

Agenda for Asset Management Forum Monday, 25th February, 2019, 9.30 am

Members of Asset Management Forum

Councillors: G Pook (Chairman), D Barrow, I Chubb, P Diviani,
A Moulding, P Skinner and I Thomas

Venue: Blackdown House, Honiton

Contact: Christopher Lane;

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(or group number 01395 517546)

Friday, 15 February 2019



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1 Public speaking

Information on [public speaking](#) is available online

2 Notes from the previous meeting (Pages 3 - 11)

3 Apologies

4 Declarations of interest

Guidance is available online to Councillors and co-opted members on making [declarations of interest](#)

5 Matters of urgency

Information on [matters of urgency](#) is available online

6 Confidential/exempt item(s)

To agree any items to be dealt with after the public (including the press) have been excluded. There are no items which officers recommend should be dealt with in this way.

Part A Matters for Decision

7 Performance Dashboard (Pages 12 - 14)

8 Property Matters Newsletter (Pages 15 - 18)

9 Beer Pilot Update (Page 19)

10 The Vice Chairman to move the following

“that under Section (00)(A) (4) of the Local Government Act 1072 the public (including the press) be excluded from the meeting as exempt information, of the description set out on the agenda, is likely to be disclosed and on balance the public interest is in discussing this item in private session (Part B)”

Part B Matters for Decision

11 Drill Hall, Esplanade, Sidmouth (To Follow)

Reason for consideration in Part B: Para 3 Schedule 12A Information relating to the finance or business affairs of any particular person

Under the Openness of Local Government Bodies Regulations 2014, any members of the public are now allowed to take photographs, film and audio record the proceedings and report on all public meetings (including on social media). No prior notification is needed but it would be helpful if you could let the democratic services team know you plan to film or record so that any necessary arrangements can be made to provide reasonable facilities for you to report on meetings. This permission does not extend to private meetings or parts of meetings which are not open to the public. You should take all recording and photography equipment with you if a public meeting moves into a session which is not open to the public.

If you are recording the meeting, you are asked to act in a reasonable manner and not disrupt the conduct of meetings for example by using intrusive lighting, flash photography or asking people to repeat statements for the benefit of the recording. You may not make an oral commentary during the meeting. The Chairman has the power to control public recording and/or reporting so it does not disrupt the meeting.

Members of the public exercising their right to speak during Public Question Time will be recorded.

[Decision making and equalities](#)

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EAST DEVON DISTRICT COUNCIL**Minutes of a meeting of the Asset Management Forum held at Knowle, Sidmouth on 29 November 2018****Attendance list at end of document**

The meeting started at 9.30am and ended at 11.15am.

***23 Public speaking**

There were no public speakers at the meeting.

***24 Report of previous meeting and actions from last meeting**

The report of the previous meeting held on 6 September 2018 was confirmed as a true record.

In response to questions from Members, Tim Child, Senior Manager - Property and Estates reported the project to transfer Newton Poppleford Public Conveniences to Newton Poppleford Parish Council was as far as he was aware progressing well. It was noted that Rob Harrison as Case Officer was currently on leave but would have otherwise provided further detail. In addition, in response to a question asked, it was noted that the Ocean building in Exmouth was still on the market with a guide of £2.7m. The Council owned the land and it was the building itself which was being marketed. The building was subject to a lease to LED for a term of 25-years. Purchase of the building was not ruled out and could be a suitable investment to help generate the return from commercial property being identified within the Council's Transformation Strategy.

Regarding Action Points arising from the last meeting, it was noted that, progress on implementation of a more corporate approach to managing assets would be discussed at a Special AMF meeting to be arranged in January. The issue of overage payments was raised and Tim Child, Senior Manager – Property & Estates advised that these payments were typically allocated to the same budget as the initial capital receipt. It was noted that providing information for leases coming up for renewal was an item later in the agenda.

Tim Child, Senior Manager – Property and Estates reported that further discussions had been undertaken with the Council's Communications Team regarding whether the Newsletter met visual guidelines for Council publications. Finally, the Seaton Workshops project would also be added to the list of projects monitored by the Capital Strategy and Allocation Group once a PiD had been taken through the Council's SMT.

