

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



**Epping Forest  
District Council**

**Report reference: AMED-011-2014/15**

**Date of meeting: 12 February 2015**

**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)**

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**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. The report to Cabinet on 15<sup>th</sup> December was approved and discussions are continuing with the Council's JV partners, Polofind Ltd.

2. **Oakwood Hill Depot** – Detailed costings and project programme have been received and a report was approved at the Cabinet on 15<sup>th</sup> December. Information on planning conditions has been finalised and is being reviewed by Development Control. Clearance of the site has been undertaken to ensure that birds do not nest in spring and then get disturbed when proposed works commence in June.

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. It is hoped that some documentation will be completed by the next meeting.

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 6<sup>th</sup> October a report was approved for the Council to seek a business partner to further aviation income at the airfield. Marketing material is being finalised and marketing will then commence.

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 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. A financial adjustment to the Development Agreement was approved by Cabinet on 15<sup>th</sup> December and solicitors have been appointed to document this variation.

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. Discussions are being progressed with Essex CC and Heads of Terms have been agreed for a sale which is now in solicitors hands.

10. **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 have taken place with the Environment Agency with the Council's consultant, Peter Brett Ass., and drawings are currently being revised for a detailed discussion with Development Control regarding design issues. Pellings LLP have been employed as architects for the scheme.

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. This has now completed.

**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.