

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



**Epping Forest
District Council**

Report reference: AMED-003-2016/17

Date of meeting: 30 June 2016

Portfolio: Asset Management and Economic Development

Subject: Epping Forest Shopping Park – Progress Report

Responsible Officer: Derek Macnab (01992 564050)

Democratic Services: Jackie Leither (01992 564756)

Recommendations/Decisions Required:

- (1) To note progress on the Epping Forest Shopping Park.

Executive Summary:

This report updates the members of the Cabinet Committee on progress on the development of the Epping Forest Shopping Park. It advises that the Cabinet are due to consider the award of the main construction contract at their meeting on the 21 July 2016. As per previous updates, the Council's Project Management and Marketing Consultants will be present at the meeting to answer questions. Separate reports from the Consultants will be circulated on a separate Supplementary Agenda which will be considered in Part II of the meeting.

Reasons for Proposed Decision:

In order that the Cabinet Committee can monitor progress on this major capital project for the Council.

Other Options for Action:

Report:

Tenders were received for the main construction contract from three suitably qualified companies. The contractors were invited to a clarification interview and their bids have been formally evaluated by the Project Team. Standstill letters have been sent to all tenderers and on the assumption that no challenges have been received by the 20 June, a report will be considered by the Cabinet on the 21 July to make the final award. The length of the construction period is estimated at around 40 weeks with a start on site in August 2016.

As highlighted in the earlier report, the new depot at Oakwood Hill is largely complete and the remaining services i.e. fleet maintenance and grounds maintenance will relocate from Langston Road to the new premises by the middle of July. On this basis, vacant possession can be given to the successful construction contractor to commence works. As Members may be aware, a licence to use the proportion of the site previously owned by Polofind Ltd, for temporary car parking, has been granted. The licence can be terminated at one month's notice which means that notice will be served at the beginning of July. The potential displacement of cars has been flagged up as a

consideration for the Debden Broadway Parking Review.

Members will recall that the Section 278 Highways Contract was awarded to Walkers Construction earlier in the year. The start of the work has been delayed by several months due to difficulties in reaching agreement with Essex County Council Highways on methods of working and their requirements for re-surfacing in adjacent areas. Although a solution has been agreed, this is likely to increase costs. This issue will also be addressed as part of the Cabinet Report in July.

Negotiations with potential tenants are ongoing and will be reported in Part II.

Resource Implication

Covered in Part II Report.

Consultation Undertaken:

Essex County Council Highways.

Background Papers:

Previous Reports to Cabinet Committee and Project Monitoring Reports.

Risk Assessments:

The project has its own risk management register which is reviewed regularly.

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.

The new Shopping Park will be fully accessible to people with disabilities.