



DECISIONS

Committee:	COUNCIL HOUSEBUILDING CABINET COMMITTEE
Date of Meeting:	Monday, 12 December 2016

Date of Publication:	16 December 2016
Call-In Expiry:	22 December 2016

This document lists the decisions that have been taken by the Council Housebuilding Cabinet Committee at its meeting held on Monday, 12 December 2016, which require publication in accordance with the Local Government Act 2000. The list specifies those decisions, which are eligible for call-in and the date by which they must be called-in.

Those decisions that are listed as being “recommended to the Council...”, or request the Chairman of the Council to waive the call-in, are not eligible for call-in.

The wording used might not necessarily reflect the actual wording that will appear in the minutes, which will take precedence as the minutes are the official record of the meeting.

If you have any queries about the matters referred to in this decision sheet then please contact:

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Call-In Procedure

If you wish to call-in any of the eligible decisions taken at this meeting you should complete the call-in form and return it to Democratic Services before the expiry of five working days following the publication date. You should include reference to the item title. Further background to decisions can be found by viewing the agenda document for this meeting at: www.eppingforestdc.gov.uk/local_democracy

Decision No:

7. REVISED FEASIBILITY STUDIES

Decision:

- (1) That the Cabinet Committee considers the viability of each of the 2 revised feasibility studies previously approved by the Cabinet Committee, for inclusion in a future phase of the Council House-building Programme;

- a) Pentlow Way, Buckhurst Hill; and
- b) Woollard Street, Waltham Abbey.

8. SITES UNSUITABLE FOR DEVELOPMENT

Decision:

(1) That the Council's garage sites to the rear of numbers 109 to 127 and to the rear of numbers 100 to 108 Pyrles Lane, along with Land and garages adjacent 14A Pound Close, Nazeing, be sold on the open market, to a private developer, with any receipt being recycled back into the Council House-building programme.

9. TENDER AWARDS FOR PHASE 3 CONTRACTS

Decision:

(1) That TSG be awarded the contract for the construction of two affordable 3-bed houses and two affordable 2-bed houses at Stewards Green Road, Epping in the contract sum of £752,340.41 based on a 34 week contact period based on a price and quality tender;

(2) That Denmark & White Ltd be awarded the contract for the construction of two affordable 2-bed houses and two affordable 1-bed flats at Parklands, Coopersale in the contract sum of £716,756.74 based on a 56 week contact period based on a price and quality tender;

(3) That Storm Building Ltd be awarded the contract for the construction of ten affordable 3-bed houses and two affordable 2-bed houses at Queens Road, North Weald in the contract sum of £2,320,493.00 based on a 82 week contact period based on a price and quality tender;

(4) That TSG be awarded the contract for the construction of two affordable 3-bed houses and two affordable 2-bed flats at Bluemans End, North Weald in the contract sum of £753,034.23 based on a 36 week contact period based on a price and quality tender;

(5) That VSN Enterprises Ltd be awarded the contract for the construction of one affordable 3-bed house at Centre Drive, Epping in the contract sum of £300,285.00 based on a 38 week contact period; and

(6) That Denmark & White Ltd be awarded the contract for the construction of two affordable 2-bed houses and two affordable 1-bed bungalows at Springfield (Site C), Epping and one affordable 3-bed house and three affordable 2-bed houses at Centre Avenue, Epping in the contract sum of £1,408,126.30 based on a 60 week contract period based on a price and quality tender.

10. STREET/BUILDING NAMING FOR PHASE 3

Decision:

(1) That, following consultation with Epping Town Council and the three Ward Members, and as suggested by the Town Council, the new developments be named:

- (a) Between 15 and 17 Springfield, Epping be called "Pantin

Close”;

(b) To the rear of 44 and 51 Parklands, Coopersale be called “Verrall Close”;

(c) Between 16 & 18 Centre Avenue, Epping be called “Matthews Close”; and

(d) Between 39 and 52 Stewards Green Road, Epping be called “Thorn Terrace”;

(2) That the three bedroom houses;

(a) Between 71 and 73a Centre Drive, Epping be numbered 71a Centre Drive; and

(b) Adjacent to 79 London Road, Stanford Rivers be numbered 79a London Road;

(3) That, following consultation with North Weald Parish Council and the two Ward Members, and as suggested by the Parish Council, the new developments;

(a) Between 16 and 17 Bluemans End, North Weald be called “Centenary Close”; and

(b) To the rear of 9 - 19 Queens Road, North Weald be called “Elizabeth Close”; and

(4) That formal applications be submitted to the Director of Neighbourhoods for the above names and numbering, in accordance with the Council’s Street Naming and Numbering Policy, and that the Director of Communities be authorised to make minor changes if necessary.

11. PROGRESS REPORT

Decision:

(1) That the contents of this Progress Report on Council house-building be noted;

(2) That the Leader of Council be asked to convene a special Cabinet Meeting, to be held before the next scheduled meeting on 2 February 2017, to consider the use of 1-4-1 Receipts that will not be able to be used before their 3-year deadline at the end of March 2016; and

(3) That a recommendation be made to the proposed Special Cabinet Meeting, that the 1-4-1 Receipt be passed to a Housing Association currently on site with an affordable housing development in the District, to enable the 1-4-1 Receipts to be used for the benefit of the District and to avoid the Council incurring interest payments to the DCLG, subject to the Council having nomination rights to the properties built with this money.

