

Report to: Asset Management Forum



Date of Meeting 4 November 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. The two vacant posts within the team have now been filled and this has enabled work to commence on reducing the backlog of active cases.
2. 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 which mirrors the wider market in this sector. The longer term impact of the Economic situation remains to be seen but given supply levels in the market we do not envisage a significant drop in demand or occupancy moving forward.
3. In addition to the day job, the team have recently completed the annual insurance valuation work which involved the revaluation of all of the Council's land and building assets (Including Housing Assets) with a combined reinstatement value of over £950. 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.
4. The team have also successfully completed the acquisition of 25 acres of land at Broadclyst which will be used to provide a new area of green space as part of the Clyst Valley Regional Park. The completion of the transaction was the culmination of a number of years of work to deliver this important site.
5. The team are currently actively working on a number of cases where the Council has been approached by someone seeking to gain access to their property over the Council's land. These cases usually arise due to pressures on parking in the locality, development of new dwellings or convenience of access. The registered valuers within the team are able to undertake the necessary complex valuations and negotiate terms for such rights.

Financial implications:

There are no direct finance implications.

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