

**Report to the Asset Management and
Economic Development Cabinet
Committee**



**Epping Forest
District Council**

Report reference: AMED-014-2013/14

Date of meeting: 10 April 2014

Portfolio: Asset Management & Economic Development

Subject: Asset Management Co-ordination Group Report

Responsible Officer: Chris Pasterfield (01992 564124)

Democratic Services Officer: Jackie Leither (01992 564756)

Recommendations:

1. To note the quarterly monitoring report on the development of the Council's property assets.

Executive Summary:

This report updates the Cabinet Committee on a number of projects discussed at previous meetings.

Reasons for Proposed Decision:

To comply with the Cabinet Committee's previous request to monitor the development of the Council's property assets periodically.

Other Options:

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

Report:

1. **Langston Road Retail Park** – Outline planning approval has now been granted and the Section 106 Agreement has been signed by EFDC, Essex CC and Polofind Ltd. Negotiations are on going with Polofind Ltd regarding a development agreement to jointly develop the site. Following a number of meetings with legal advisers, BLP, and the Council's accountants, PWC, a corporate structure is now being proposed for Council members to consider. The meetings have been attended by the Council's Financial Director, Director of Corporate Support Services and Chief Estates Officer.
2. **Oakwood Hill Depot** – A planning application had been re-submitted and was registered as valid on 5th March 2014.
3. **Pyrles Lane Nursery** – The planning application for residential development has been refused. A further application will be considered in the future taking account some of the concerns raised at the planning committee. The house 79 Pyrles Lane adjacent to the

entrance has been purchased by the Council. A further planning application is now being considered by the Council's consultants.

4. St John's Road – Essex County Council, Epping Town Council and this Council, have carried an expressions of interest exercise which has attracted strong interest. A presentation was made to EFDC and ETC councillors on 10th October and ETC have now appointed Strettons chartered surveyors to act on their behalf. Permission has been sought from councils to enter into detailed negotiations from a mixed use developer to ascertain the details of their offer for a fixed period. This approach has been approved by EFDC and ETC and approval is awaited from ECC who have recently appointed a new Portfolio Holder to this position. This will then be considered by members of all three councils to decide if they wish to take it further forward.

5. Waste Contractor's Depot – This is currently being considered as part of the re-tendering of the waste contract by the Director of Environment and the results will not be known until July 2014.

6. North Weald Airfield – This being looked at as part of the new Local Plan and in particular the Master Plan for North Weald. In addition the Estates Section are taking advice from consultants, Savills, with regard to the Council's land holdings.

7. Torrington Drive – The Council have purchased the Head Lease of the Sainsbury store from Stobart Properties. The Sainsbury store is currently undergoing refurbishment and re-fitting and we believe is due to re-open in late March/early April.

8. Winston Churchill Public House – A developer has agreed Heads of Terms with the Council and Spirit Pub Group to redevelop the site for two retail units, a pub and 64 flats. Negotiation of a development agreement is on going. The planning application was heard on 11th December 2013 at the District Development Control Committee and approved subject to signature of the Section 106 Agreement. The Section 106 Agreement needs to be signed by the developer by the 31 March 2014 for the planning approval to be issued which will also involve signing a development agreement.

9. Broadway Car Parks / Burton Road Depot – A number of commercial and residential proposals are being considered in conjunction with the larger sites mentioned above but there are no firm proposals at this time. At the Asset Management Co-ordination Group on 10th March 2014 it was agreed that a scheme to demolish garages in Vere Road and layout new parking for shoppers and the Sir Winston Churchill development would be brought forward.

10. Lindsey House Epping – The leaseholders have indicated a wish to surrender the lease back to the Council at no cost to the Council. The Council's agent has prepared a schedule of dilapidations and a payment of £7,000 to the Council has been made. Officers are now considering the future potential use/sale of the property.

11. Town Mead Depot – The Council architect has prepared outline drawings and Waltham Abbey Town Council (WATC) have discussed the matter at a council meeting. A meeting has been held with the Leader and Clerk of WATC and matters are now being progressed with consultants. Legal aspects such as the Essex Act are also being looked into.

12. Church Hill Former Car Park – The site has been marketed and following a second round of final bids an offer has been accepted. This is now with Legal Services for completion.

13. Leader Lodge – Preparation to re-market is under way.

Resource Implications:

None as this is a progress report.

Legal and Governance Implications:

N/A

Safer, Cleaner and Greener Implications:

N/A

Consultation Undertaken:

N/A

Background Papers:

None

Impact Assessments:

Risk Management

N/A

Equality and Diversity:

N/A

Did the initial assessment of the proposals contained in this report for relevance to the Council's general equality duties, reveal any potentially adverse equality implications? Yes No

Where equality implications were identified through the initial assessment process, has a formal Equality Impact Assessment been undertaken? Yes No

What equality implications were identified through the Equality Impact Assessment process?

How have the equality implications identified through the Equality Impact Assessment been addressed in this report in order to avoid discrimination against any particular group?