***25 Council's approach to managing assets and role of Asset Management Forum**

The Forum noted that a report had been taken to SMT on 22 August setting out a direction from AMF and the Asset Management Portfolio Holder to centralise asset intelligence and strategic management of the General Fund and Non Dwelling HRA portfolios through and bolstering the Strategy and Policy function. Property & Estates Officers were asked by SMT to take forward a corporate discussion on the best way forward to deliver this and to then present a business case back to SMT.

The approach is more about:

1. Making sure that incomes and costs are captured centrally
2. Additional asset intelligence is captured
3. Performance of all assets is monitored and reported on in a consistent manner
4. That this performance data drives decision making
5. That standard policies and procedures operate across the Council

Further work had been undertaken to better understand how land and property assets are currently managed across the Council, notably visibility of Property & Estates to:

- Ownership records
- Incomes
- Lease and licence events
- Cost liabilities – rates, utilities, cleaning, security, reactive maintenance, planned maintenance and investment planning
- Strategies, policies and procedures
- Clarity of why we hold the asset
- Vacant & surplus assets
- Health & Safety compliance.

A workshop had been arranged to bring key officers together, to understand current practice, identify what works well and what doesn't, to gain support for change and inform what that change might be and how it will operate. The workshop will take place on 12 December.

The intention then was to take a Business Case to SMT on 9 January and then to Cabinet on 6 February 2019 to formally adopt a new way forward for the strategic management of land & property assets. It was noted that there would be a special AMF meeting in mid-January to discuss strategic and a more corporate approach to the management of assets.

RESOLVED 1. that progress to date and next steps be noted.

2. that the direction of travel as outlined in the report around how the Council manages its land and property assets be supported.

***26 Performance Dashboard**

The Forum was presented with the second version of the Performance Dashboard. Tim Child, Senior Manager - Property and Estates, helped familiarise the Forum with its contents, highlighting:

- traffic light system for the key projects;
- Useful performance data such as rent roll (total rental income from land and property); number of assets held for sale; completed works; capital receipt total; capital spend to budget; and maintenance spend to budget;
- Comparison data over time to manage performance – for example, the Forum would be looking for an increase in rent roll over time and delivery towards 100% of forecast spend as year progresses;

Comments made on the dashboard included:

- The review of Sports and Social Club tenure arrangements had not yet started This had resulted in Red RAG status.
- Red RAG status had also been given for incorporation of the use of Uniform across other key services as this needed buy-in from other services. The workshop on 12 December will consider this as one possible output.
- The Property & Estates Team were at early stages in considering a scheme for improvements to Magnolia Centre PC's.
- The final line of text on the Income from lease events data had been missed off the printing of the report.

ACTION Reissue the Performance Dashboard to Members with the bottom line of Income from lease events added.

RESOLVED that the Performance Dashboard be welcomed and continue to be provided as a standing item for future meetings of the Forum.

***27 Successes Newsletter**

The last Newsletter had been circulated beforehand to members of the Forum to consider.

The purpose of the Newsletter was to raise awareness of the breadth of work undertaken by Property & Estates, successful projects completed and exciting progress on others. Some of the articles would be used by the Communications Team for social media good news stories.

The views of the Forum on the newsletter were:

- Limited circulation of the Newsletter was necessary because of the commercially sensitive nature of some of the content;
- The Newsletter was work in progress and would be improved on an ongoing basis

ACTION To prepare a future Newsletter with completed projects that could be circulated more widely within the Council.

**RESOLVED 1. that the content of the Successes Newsletter be noted.
2. that at each subsequent AMF a Newsletter be provided on completed projects that could be circulated more widely than just members of the AMF.**

***28 Budleigh Salterton Beach Store**

The Forum noted that following a report to the Asset Management Portfolio Holder which was approved, the disposal of the site via auction and preparation of the legal documentation was underway. It was intended that the property would be entered in to an auction in February 2019.

