

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



**Epping Forest
District Council**

Report reference: AMED-007-2018/19

Date of meeting: 17 January 2019

Portfolio: Commercial and Regulatory Services

Subject: Asset Management Development Projects – Progress Report

Responsible Officer: J Nolan (01992 564083)

Democratic Services: J Leither (01992 564756)

Recommendations/Decisions Required:

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

Executive Summary:

The report updates the Cabinet Committee on a number of major projects that the Council are managing with regards to its assets.

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 information only, not action.

Report:

1. Epping Forest Shopping Park

The Epping Forest Shopping Park is now fully let and trading. The Park is still proving extremely popular with customers. As a result of the popularity of the park some issues have been identified with parking, these are being looked at with a view to improving access to the carpark.

2. Pyrles Lane Nursery

Cabinet has approved a report regarding the sale of Pyrles Lane Nursery on the 18 October 2018. The site is currently under offer to be sold to Durkan Developments who are in the process of conducting their legal and site due diligence. Solicitors have been appointed to progress the sale. The existing Nursery is due to relocate to Town Mead depot in refurbished premises by the end of Q1 2019 following the successful planning application. Further updates will be provided at the next meeting.

3. St John's Road Redevelopment

An update on this project is the subject of a separate report on this agenda.

4. North Weald Airfield

An internal Officer project team has been set up to provide strategic direction in line with the requirements of the submission version of the Local Plan. A Planning Brief has been requested as the first stage in the process of engaging a third party consultant to assist EFDC Officers in the preparation and submission of a planning application for the land identified as site NWB.E4 in the Submission Version of the Local Plan dated December 2017, along with the aviation land to the western side of the runway and associated new access point.

Interim terms have been agreed with Saunders Markets for them to remain in occupation throughout 2019, while a tender process is undertaken to assess market demand and secure the best operator from January 2020.

Terms have been agreed and solicitors instructed for a new 25 year lease to the Essex & Herts Air Ambulance. The lease to the National Police Air Service has been completed and funding approved from the Home Office. Construction for the new base has commenced.

5. Landmark Building

Following the withdrawal of interest from Co-Op and Costa Coffee, new marketing agents have been appointed. Both units are now under offer with the bulk of the former under offer to a local publican. The lease to the Mediterranean restaurant has now completed and the tenant is fitting out. The prospective tenants are submitting the necessary planning and building regulation applications. Two other units (one newly created via proposed sub-division) are available for letting and agents are reporting interest.

6. Hillhouse Development

The new Leisure Centre at Hillhouse opened on November 17th and is already achieving membership take up well beyond forecasts. The centre is now in its contractual six-month bedding in period. The Roundhills Swimming Pool site has been physically secured pending redevelopment. Essex Housing are arranging demolition as soon as possible in the New Year.

Resource Implications:

None as this is a progress report.

Legal and Governance Implications:

There are no specific implications.

Safer, Cleaner and Greener Implications:

All developments are undertaken with regard to safer by design and energy efficiency.

Consultation Undertaken:

None

Background Papers:

None

Risk Management:

Risks relevant to each project are contained within individual Project Plans/Corporate Risk Register.

Equality Analysis:

The Equality Act 2010 requires that the Public Sector Equality Duty is actively applied in decision-making. This means that the equality information provided to accompany this report is essential reading for all members involved in the consideration of this report. The equality information is provided at Appendix 1 to the report.