

Report to: Asset Management Forum



Date of Meeting 4th November 2022

Document classification: Part A Public Document

Exemption applied: None

Review date for release NA

Report on Progress in Place making in Exmouth

Report summary:

The purpose of this report is to provide Members with a summary of progress with Placemaking in Exmouth that the Place and Prosperity Team is involved in.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

That Members note the content of this report.

Reason for recommendation:

To ensure that members are informed on the type of work that the team is undertaking and any work that is relevant to their ward.

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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

Risk: Low Risk; With any asset based projects, particularly where development is taking place, there are risks involved. However as we are still at the formative stage with Placemaking in Exmouth the risks are relatively low – singly the greatest risk would be the position of the Place

Making in Exmouth Town and Seafront Group and the Council's positions failing to align in an agreed plan for Exmouth.

Climate change Low Impact

Risk: Low Risk; The report is just to note an update on progress since our last meeting.

Links to background information

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

Placemaking in Exmouth Towns and Seafront Group (formerly known as Exmouth Queen's Drive Delivery Group)

- 1.1 As advised previously a consultation took place over the summer months consisting of : consultation with Exmouth Town Council,
- Four face-to-face consultations with Stakeholders and members of the public, which took place from May to the end of August with 138 people in all attending.
 - An online questionnaire was provided on the Council's website and 861 responses were received.
 - The Council also commissioned the South West Research Group to carry out further face to face interviews with up to 400 members of the public visiting Exmouth. Further detail is given below in the report.
 - Feedback was given to the PETS Group on the 10th of October 2022 (link below for the full papers)

[Browse meetings - Placemaking in Exmouth Town and Seafront Group \(formerly Exmouth Queen's Drive Delivery Group\) - East Devon](#)

- 1.2 The key next steps are:
- 10th October the PETS group make recommendations to Cabinet for their meeting on the 2nd November 2022
 - On the 2nd of November Cabinet consider recommendations and if appropriate forward a recommendation to Full Council for their meeting on the 7th of December 2022.
 - Full Council consider the budget request 7th December 22

Provisionally

- Procurement for Design Dec 22 to provide Approval of Terms of Reference for place making first half of 2023 to include:
 - A prioritisation of the key Themes and Characteristics and opportunity sites
 - Spatial analysis of the opportunities across Exmouth
 - Analysis of what the Council can deliver (ie what is within its remit) in the short, medium and long term
 - Identification of key partners to develop other elements eg Devon County Council

- Preparation of options for sites
- High Level Feasibility Design and Costing
- Draft options to Delivery group Summer 2023
 - Preparation of shortlist of options
 - Further Consultation on the options (we may want to re-consult sooner)
 - Cabinet and Full Council approval to move to detailed design and costing
 - Implementation phase begins early 2024 subject to budget constraints.

Queen's Drive Space

- 1.3 On the 10th of October The PETS Group agree to recommend to Cabinet to delegate to the Service Lead – Place, Assets & Commercialisation:
- 1.4 To grant leases to current tenants based on their current rents and include a goodwill benefit of a reduction in their rent for the incoming season of 15% below the current market rate. If the current tenants are unable to take up the offer for 2023 season then we would market the pitches in a tender process.
- 1.5 The Events Space will be tendered to attract an operator for the season. If one cannot be appointed for the season we will then put out a tender for the 6 weeks school holidays. Out of this time, the events team will hire out the Event Space as per the events Policy, terms and conditions, and Portfolio Holder agreed prices.
- 1.6 We consider a proposal from LED for the fitness space for 2 seasons (received in 26th July 2022) ie 2023/2024 subject to Heads of Terms being agreed – noting that we would have to include a break clause (with a pre-agreed compensatory payment) should we reach a decision to bring forward a development at Queen's Drive Space.
- 1.7 To ensure a vibrant level of activity at Queen's Drive Space
- To allow tenants to better prepare for the season with leases in place before they take possession, and to save on the costs of protracted negotiations of previous years
 - Appointing a leisure operator to manager the fitness space
 - Hire out the events space when not occupied.
 - Seeking a reliable operator for the events space for the 2023 season.

1.8 Levelling up Fund Bid

The bid, led by colleagues in Devon County Council, was submitted and a letter of support has been issued by both EDDC and Exmouth Town Council as has match funding. With the Government Leadership contest over recent months any announcements maybe delayed but we hope to hear the outcome in November 2022.

1.9 Redgates Development Salterton Road Exmouth

East Devon District Council is pursuing the opportunity to accept the transfer at 'nil consideration' of the freehold of land with the opportunity to develop 4 commercial units as part of the Developer's Planning obligation by Unilateral Undertaking under section 106 of the Town and Country Planning Act 1990 relating to Land to the South of Redgates, Salterton Road, Exmouth.

EDDC Officers in conjunction with Cllr Hayward as Portfolio Holder are negotiating the Heads of Terms with McCarthy and Stone to enable this transfer to take place subject to a satisfactory build and sign-off of same.

Recommendation

That Members note the content of this report.

Financial implications:

There are no direct financial implications from the recommendation in this report.

Legal implications:

There is no direct comment to be made in relation to this update report, each and any individual issue will need to be considered as it arises in respect of each issue as it comes forward.