

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



**Epping Forest  
District Council**

**Report reference: AMED-002-2014/15**

**Date of meeting: 14 July 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 a corporate structure is now being finalised for Council members to consider. Further advice has been obtained from the Council's accountants, Price Waterhouse Coopers, and legal documentation is being prepared. Planning conditions are also being addressed such as highways notices and contaminations reports.

2. **Oakwood Hill Depot** – A planning application had been submitted and will be heard at the Plans South Committee on 9<sup>th</sup> July. A verbal update will be given at the meeting.

3. **Pyrles Lane Nursery** – A new planning application for residential development is being prepared and a new traffic survey has been completed. The application is likely to be submitted by the end of July.

**4. St John's Road** – Following the soft marketing exercise exclusive negotiations were held with the developer, Frontier Estates Ltd, and detailed Heads of Terms proposed by the developer. These have been agreed by Epping Town Council and will be considered by EFDC at the Cabinet Committee on 21<sup>st</sup> July. A meeting is also being held with Essex CC, Epping TC and their agents on this day.

**5. Waste Contractor's Depot** – Biffa have won the Council's tender as the new waste contractor. They will be operating from their own depots but be entitled to use the Council's depot in Langston Road until 31<sup>st</sup> March 2015.

**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. There is a separate report to this meeting regarding aviation at the airfield.

**7. Torrington Drive** – The Council have purchased the Head Lease of the Sainsbury store from Stobart Properties. The Sainsbury store has been refurbished and has re-opened with new car parking spaces now totalling 49 spaces.

**8. Winston Churchill Public House** – A Development Agreement and Section 106 Agreement have been signed by the Council and CK Property Investments(Loughton)Ltd. We understand that the developer has satisfied planning conditions and a programme of works is now awaited.

**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. Possession has now been taken of the former jewellers shop which has relocated on The Broadway. Work to demolish the shop and widen the walkway to provide better access to the Burton Road car park is now being progressed.

**10. Lindsey House Epping** – Possession has now been taken of this property and approval granted at the 23<sup>rd</sup> June Cabinet to market the property.

**11. Town Mead Depot** – the Council have employed Peter Brett Ass. as consultants to consider flooding issues and a further topographical survey of the joint sites has been completed. Discussions are now taking place with the Environment Agency and a report will then be issued by Peter Brett Ass. on the possible uses of the site.

**12. Church Hill Former Car Park** – The sale of this site has now been completed.

**13. Leader Lodge** – Following a marketing exercise bids have been received and are being considered by the Council.

**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?