RESOLVED that the update on the Budleigh Salterton Beach Store be noted.

***29 Commercial Investment Fund**

Tim Child, Senior Manager – Property & Estates, gave an update on the current position for the Commercial Investment Fund. Feedback from AMF members had been taken on board and an updated draft prepared. External advice was now being obtained on this final draft before returning to a Special AMF to be arranged in January to consider this framework. The intention was then to take to Cabinet on 6 February and then to Council on 27 February to make a £20,000,000 investment fund available with the objective of generating a £450,000 nett income to the Council and as set out within the Council's Transformation Strategy.

Members noted that there would be a special meeting of the Forum to discuss this issue in Mid-January 2019.

RESOLVED that the update on the Commercial Investment Fund be noted.

***30 Stock Condition**

Members noted that the Council currently operated a very straight forward stock condition capture procedure. Basic data was captured but served limited purpose in terms of understanding stock and informing decisions. The importance of this data was now of significant importance in assessing the financial and non-financial performance of individual assets.

It was proposed that the Council introduce a new survey template, data repository and inspection regime to commence early in January 2019. This would include a 30 year programme of works with indicative costings against each item. The proposal was to inspect all properties within a 6 month period and thereafter update the stock condition surveys every five years on a rolling basis.

RESOLVED 1. that the progress made to date be noted.

2. that the appointment in principle of an interim agency building surveyor for a term of circa 6 months to assist in undertaking stock condition surveys be supported. Funding would come from the existing maintenance reserve and a request had already been made to the Strategic Lead – Finance.

***31 One Public Estate**

The Forum members noted that funding had been secured from Government in early 2018 to scope opportunities in both Exmouth and Axminster to make better use of the wider public estate by working with key public sector partners and by doing so reduce revenue costs, improve services to the public and release land for housing development.

£50,000 was secured for Axminster and £75,000 for Exmouth. Opportunities for the Council were fairly limited and until recently other projects had taken priority. Progress was now beginning to be made and workshops were being set up for December/January to bring public sector partners together to explore opportunities, identify assets and establish whether these were worthwhile and deliverable projects and agree which organisation was best placed to lead.

RESOLVED that the update on One Public Estate be noted.

***32 Younghayes Centre, Cranbrook**

Members noted that the intention when built was always for the Younghayes Centre to transfer to the Town Council. For various reasons the transfer had not been straightforward and earlier this year it appeared an impasse had been reached.

Officers had now been successful in unblocking that impasse and on 19 November the Town Council resolved to progress with the transfer on the current terms agreed and Officers were working with the town Council to ensure the transfer completes ideally before the end of the calendar year.

RESOLVED that the update on Younghayes Centre, Cranbrook be noted.

***33 Seaton Moridunum**

Tim Child, Senior Manager – Property & Estates gave an update on Seaton Moridunum. For the past 5 years the Council had been in discussion with the freeholder of the flats (Fosseway Court) behind the Moridunum to explore opportunities to open up the wider site to facilitate development of the Fosseway Court site but also that of the Moridunum and the wider seafront. Discussions had been unsuccessful.

With the aim of finding a workable solution the Council had instructed Lambert Smith Hampton Property Consultants to assist. If terms could be agreed then this would return to AMF then Cabinet in early 2019.

RESOLVED that the update on Seaton Moridunum be noted.

***34 Any Other Business**

That a report be made at the next scheduled meeting of the AMF on the current structure of the Property & Estates Services for Members information.

Attendance list (present for all or part of the meeting):

Councillors:

Dean Barrow
Andrew Moulding
Geoff Pook (Chairman)
Philip Skinner
Ian Thomas

Also Present:

Mike Allen
Megan Armstrong
David Barratt
Tim Dumper
Steve Gazzard
Rob Longhurst
Marianne Rixson
Pauline Stott

Apologies:

Paul Diviani

Officers present:

Richard Cohen, Deputy Chief Executive
Tim Child, Senior Manager - Property and Estates
John Hudson, Accountant Financial Services
Colin Whitehead, Principal Building Surveyor
Adrian Priest, Estates Surveyor
Chris Lane, Democratic Services Officer

EAST DEVON DISTRICT COUNCIL

Minutes of a special meeting of the Asset Management Forum held at Knowle, Sidmouth on 17 January 2019

Attendance list at end of document

The meeting started at 9.30am and ended at 11.25am.

35 Public speaking

There were no public speakers at the meeting.

36 Exclusion of the public

To agree any items to be dealt with after the public (including press) have been excluded. There was one appendix that officers recommended should be dealt with in Part B.

37 Commercial Investment Framework

Tim Child, Senior Manager - Property and Estates outlined the background behind the Commercial Investment Framework. Following advice given by property consultants at Overview Committee on 13 March 2018 it was agreed that the Council should explore opportunities for investing in commercial property. A draft Commercial Investment Framework (CIF) was confidentially presented to a special Asset Management Forum (AMF) meeting in September 2018 – confidential due to being in draft form - and recommendations for amendments were made and now incorporated. Relevant Strategic Leads had been involved. External legal advice was commissioned to advise on the Council's powers to invest commercially, along with the mechanism by which this should be done. The final draft had been considered by the Strategic Management Team and would be taken to Cabinet on 6 February 2019, with a request for £20million funding being made to Council on 27 February 2019.

The AMF reviewed the framework and three appendices and discussion included the following:

- Clarity around whether the borrowing costs included the repayment of the loan. It was confirmed by Officers that the borrowing costs included for repayment of the principal sum over the loan period.
- The CIF allowed flexibility beyond traditional developments. It was a high-level framework that covered a broad range of assets to include e.g. investment in energy provision.
- There were potentially five different forms of investment the Council could consider under the framework:
 - Management of existing assets
 - Acquisition for commercial investment
 - Acquisition for district wide benefits
 - Direct developments – both housing and commercial
 - Strategic partnerships and joint ventures.
- Appendix B was confidential as it included commercially sensitive information about how the Council would consider opportunities using weighted scoring matrices.
- There was a different scoring matrix for each of the different investment types/ scenarios.
- Concern was expressed that a strategic view of the priority sector targets appeared to be missing. Officers reassured the AMF that it was reflected in the scores. Notwithstanding this, it should be acknowledged that different sectors carried different risks, which may change over time. It was important not to rule anything out. It was suggested that wording be added to the CIF setting out what the Council's current priorities were, but stressing that this may change in the future.

- The scoring itself would be an officer driven process.
- It was noted that the matrix scoring process was the very first stage in assessing an investment opportunity. This would then inform an initial outline business case, before going to a more detailed risk assessment and full business case.
- Appendix C outlined the corporate investment governance, setting out how an investment decision would be made.
- Investment decisions would be delegated to the Deputy Chief Executive in consultation with the Leader and Portfolio Holders for Asset Management, Finance and Economy. There would be six-monthly performance reports to Council on how investment was progressing.
- There would be an Investment Assessment Group (IAG) which would make formal recommendations for investment within the parameters of the adopted framework. Updates would be provided at each AMF meeting and to SMT every three months and at key milestones.
- Investment opportunities exceeding £5 million would be subject to the Council's normal decision-making procedure.
- A consideration needed was how to factor in the costs of the process, as not every investment opportunity would be successful, but there would still be a cost element up until the point where it was decided to no longer proceed. It was acknowledged that it was easy to capture external costs, but harder to assess officer time. It was important to understand all of the costs involved to ensure that the costs of the process were factored into calculating the return.

RECOMMENDED: that Cabinet approve the commercial investment framework and appendices a-c attached, subject to:

- a) Reference to market sector and priorities**
- b) Reflection of cost involved and output return (officer costs and consultant costs will be included in the £20 million).**

38 Corporate ownership of assets

The Forum noted that a report had been taken to SMT on 22 August 2018 setting out a direction from AMF and the Asset Management Portfolio Holder to centralise asset intelligence and strategic ownership of the General Fund and non-dwelling HRA portfolios and bolstering the Strategy and Policy function. Property & Estates Officers were asked by SMT to take forward a corporate discussion on the best way forward to deliver this and to then present a business case back to SMT. This was further discussed by SMT in January 2019, in particular the benefits of centralising asset data and using this to inform decision making through developing a more comprehensive understanding of asset performance. SMT agreed to support this new way of working.

