

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



**Epping Forest  
District Council**

**Report reference: AMED-006-2014/15**

**Date of meeting: 21 October 2014**

**Portfolio: Asset Management and Economic Development**

**Subject: Asset Management Co-ordination Group Report**

**Responsible Officer: Chris Pasterfield (01992 564124)**

**Democratic Services: 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 for Action:**

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

**Report:**

- Road Retail Park** – Further advice has been obtained from the Council's accountants, Price Waterhouse Coopers, and a meeting was held on 9<sup>th</sup> September with Polofind Ltd and legal advisers. Substantial progress has now been made on legal documentation which is subject to final comments and checking by both sides accountants.
- Oakwood Hill Depot** – A planning application was heard at the Plans South Committee on 9<sup>th</sup> July and approval was granted. A detailed programme to comply with planning conditions and costings with a view to issuing construction tenders is being prepared with the Council's consultants, Stace, this is subject to confirmation of requirements for the Fleet Operations Service. A full report will be presented to cabinet in due course.
- Pyrles Lane Nursery** – A new planning application for residential development is being prepared and a new traffic survey has been completed. Options regarding design are being considered and it is hoped that a new application will be submitted by Christmas.

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. The Council are in negotiation with the other parties to bring this development forward and a verbal update will be given at the meeting.

5. **North Weald Airfield** – This being looked at as part of the new Local Plan and in particular the Master Plan for North Weald. A report has been prepared for Cabinet on the 6<sup>th</sup> October regarding the Council seeking a business partner to further aviation income at the airfield and a verbal update will be given at the meeting.

6. **Torrington Drive** – A meeting was held with TFL on 14<sup>th</sup> August to discuss a number of station car parks within the District. The point was made to TFL that the Council would like to see some progress on the proposal for Debden and an update was promised but TFL emphasised that it was not on their current development programme.

7. **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 and demolition of the pub has taken place.

8. **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.

9. **Lindsay 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. Agents have been appointed following a tender process but Essex CC have expressed interest in the building and discussions are taking place.

10. **Town Mead Depot** – the Council have employed Peter Brett Associates as consultants to consider flooding issues and a further topographical survey of the joint sites has been completed. Discussions have taken place with the Environment Agency with the Council's consultant, Peter Brett Associates, and drawings are currently being revised for a detailed discussion with Development Control regarding design issues.

11. **Leader Lodge** – Following a marketing exercise bids have been received and Legal Services have been instructed to deal with the sale.

**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

**Risk Management:**

N/A

# 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.

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Not applicable.