

PROPERTY MATTERS

Property & Estates Update

December 2019

Party Wall Act Work at Sidmouth

The Property & FM Team have been heavily involved in negotiations with Devon county Council and their building contractors involved with the construction of the new senior school at Sidmouth College. This is because the site of the new school borders right up next to our existing leisure centre, and as a consequence our access routes to the main entrance of our leisure centre has to be temporarily diverted.

We need to ensure that a level access is available to all leisure centre customers whatever their circumstances whether able bodied or with some kind of disability. Extensive negotiations went on throughout the summer, and



temporary access arrangements are now in place for the duration of the construction process.

*The latest deals
and updates on
the activities in
Property &
Estates*



Younghayes Centre

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West Street Garages, Axminster

West Street Garages Fully Let Again!

Following the departure of several tenants from the Garages at West Street in Axminster, the Estates Team have moved to secure tenants for the vacant premises.

Garages 5 & 7 were let in October meaning that the site is once again fully occupied

Asset Valuations Underway

The Estates Team have commenced this year's programme of Asset Valuations. These valuations are undertaken for inclusion in the Council's Accounts and rely on the team having 3 RICS Registered Valuers who are able to complete this work.

This year the team are valuing leisure centres, industrial estates, public toilets and car parks which comprise a significant proportion of the Council's overall asset value.

That Should Cover It!

New pool covers have been installed by the Property & FM Team to the main pool and learners pool of Exmouth leisure centre. This is part of the energy saving proposals for Exmouth Leisure Centre.

The provider of the swimming pool covers, namely Glatz Pioneer, is the company that we have used to provide our existing swimming pool covers and they have responsibility for the maintenance of these existing covers. The energy savings that this will create are so extensive that the pools covers will pay for themselves in only 6 years. Other energy saving measures are to be installed at Exmouth Leisure Centre in the next 6 months.



Younghayes Centre Transfer completed

After several years of protracted negotiations, the transfer of the Younghayes Centre to Cranbrook Town Council completed in November.

The property was built as part of the first phase of Cranbrook and comprises a multi use building which as well as providing accommodation for the GP's surgery also offers a community hall and office space.

Since the formation of the Town Council, Property & Estates have worked with them to resolve any issues in order to pave the way for the transfer to proceed.



Younghayes Centre, Cranbrook

Annual Insurance Valuations Done

The Estates Team recently completed the annual programme of valuations for insurance purposes.

This important work assesses the amount our buildings should be insured for and this information is used by the Council's Finance Team to accurately inform the Council's insurers.

This year the team valued around 4,500 housing and commercial assets with a combined reinstatement value of £715 million.

Temporary Licences Boost Income

The Estates Team are often approached by people seeking to use Council owned land on a temporary basis for purposes such as access or short term compounds.

Where a request is considered acceptable the team work to negotiate terms with the other party to ensure that the Council as a landowner is protected but also to ensure that an appropriate fee is paid.

Since the beginning of April 2019, the team have generated an additional £15,800 from the grant of temporary licences, providing a welcome boost to the Council's income from these sites.

Progress Towards Service Plan Objective On Track

The current service plan sets an objective of achieving an overall increase in rental income of 5% in the current financial year.

As can be seen from the graph, increases achieved since the beginning of the financial year stand at £29,492.



These early results mean that the Estates Team is well on the way to delivering this objective over the remaining months of the financial year.

Your Property & Estates Teams

Tim Child

Senior Property & Estates Manager
tchild@eastdevon.gov.uk
01395 517498 or 07875 286544



Colin Whitehead

Principal Building Surveyor
cwhitehead@eastdevon.gov.uk
01395 571584 or 07875 287210



The Estates Team

Rob Harrison

Senior Estates Surveyor
rharrison@eastdevon.gov.uk
01395 517498 or 07875 286544



Adrian Priest

Estates Surveyor
apriest@eastdevon.gov.uk
01395 517476 or 07811 821569



Aaron Manley

Technical Officer
amanley@eastdevon.gov.uk
01395 571589 or 07866 125205



Lorna Todd

Property Records & Admin Officer
ltodd@eastdevon.gov.uk
01395 517517



The Property & Facilities Team

Steve Parker

Area Building Surveyor
sparker@eastdevon.gov.uk
Ext. 1586 or 07734 568918



Tracy Coles

Technical Surveyor
tcoles@eastdevon.gov.uk
01395 571590 or 07734 568982



Phil China

Area Building Surveyor
pchina@eastdevon.gov.uk
01395 571720 or 07734 568977



Rodney Brooks

Facilities Officer
rbrooks@eastdevon.gov.uk
07814 473710



Together with 3 Maintenance Technicians

For all general enquiries, please call us on 01395 571589 or email property@eastdevon.gov.uk