

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



**Epping Forest
District Council**

Report reference: AMED-009-2014/15

Date of meeting: 11 December 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/Decisions Required:

(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:

1. **Langston Road Retail Park** – All advice has now been received and legal documentation nearly all agreed. A report is going to Cabinet on 15th December.

2. **Oakwood Hill Depot** – Detailed costings and a project programme have been received and a report is going to Cabinet on 15th December.

3. **Pyrles Lane Nursery** – A new planning application for residential development is being prepared and a new traffic survey has been completed. Drawings have been revised for the layout and drawings for the access road are being finalised.

4. **St John's Road** – Negotiations with Essex CC and the developer are progressing well and solicitors have been instructed to progress documentation.

5. **North Weald Airfield** – This is being looked at as part of the new Local Plan and in particular the Master Plan for North Weald. At Cabinet on the 6th October a report was

approved for the Council to seek a business partner to further aviation income at the airfield. Marketing is due to commence in the New Year and consultation will take place at this time.

6. **Torrington Drive** – A meeting was held with TFL on 14th 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 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) Limited. 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. A further report on financial matters is being considered by Cabinet on 15th December.

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.

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 and 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. The contract for sale has now been exchanged.

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.

Not applicable.