable flats with 10 associated parking spaces, in accordance with the Development Appraisal approved by the Council Housebuilding Cabinet Committee

Option 2 – Maximising the provision of public car parking with no affordable housing provision

23. Under this option:

- **Site 1** would not be developed for affordable housing, but would provide around 50 of the required 58 car parking spaces for the Higgins Homes development.
- **Site 2** would be reconstructed to provide around:
 - 8 car parking spaces for the Higgins Homes development; and

- 55 public car parking spaces
- **Site 3** would be marked-up, equipped and included within the pay and display regime to provide around 7 public car parking spaces
- The 20 Council-owned garages on **Site 4** would be demolished and the site re-constructed to provide 34 public car parking spaces
- **Site 5** would not be developed for affordable housing, but the garages would be demolished to provide around 46 new public car parking spaces

Option 3 – A balanced approach to affordable housing and public car parking provision

24. Under this option:

- **Site 1** would not be developed for affordable housing, but would provide around 50 of the required 58 car parking spaces for the Higgins Homes development.
- **Site 2** would be laid-out to provide around:
 - 8 car parking spaces for the Higgins Homes development; and
 - 55 public car parking spaces
- **Site 3** would be marked up, equipped and included within the pay and display regime to provide around 7 public car parking spaces
- The 20 Council-owned garages on **Site 4** would be demolished and the site re-constructed to provide around 34 public car parking spaces
- **Site 5** would be developed, subject to planning permission, to provide 10 affordable flats with 10 associated parking spaces, in accordance with the Development Appraisal approved by the Council Housebuilding Cabinet Committee

Consideration of the options

25. The effects of the above options, compared to the current position, is summarised in the table below:

Option	Council Garages	Public Car Parking	Higgins Parking	Affordable Homes
Currently	88	63	-	-
1	-	60	58	25
2	-	142	58	-
3	-	96	58	10

26. Officers have considered the above options and are of the view that Option 3 would strike the most appropriate balance between providing additional public car parking than is currently provided along Vere Road, (which would be welcome bearing in mind the additional visitors to the area that are expected as a result of the additional commercial retail units that will be provided on the ground floor of the Higgins Homes development), and the provision of much-needed affordable housing (especially since no affordable housing is being provided as part of the Higgins Homes development). Option 3 is therefore recommended accordingly.

27. Appendix 2 provides an indicative plan showing how the car parking and affordable housing could be provided across the 5 sites under Option 3.

Resource Implications

28. Under the Development Agreement between the Council and Higgins Homes, the latter is only responsible for meeting the costs of providing the required 58 car parking spaces for its own development, including any garage demolition costs. However, the Estates and Valuations Team have negotiated an agreement with Higgins Homes whereby, in principle, Higgins Homes would undertake all of the car parking works at Site 2 at its own cost, including the provision of all the public car parking spaces. This is in recognition of the fact that it is preferable to Higgins Homes to have the majority of their development's car parking on Site 1, and for their purchasers not having to move their car parking space between Sites 1 and 2 at the Council's discretion, as allowed under the Development Agreement.

29. Therefore, under the proposed Option 3, the Council would only be required to undertake the costs of constructing and equipping the proposed public car parking on Sites 3 and 4. Since no detailed costings have yet been assessed for this work, it is suggested that the Director of Neighbourhoods obtains a budget estimate for the cost of this work and seeks the inclusion of appropriate budget provision within the Capital Programme for 2017/18, when the Cabinet next reviews the Capital Programme.

30. The increased number of public car parking spaces should result in increased car parking income for the General Fund. However, it is not possible to accurately assess the increased income.

31. The proposed affordable housing would be funded through the HRA's Council Housebuilding Programme, which would require capital funding to construct the new homes but would benefit from the rental income over the life of the dwellings, as set out in the detailed Development Appraisal considered and approved by the Council Housebuilding Capital Programme.

Legal and Governance Implications:

Sites 1 and 5 are held within the Housing Revenue Account. Sites 2, 3 and 4 are held within the General Fund.

Safer, Cleaner and Greener Implications:

Site 1, which comprises a number of vacant garages, sometimes experiences anti-social behaviour, which it is considered will be overcome through the provision of open parking.

Consultation Undertaken:

The Chairman of Cabinet Committee has invited the 2 ward members for Vere Road to attend the Cabinet Committee meeting and to contribute to the discussion.

Background Papers:

None.

Risk Management:

The main risks are:

- (a) If the Council does not provide sufficient land for the provision of the required 58 car parking spaces for the Higgins Homes development, in time for when the private properties on the site of the former Sir Winston Churchill PH are first occupied, in accordance with the Development Agreement, it would be in breach of the Agreement and could be held liable for any financial loss incurred by the developer.

