

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



**Epping Forest
District Council**

Report reference: AMED-005-2019/20

Date of meeting: 16 January 2020

Portfolio: Commercial and Regulatory Services

Subject: Asset Management Development Projects – Progress Reports

Responsible Officer: Jim Nolan (01992 564050)

Democratic Services: Gary Woodhall (01992 564470)

Recommendations/Decisions Required:

(1) To note the progress with the Council's Asset Management & Development projects.

Executive Summary:

This 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 this progress report is for information only, not action.

Report:

Epping Forest Shopping Park

1. The Epping Forest Shopping Park is now fully let and trading. The Park is still proving extremely popular with customers. Roof leaks are however continuing, and an independent roof survey commissioned by EFDC has stated this is due to incorrect installation. The report has been forwarded by EFDC's advisor WYG to the General Contractor MCLH for their comment.

2. Regarding the additional s278 works, these have been completed, signed off by ECC inspection and invoices submitted for payment. This process was overseen by WYG. Funding has now been approved to undertake a study into the car parking arrangements at the site.

Oakwood Hill Industrial Estate

3. This fully let scheme continues to perform well although a structural issue has arisen

in one area of the estate which is currently being reviewed by the Facilities Department.

Pyrles Lane Nursery

4. The site is currently under offer to be sold to Durkan Developments. Planning has expired and Durkhan are intending to make a new planning application.

5. The existing Nursery is due to relocate to Town Mead depot in refurbished premises by the end of Q1 2020 following the successful planning application.

St John's Road Development

6. Initial design work has now been completed on the site and a report was submitted to Cabinet on 6 January 2020. A verbal update will be provided at the meeting.

North Weald Airfield

7. The preparation of a Master Plan 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 has commenced.

8. Negotiations with Essex & Herts Air Ambulance Trust have resumed following progress with the Planning Department.

9. Following the completion of the market tender process and the selection of Saunders Market, an onsite meeting was held in August to discuss their additional requirements including a revised area and some permanent stalls. Saunders are now reviewing the position prior to making a proposal.

Landmark Building

10. Units B, C & D are let to a local Mediterranean restaurant and the restaurant is open and whilst planning consent has now been granted for the external plant & equipment complaints have been received regarding odours and noise from the equipment. Our Environmental team are currently liaising with the tenant to rectify the situation.

11. The lease for Unit F has now completed and the pub is now open. The tenants have submitted the necessary planning and building regulation applications.

12. Terms are agreed for Units A to a fitness centre / gym at the full asking rent, to an operator who has two other premises in the area. Planning has been submitted for a change of use to D2 (Gym & Fitness Centre).

13. Terms have also been agreed for Unit G to a local boxing club and solicitors have been instructed. Planning has been submitted for a change of use to D2 (Boxing gym).

14. Unit E is on the market and available to let but due to size / shape we have had little interest at present but would expect interest to pick-up once the other units are let.

Roundhills Development

15. 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 has been put in place. A report to Cabinet on 6th January 2020 recommended that the site be transferred into Qualis. A verbal update will be given at the meeting.

Resource Implications:

There are no resource implications as this is an update report only.

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:

There is a site security risk at both the Roundhills site and the St Johns Road site. Prompt decisions regarding planning and an early start to construction would reduce the risk at both sites somewhat.

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.