



Meeting Title:	Qualis Group Board	
Meeting Date:	26 th May 2021	
Title of Paper:	Board Update Paper for Pyrles Lane, Loughton	
Author/Job Title:	Karen Telling. Development Manager	
Presenter:	Simon Rutter, Development Director	
Action Required: <i>Please tick ✓</i>	Decision	[]
	Discussion	[]
	Noting	[✓]
Purpose of the paper: The purpose of this paper is to provide an update to the Board regarding the continued progress of this scheme.		
Recommendation: Update only.		
Risks: financial, regulatory or other:		

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1. Executive Summary

The purpose of this paper is to provide an update to the Board regarding the continued progress of this scheme.

2. Background

As a general update the scheme currently comprises of the following.

- 33 houses with 20 x 2 bed, 7 x 3 bed, 6 x 4 bed Town houses.
- 35 car parking spaces. 1 per unit and an additional 2 visitor's spaces.
- Affordable housing.
- New access from Pyrles Lane following the demolition of number 79.

To provide a suitable access to the development (in addition to 79 Pyrles Lane) there is the need to acquire three additional portions of land from EFDC, including a section of the rear garden to 81 Pyrles Lane.



Indicative site plan

3. Financials – Fee forecast for consultants

Consultant spend to date – up to end April 2021 - **£273,570**

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Indicative Aerial plan

4. Timeline

Action	Target Dates
Pre-Application No 1	27 th April 2021
Land Valuations EFDC	May 2021
Full Business Case to Qualis Board	June 2021
Legal Agreement including access negotiations with 81 Pyrles Lane	July 2021
QRP	6 th August 2021
Public Consultation	15 th September – 28 th September 2021
Planning Submission	November 2021

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5. Next Steps

Following a positive Pre-application meeting in April, the team await formal comments from the LPA.

EFDC have appointed Savills to value the additional portions of land and these valuations are expected during the week commencing 24th May 2021. Number 79 Pyrles Lane has already been valued at £415,000.

With regards to 81 Pyrles Lane, this property was sold in 1982 on a long lease and EFDC will need to negotiate with the owner for this strip of garden.

With this information the team can then commence final negotiations with EFDC in relation to acquisition of all parts and develop the design in preparation for the QRP in August.

This is a challenging site due to the circa 14m fall in level across it and the restrictive access conditions requiring land acquisitions. This will impact the base land value.

The team are working through the detail on site abnormal costs and value engineering options to create a robust baseline financial appraisal.



Indicative CGI

6. Board Approval

A full business case will be presented to Qualis Board in June 2021 seeking approval before submission of the offer to EFDC.

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