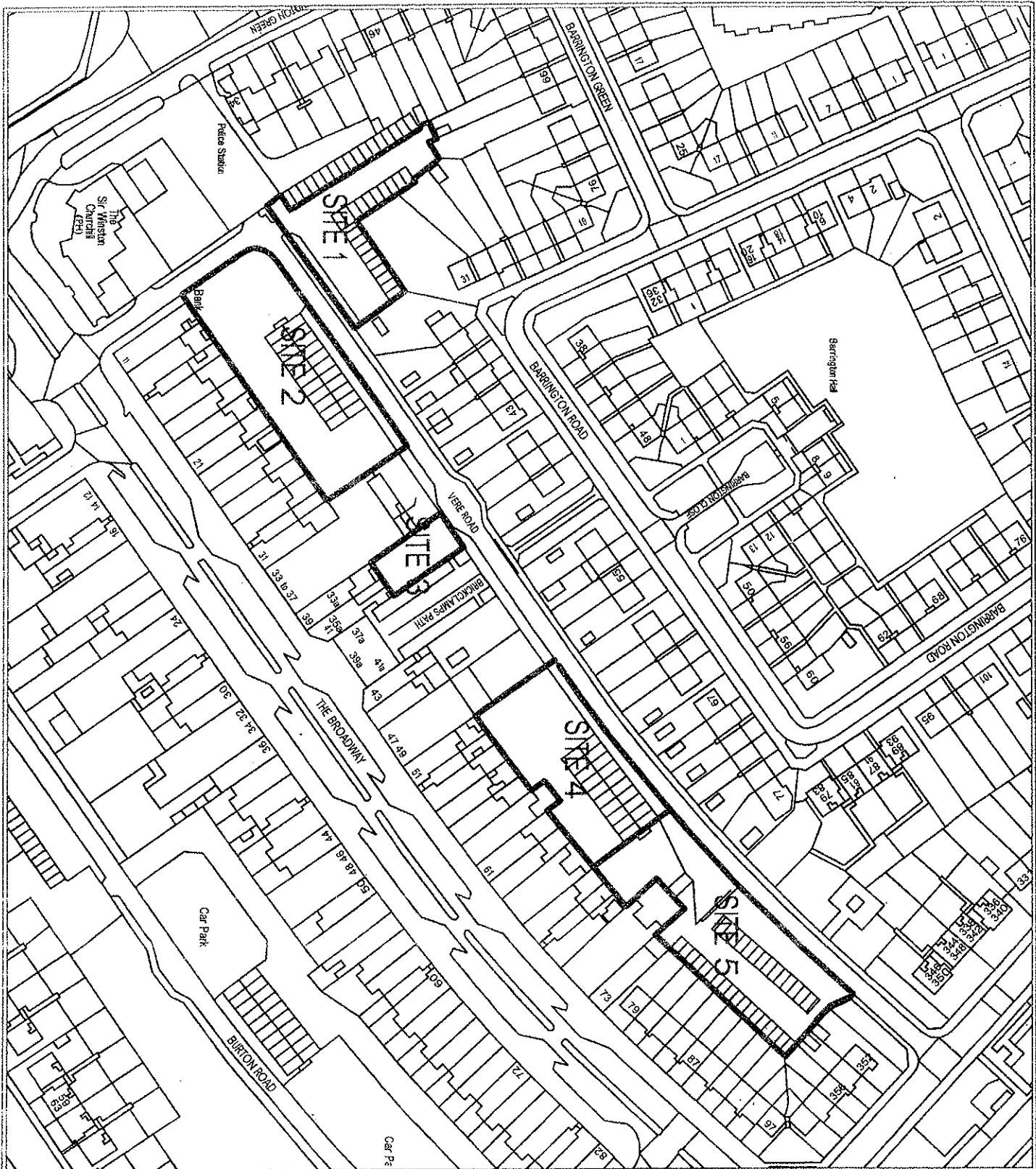
(b) Higgins Homes could withdraw its discretionary offer to meet the cost of re-constructing the public car parking spaces at Site 2, leaving the Council to fund the cost of the works itself. It is suggested that this be mitigated through an appropriate legal agreement between the two parties, setting out the agreed approach.

Due Regard Record

This page shows **which groups of people are affected** by the subject of this report. It sets out **how they are affected** and how any **unlawful discrimination** they experience can be eliminated. It also includes information about how **access to the service(s)** subject to this report can be improved for the different groups of people; and how they can be assisted to **understand each other better** as a result of the subject of this report.

S149 Equality Act 2010 requires that due regard must be paid to this information when considering the subject of this report.

No groups of people with protected characteristics, as defined by the Equality Act 2010, are assessed to be affected by the report's recommendations.



Project	Content	Sites	Revisions	Notes
Vere Road Loughton				

HOUSING SERVICES
Main Street, Bishop's Stortford,
Hertfordshire SG14 2AB
01279 622200

Drawing No. 1000
Date 10/25/15
Scale 1:2500
Project No. 1000
Drawing No. 1000

This page is intentionally left blank



NOTES

Report all discrepancies, errors and omissions
Do not scale from this drawing.
Verify all dimensions on site before commencing any work or preparing shop drawings.
All materials, components and workmanship are to comply with all the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
For all specialist work see relevant drawings.

PRELIMINARY



Pellings LLP
24 Widmore Road Bromley Kent BR1 1RY
t 020 8460 9114 f 020 8313 0019 e bromley@pellings.co.uk
www.pellings.co.uk

CLIENT —

East Thames HA

TITLE

Proposed Plan

**Architecture & Planning ■ Building Surveying ■ Project Management ■
Cost Consultancy ■ CDM Co-ordination**

PROJECT EERG 11 - Page 11

EFDC House Building

DATE OCT 2014 SCALE 1:1000 @A3 DRAWN NP CHK

DRAWING No

612|023|P3-12 | D |

This page is intentionally left blank

Agenda Item 9

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank