

PROPERTY MATTERS

Place, Assets & Commercialisation Update

March 2021

Acquisition Adds Flats to Housing Stock

Working on behalf of the Housing Service, the Estates Team have negotiated the acquisition of 51 St Andrews Road in Exmouth in a deal which will add 7 units of accommodation to the Council's housing stock.

The property is arranged as 6 one bedroom flats and a 1 bedroom house and having been recently refurbished will be able to be put to use to deliver much needed accommodation of this type.

The purchase was completed on 19 February with the purchase price £900,000.



51 St Andrews Road, Exmouth

*The latest deals
and updates on
the activities in
Place, Assets &
Commercialisation*



Unit 5 Manstone Workshops

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- Fire Damage works near completion



Unit 5 Manstone Workshops

Letting agreed at Manstone Workshops

Following vacation of Unit 5 Manstone Workshops in Sidmouth by the previous tenant, the Estates Team moved swiftly to market the unit and agree terms for a new letting.

A successful marketing campaign saw significant interest in the unit and an increase in the rent achieved for the unit.

Grab a drink in Seaton & Exmouth

The Estates Team have agreed terms for a number of licences to allow Seaton and Exmouth Town Council's to install Water Bottle Filling Stations at locations in the towns.

The stations will allow seafront visitors to fill their own water containers which should reduce the use of single use plastic bottles.

It is hoped that on completion of the Legal agreements the stations will be installed ready for the summer season.

Fire Damage work nears completion

Following an arson attack which caused extensive damage to the Bumble & Bee Café in Manor Gardens, Exmouth the Property & Facilities Team have been working to reinstate the building.

The work has involved liaison with the Council's insurers and loss adjusters to agree the works, tendering works, instructing contractors and overseeing the project. The team have also Liaised with the tenant so that they can work to re open the café.

During the works there were a number of issues which arose not least being the extent of the damage turning out to be worse than first thought and additional reinstatement works being required.

It is hoped that the works will be completed by the end of February ready for the tenant to undertake their fitting out works ready to re open.



Modular Changing For Seaton

The Property & Facilities Team have been working to deliver new modular changing rooms at Seaton Town FC.

Following the grant of planning approval for the changing rooms, the offsite manufacture of the facility is underway and it is currently programmed that they will be brought to site for installation in early June.

The summer installation should have them up and running in time for the new Season.

Ready to Charge

The Estates Team are currently working on a number of projects with our Car Parks colleagues which will see the delivery of Electric Vehicle Charging Points in a number of East Devon car parks.

As the move towards Electric Vehicles speeds up with more production and more and more of these vehicles on the roads the need for a wider network of charging facilities is essential.

Delivery of these charging points will allow for quick charging of vehicles in convenient and accessible locations across the district and fits well with the Council's climate change objectives.

The current work for the team involves identifying locations and agreeing the terms of the complex lease agreements which will be needed to allow operators to install the charging points.

Wetlands Link Agreed

The Estates Team have negotiated agreements with Seaton Tramway and an adjoining landowner to allow works to take place to create a link between the Council's Seaton Wetlands and a new tramway halt to be created adjacent to the site.

The agreements will see a new boardwalk installed which will allow visitors from the Tramway to access the Wetlands improving visitor numbers and allowing more people to enjoy the site.

