

Report to: Asset Management Forum



Date of Meeting 21 June 2022

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Estates Team Update

Report summary:

The report provides an update on the areas of work the Estates Team are involved in.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

That the Asset Management Forum note the report.

Reason for recommendation:

To ensure that members of the Asset Management Forum are informed about the work of the Team.

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Portfolio(s) (check which apply):

- Climate Action and Emergency Response
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Democracy, Transparency and Communications
- Economy and Assets
- Finance
- Strategic Planning
- Sustainable Homes and Communities
- Tourism, Sports, Leisure and Culture

Equalities impact Low Impact

Climate change Low Impact

Risk: Low Risk;

Links to background information n/a

Link to [Council Plan](#)

Priorities (check which apply)

- Better homes and communities for all
 - A greener East Devon
 - A resilient economy
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Report in full

1. The Estates Team continue to deal with a significant day to day case load with around 400 active cases ongoing as part of the day to day estate management function. In addition to this, two vacant posts within the team continues to present a challenge, however it is hoped these posts will be filled in the coming months. These 2 vacant posts equate to 50% of the Team structure.
 2. Coming off the back of the Covid 19 Pandemic, occupancy rates in the let estate remain high with only a small number of vacant properties. Demand for workshops has remained high and we continue to see rental growth in this part of the portfolio.
 3. As part of the management of the Council's Industrial Estates, an opportunity was identified to make use of an area of land at Manstone Workshops to create a fenced compound. This area has now been let creating additional rental income from the portfolio.
 4. In addition to the day job, the team have recently completed the annual asset valuation work which involved the revaluation of around 180 of the Council's land and building assets with a combined asset value of around £70m for inclusion in the Council's Statement of Accounts. This is a significant piece of work and relies upon the skills of the RICS registered valuers in the team to undertake the valuation work required.
 5. The Team have also been working on lease arrangements which will see the roll out of EV charging units in a number of the Council's car parks across the district. We now have a number of leases in place with operators due to commence works on the first sites later this summer. The team have also granted a licence for use of land in Exmouth for a trial of electric bike provision over the summer with a view to looking at a more permanent arrangement if it proves successful.
 6. Over the past few months the team have dealt with a number of situations where people have encroached onto Council owned land. These cases usually involve the movement of a fence or boundary often to create a larger garden or space for parking or extension. It is important to deal with these situations quickly to avoid any claims for adverse possession whereby the other party could claim ownership of the land.
 7. The Team have also recently successfully agreed transfer and lease arrangements to deliver the new skate park at Cloakham Lawns in Axminster as well as concluding the transfer of Jubilee Field to Axminster Town Council.
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Financial implications:

There are no direct finance implications.

Legal implications:

There are no legal implications arising