It was acknowledged that there was some concern from Services around the decision making arising from more corporate ownership of the non-housing asset portfolio. It would be key to work with Service Leads and other Officers throughout the adoption of the process to ensure co-operation and an accurate understanding of what this involved, the corporate and wider public benefits and how new arrangements would operate. The detailed format of the performance assessment, including consistent cost and non-financial related considerations still needed to be resolved. Individual Services would be included in recommendations and decisions made and would lead on the non-financial performance of an asset.

The need for a corporate approach to the ownership of assets was borne through a need to be more commercial in terms of how the Council managed its assets. EDDC needed one list of all the assets for which it was responsible for, and over the next five, ten, twenty and

thirty years understand how much investment was required in those assets versus the estimated income. This is needed by asset and by category of asset.

The asset strategy and indeed the review of performance and utilisation of data to inform strategic decision making was about supporting the Council to achieve its objectives. The proposal was not about the day-to-day management of assets, or the staffing and resources involved in that day-to-day management. The proposal was about data and use of that data to inform strategic decision-making and in a consistent manner around assets and groups of assets. A Corporate Landlord Model (light) whereby 'ownership' was centralised, but with individual Services managing and operating, but with improved links with Property and Estates, where asset data and guidance would sit. The approach was about:

1. Making sure that incomes and costs are captured centrally
2. Additional asset intelligence is captured
3. Performance of all assets is monitored and reported on in a consistent manner
4. That this performance data drives decision making
5. That standard policies and procedures operate across the Council

It was important to understand performance and costs, both now and in the future, rather than just income, and use this to inform decision-making. Non-financial considerations should not be ignored when assessing an asset's value. Local knowledge/performance and the health and well-being of the community were vital considerations.

The process would be a phased implementation, starting with income generating assets. Systems Thinking was key to any new arrangements, recognising the customer/service user in the process. It was important to ensure corporate 'buy-in' through further workshops, developing a formal cross-service working group and developing a detailed schedule of activities needed. Progress would be reported regularly at AMF meetings.

Those present expressed the importance of understanding the overall value of an asset, not just the financial value, and it was felt that the report did not emphasise this enough. Assets often had great social value which was hard to monetarise. There was concern over mandatory and discretionary services. It was acknowledged that a local authority existed for a wider community purpose, and was not just about financial assets.

RESOLVED: that the Asset Management Forum notes and endorses the SMT decisions regarding the corporate ownership of assets, as follows:

- 1. Property and Estates to adopt a Corporate Landlord Model (light), whereby intelligence and ownership responsibility was centralised, with individual service areas continuing to manage and operate assets. This applied to non-housing assets.**
- 2. A single data point for all non-housing assets of the Council be created.**
- 3. A corporate oversight by Property and Estates managing a consistent and systematic assessment of asset value informed by financial and non-financial considerations for purpose of professional guidance on investment, transfer or disposal, to service area, SMT, AMF, cabinet and Council.**

Attendance list (present for all or part of the meeting):

Councillors:

Dean Barrow
Paul Diviani
Andrew Moulding
Geoff Pook (Chairman)
Philip Skinner
Ian Thomas

Also Present:

Megan Armstrong
John Dyson
Geoff Pratt
Marianne Rixson

Apologies:

Cllr Mike Allen

Officers present:

Richard Cohen, Deputy Chief Executive
Tim Child, Senior Manager - Property and Estates
Simon Davey, Strategic Lead – Finance
John Golding, Strategic Lead – Housing, Health and Environment
Andrew Hancock, Service Lead - StreetScene
Alethea Thompson, Democratic Services Officer