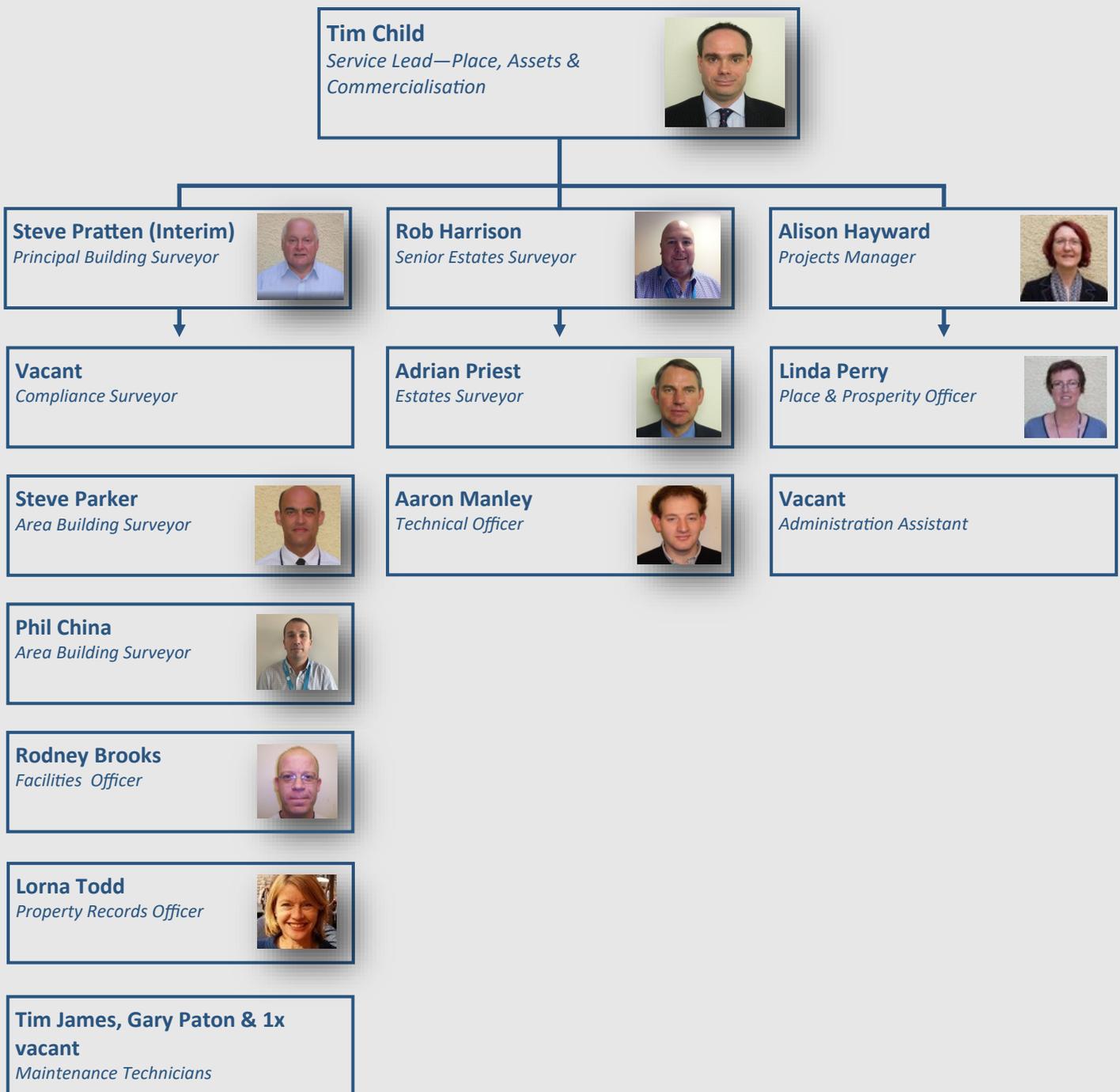
Housing Acquisition Work Gathers Pace

The Estates Team have been busy in recent months seeing to secure additional residential properties to be added to the Council's existing housing stock.

In the first 3 weeks of February the team have agreed a further 4 acquisitions with a combined purchase price of £823,000. The team have further deals in the pipeline as they continue with this important area of work.

This acquisition work uses Right to Buy Receipts to add additional housing stock to the Council's portfolio which in turn allows the Housing Team to address some of the increasing Housing need in the District.

Your Property & Facilities Management, Estates and Place & Prosperity Teams



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