

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



**Epping Forest
District Council**

Report reference: AMED-008-2016/17

Date of meeting: 27 October 2016

Portfolio: Asset Management and Economic Development

Subject: Asset Management Co-ordination Group Report

Responsible Officer: Derek Macnab (01992 564050)

Democratic Services: Jackie Leither (01992 564756)

Recommendations/Decisions Required:

- (1) To note progress on the Council's Asset Management and Development Projects.

Executive Summary:

This report updates the Cabinet Committee on a number of projects as 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 on a regular basis.

Other Options for Action:

None, as monitoring report is for information.

Report:

1. **Epping Forest Shopping Park** – a more detailed progress report is contained within a separate report on the Agenda.
2. **Oakwood Hill Depot** – The new depot at Oakwood Hill is complete and all services displaced from Langston Road are operating effectively from their new base. Work has commenced on the Final Account, within some additional costs incurred due to ground conditions likely to be offset by a claim against the contractor for delay. The new MOT Station received a full VOSA accreditation at the beginning of August and usage has picked up well, the site benefitting from greater visibility from passing trade. In time, it is still hoped to relocate the Council's Countrycare Service to Oakwood Hill from Townmead in Waltham Abbey.
3. **Pyrles Lane Nursery** – A development appraisal in accordance with the planning approval has been prepared by external consultants, the results of which will be formally reported to Cabinet in December 2016. Members of Cabinet will be asked to determine how the site will subsequently be marketed.

4. **St John's Road** – Negotiations have reached a conclusion between Essex County Council, the District Council and Frontier Estates. Draft documentation nearing completion for exchange of contracts, which will no longer be provisional as the Secretary of State's Approval under the State Aid Regulations has been received.
5. **North Weald Airfield** – Due to changes in procurement legislation, it will no longer be possible to seek to obtain an operational partner on a "concessionary contract" basis. A full OJEU process will need to be followed as per other major service contracts. Capacity is not available at this time to take the procurement forward but should commence early in the New Year, once the Council has let the new Leisure Management Contract.
6. **Site of Former Public House – Winston Churchill** – A report was considered and agreed by Cabinet in September regarding car parking provision for the development and potential improvements to the Vere Road Car Parks. A report seeking capital funding for the improvements is being prepared.
7. **Ongar Academy** – Work has commenced on the new school. There is no longer any intention to report, as the Council's landholding interest in this site has now been disposed of.
8. **Townmead Depot** – Alternative issues still be explored. However, as a result of a Health and Safety Audit, remedial works to be undertaken as part of the 2017/18 planned maintenance programme to be considered by Cabinet in November.
9. **Hillhouse Development** – Planning Application to be considered by District Development Management Committee on the 28 November. Tenders have been returned for the Leisure Management Contract, (to include the new Leisure Centre) which is to be considered by Council in December 2016.

Resource Implications:

None as this is a progress report.

Legal and Governance Implications:

As referred to in individual sections.

Safer, Cleaner and Greener Implications:

N/A

Consultation Undertaken:

None

Background Papers:

Cabinet Reports on individual Capital Schemes.

Risk Management:

Risks relevant to each project are contained within Departmental Service Plans or Corporate Risk Register.

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.

None as this is a monitoring report only.