EDDC AMF Portfolio Performance Dashboard

Date: Feb-19

Overall Management of the Portfolio	Last Report	This Report	Notes
Estates - Rent Roll	£796,131	£874,191	Business Centre Licence data provided by Economic Development & included
Estates - Re-letting (total 411)	5	5	2 Riverside units (with Legal), Garage at West Street (with Legal), Warren View (with Legal and pending further ground investigation) and Sidford Pavillion (negotiations ongoing)
Estates - Held for Sale Assets (total 434)	3	2	Drill Hall (being marketed), Knowle Offices
Estates - Capital Receipts (in financial year)	£58,500	£180,750	In addition, £70,000 still to come from Budleigh Store and £22,500 from Easement at Lymstone.
Property & FM - Laggan Completed Works (23/11/18 - 18/02/2019)	302	201	343 open cases. Very high due to large number of jobs put out to external contractors and still needing closing.
Property & FM - Planned Maintenance Spend To Budget (18/19) %		58%	£110,793.22 of £169,750
Property & FM - Reactive Maintenance Spend To Budget (18/19) %		-13%	£129,066.00 of £113,750 - some needs reallocating to capital

Key	
Red	Unsatisfactory progress/ Not Yet Started
Amber	Issues needing resolving
Green	On target/completed

Key Projects - Delivery	Last Report	This Report	Notes
Property & FM - Project Manage delivery of Seaton Workshop Units (2 sites) - delivery of completed units			Officer due diligence due to commence in Jan 19 but start delayed
Commercial Property Investments			Adopted
Sale of Budleigh former Beach Hut Store & Seaton Lookout			Both Completed
Beer Pilot			Business case supporting transfer of assets expected to come to Cabinet in Apr or May
One Public Estate			Progressing but having difficulty engaging partners

Transfer of Younghayes Centre and Worship land, Cranbrook			Pushing for completion of Younghayes transfer by end of March
Seaton Moridunum - enhancement of seafront			External consultant now provided valuations. Further instruction to be issued.
Sports & Social Club tenure arrangements			

Key Projects - Service Development	Last Report	This Report	Notes
Estates - Address backlog of lease event activities			Additional resource within Estates Team now assisting. 141 unallocated tasks, reduced from 250 18 mths ago
Estates - Improve commercialism - maximising rent / reducing costs / disposing or restructuring of poorly performing assets			Corporate approach to managing land and property will assist
Estates - Improve internal and external perception & visibility of work and portfolio			Good level of tweets over recent months and Property Matters now being circulated to all Cllrs
Property Records - Utilise Business Objects training to report on staff and portfolio performance			Property Records Officer became vacant in early Dec. Will delay this project
Property Records - Broaden remit to provide more comprehensive function			Property Records Officer became vacant in early Dec. Will delay this project
Property Records - 'Super User' role for Uniform within P&E			Property Records Officer became vacant in early Dec. Will delay this project
Property & FM - Incorporate use of Uniform into Property Services			Resource challenges through staff absence and retirement
Property & FM - Review of Landlord Health & Safety Compliance across all non HRA assets, update existing or develop new			Newly appointed Stock Condition Surveyor capturing compliance issues as part of inspections

High Profile Activities Next Period
Commercial Investment Fund - Promotion of investment fund and identification of opportunities.
Corporate ownership of land and property
Beer Pilot
Honiton and Sidmouth Pools changing rooms reconfiguration / refurbishment
New ventilation and air condition systems at Honiton and Sidmouth pools
Broadclyst Leisure Centre reroofing
PV panels across District
Seaton Moridunum

Property & FM - Capturing of stock investment requirements within new stock condition surveys	Green	Green	Work now commenced
Service wide - Prepare and deliver Commercial Property Investment Framework	Green	Green	Framework adopted by Cabinet on 6th Feb. Availability of £20,000,000 to be approved by Council on 27th Feb. Fund then to be promoted
Service wide - Lead staffing changes and embed new working	Green	Yellow	2 vacant posts and one long term sickness within Property & FM Team
Service wide - Develop and implement a more corporate approach across Council to managing land and property assets	Yellow	Yellow	Special AMF of 17th Feb supported new approach. Now to be rolled out
Service wide - Incorporate use of Uniform across other key Services	Red	Red	Needs buy-in from other Services. Wider work being undertaken to consider what corporate system should be used





PROPERTY MATTERS

Property & Estates Update

February 2019

FM role at New HQ for Property & FM Team

The Property & Facilities Team are now into their second week of taking on the facilities management function of our new home here in Blackdown House. The team are delighted to be working with Devon Norse who have been awarded the cleaning contract for Blackdown House.

