

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



**Epping Forest
District Council**

Report reference: AMED-001-2019/20

Date of meeting: 27 June 2019

Portfolio: Asset Management and Economic Development

Subject: Asset Management Development Projects – Progress Report

Responsible Officer: Jim Nolan (01992 564050)

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. Prior to the release of the financial retention related to the construction, WYG as advisor to EFDC have recommended an independent roof survey is undertaken and quotes are being sought for this. ECC have also requested that additional highways works are undertaken to discharge the s278 obligations and these are currently being costed.

2. Oakwood Hill Depot

All feasibility work on the relocation of the Housing Repairs Service to the site has now been largely completed. The planning application has yet to be considered while mitigation measures asked for by Natural England are being agreed with respect to visitor pressures on the nearby Roding Valley Nature Reserve.

3. Pyrles Lane Nursery

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 are progressing the sale.

The existing Nursery is due to relocate to Town Mead depot in refurbished premises by the end of 2019 following the successful planning application.

4. St John's Road Development

We are currently in the process of seeking consultants to project manage the development. Most survey work has been completed although there are still some Summer ecological surveys to be undertaken. All power to the site has been disconnected.

5. North Weald Airfield

Following the submission of the scope of the Planning Brief to Cabinet in April, a third-party consultant is to be appointed to assist EFDC Officers in the preparation 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.

The deadline for bids to be submitted as part of the tender process to assess current operator demand for the Market was the 23rd May. These are now to be reviewed. Negotiations with Essex & Herts Air Ambulance Trust are progressing, while the construction of the new base for the National Police Air Service is well advanced.

6. Landmark Building

Following the withdrawal of interest from Co-Op and Costa Coffee, new marketing agents have been appointed.

The lease for Units B, C & D are let to a local Mediterranean restaurant and fit out is now complete. The tenant is currently seeking planning permission for its external plant equipment. Due to rear access issues, the Pub has now moved from Unit A to Unit F. The prospective tenants are submitting the necessary planning and building regulation applications.

Units A, E and G are on the market and are available for letting and agents are reporting interest from a day nursery and fitness gym (Unit A).

7. Roundhills Development

Demolition of the old pool site is now complete. The site has been fenced off and the access points blocked to prevent possible incursion of which neighbours are very concerned. An ongoing maintenance solution is currently being sought.

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 as an Appendix to the report.