

Report to the Asset Management and Economic Development Cabinet Committee



**Epping Forest
District Council**

Report reference: **AMED-009-2016/17**

Date of meeting: **27 October 2016**

Portfolio: **Asset Management and Economic Development**

Subject: **Epping Forest Shopping Park – Progress Report**

Responsible Officer: **Chris Pasterfield (01992 564051)**

Democratic Services: **Jackie Leither (01992 564756)**

Recommendations/Decisions Required:

To note progress report on the development of the new Epping Forest Shopping Park to include an update on the potential tenant mix.

Executive Summary:

This report advises Members of current progress with respect to the construction of the Shopping Park and the associated highways work. Members of the Council's Consultancy Team will be present to update the positon with regard to the timetable and also how negotiations are proceeding with potential tenants.

Reasons for Proposed Decision:

To comply with the Cabinet Committee's previous request to monitor the development of the Council's property assets and, in particular, progress relating to the development of the Epping Forest Shopping Park.

Other Options for Action:

None as the report is at the specific request of Members.

Report:

1. At the Cabinet Committee meeting of the 21 July 2016, the Portfolio Holder for Asset Management & Economic Development presented a report on the award of the main Construction Contract for the Epping Forest Shopping Park.
2. The Portfolio Holder explained that the re-tendering of the main building contract for the Shopping Park was carried out under European procurement regulations for a two-stage tender. Three tenders were received on 3 May 2016, and were evaluated by the Project Team including interviews with all three contractors on 26 May 2016. The bid from McLaughlin & Harvey Construction represented the best combination of both quality and cost and they were subsequently appointed.

3. A letter of intent was issued to enable McLaughlin and Harvey to start mobilisation and they formally took possession of the site on the 12 September.
4. In advance of the main contractor receiving possession, a letter of termination was issued to cease the temporary licence for car parking on the T11 portion of the site. This car parking has dispersed with a subsequent increase in the use of the Council's off-street car parking in the Broadway area being observed, to include uplift in annual permits being purchased for the long-stay car parks.
5. After a positive initial contract initiation meeting, McLaughlin and Harvey are making good progress, with demolition of existing buildings and site clearance largely complete. Excavations have been dug for the surface water attenuation scheme and work is shortly due to commence on the retaining wall to the rear of the site. The current predicted programme for the build is 41 weeks with the retail units being completed in two phases, facilitating fit-out by prospective tenants.
6. The Portfolio Holder also reported that amendments to the construction programme for the Section 278 Works for the Shopping Park has increased the cost of this contract. The report on the Cabinet Agenda had requested approval for an increase of £343,053 to the original contract sum; however, further amendments requested by Essex County Council had increased the cost of this contract by £908,208 and approval for this increase was also agreed.
7. The main highways contractor, Walkers Construction commenced work on the 5 September 2016, under a temporary licence issued by Essex County Highways. There are still two outstanding matters to be finalised in a relation to the concrete structure of the attenuation tanks for control of drainage and amendments arising from the layout of an existing gas main.
8. Progress is still positive with relation to the securing of tenants, with many lets in the hands of solicitors. The Council's marketing consultants will also be present to discuss progress in this regard and will be providing a further report which will be considered in Part II because of the commercial sensitivity of some of its content.

Resource Implications:

As contained in the body of the report in relation to the costs of construction/highways.

Legal and Governance Implications:

External Legal Advice is being provided on the project.

Safer, Cleaner and Greener Implications:

The Shopping Park will comply with modern efficiency standards and incorporate systems to ensure the security and safety of premises and customers.

Consultation Undertaken:

Essex County Council Highways.

Background Papers:

Cabinet Report on the 21 July 2016.

Risk Management:

A risk management schedule is being maintained for the project.

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 for people with disabilities.