The Property & Facilities Team are all still learning how our new building functions and operates but early indications from staff is that it is a positive environment in which to work.

In exchange, the Property & Facilities Team have now formally handed over the Knowle building to the Relocation Team who will go onto decommission the building ready for handover to its new owners.



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



Store building, Budleigh Salterton

In This Issue

- Store building exceeds expectations
- Foxholes Café lease completed
- New face in the team
- New look for Tennis Centre



Foxholes Cafe

New lease completed for Foxholes Cafe

The Estates Team have recently completed a new lease which will ensure the continuation of business at the popular Foxholes Café.

With the expiry of the current lease approaching, the Team moved quickly to negotiate terms with the tenant for a new 5 year lease and in the process were able to use their knowledge of the market to secure a significant increase in rent equivalent to 52% on the previous rent.

The new lease commenced in January 2019 and will run until 2024.

Lease variations at Sidmouth Sports Centre

As part of works being undertaken by Devon County Council which will see the construction of a new building at Sidmouth College, the Estates Team have been able to negotiate variations to the leases to secure additional car parking which will assist LED Leisure Management in the smooth running of Sidmouth Sports Centre.

For some time, the lack of parking for users of the Sports Centre during school hours has proved problematic, however the Team have been able to secure some shared use of parking as well as use of disabled parking spaces and dedicated staff parking.

Contractor compounds boost car park income

The Estates Team have recently completed several short terms agreements to allow contractors to use parts of car parks in Sidmouth and Beer.

The licences will see the contractors use small areas of the car parks to site a compound while they undertake works nearby.

The agreements will boost car park income by £4,525 during what is traditionally a quiet period in those car parks.

New Member of Property & Facilities Team



Phil China has joined the Property & Facilities Team on a temporary basis to assist with the ongoing workload.

Phil's primary focus will be on producing the stock condition data required to help us to more effectively manage the Council's portfolio and understand performance of assets.

Store building exceeds expectations at Auction

The store building located off Station Road, Budleigh Salterton has been sold by auction achieving a sale price of £70,000 which far exceeded the reserve price and expectations of the Council and Auctioneers.

The property comprises a dilapidated asbestos clad store building with land to the front and rear and was marketed through Clive Emson Land & Property Auctioneers at a guide price of £15,000 - £25,000. In the run up to the auction there was significant interest in the property and the eventual sale price is the result of strong interest in the auction room.

The property was bought by a local buyer and the sale includes an overage provision which protects the Council's interests in the event of redevelopment of the site.



Store Building, Budleigh Salterton

On the Ball!

Property & Facilities have just completed a major refurbishment of the reception and café areas at Exmouth Tennis and Fitness Centre. We are thrilled with the finished result. Check it out for yourself...

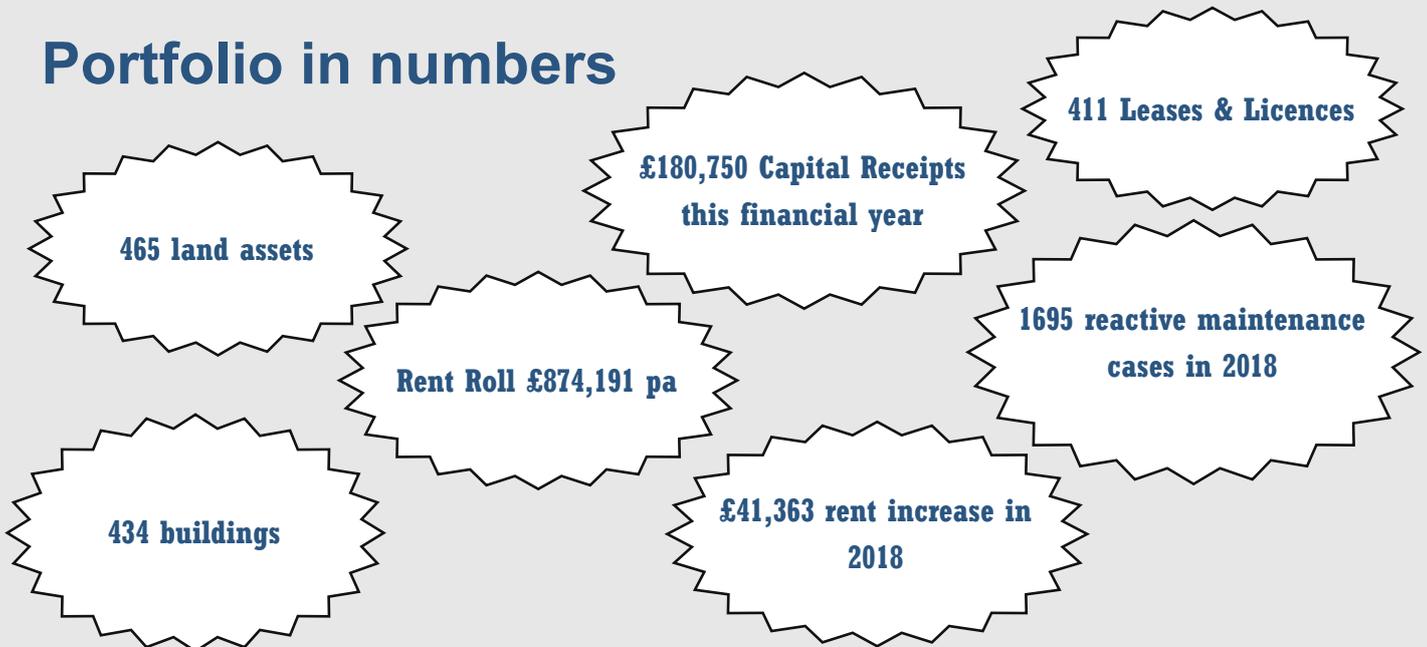


In the spotlight!

Property & Facilities have just completed a new lighting scheme at the outside all weather pitch at Ottery St Mary Leisure Centre.



Portfolio in numbers



Your Property & Estates Teams

Tim Child

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Colin Whitehead

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The Estates Team

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Adrian Priest

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Aaron Manley

Technical Officer
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The Property & Facilities Team

Steve Parker

Area Building Surveyor
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Tracy Coles

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Phil China

Fixed Term Stock Condition Surveyor
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01395 571720 or 07734 568977



Rodney Brooks

Facilities Officer
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07814 473710



Together with 3 Maintenance Technicians

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

25th February 2019 EDDC Asset Management Forum

Beer Pilot – Briefing Note

Recommendations

For Noting.

Current Position

EDDC continues to work with Beer Parish Council to prepare a robust business case whereby the transfer of assets at Beer can take place at no extra cost in medium term to EDDC, mitigating future cost liabilities on EDDC and facilitating local management and ‘ownership’ of assets. There is proposed to be a balancing payment by EDDC of a proportion of parking revenue generated in Beer but for this to reduce over time. A meeting took place on 18th February between the Parish Council (represented by Cllr Pook) and Senior Officers from EDDC and subject to a few matters of detail we now seem to be close to achieving a business case that works for both Councils. Some matters of detail are still being explored but the intention is then to present a business case to Cabinet, ideally in April, but if not then shortly thereafter seeking support to proceed with the transfer of assets on detailed terms to be agreed, delegating responsibility for agreeing heads of terms to Deputy CEO in consultation with a designated Cabinet Member.

Interim arrangements to be put in place to enable Beer Parish Council to manage events this season.

Tim Child
Senior Manager – Property & Estates