

Report to: Asset Management Forum

Date of Meeting 4<sup>th</sup> November 2022

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A



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## Property and FM Team Update Report

### Report summary:

This report summarises property and FM activities over the last few months and future activities.

The report also provides an update on the ongoing approved 2022-2023 capital work and lists the capital work proposals for the next financial year.

### Is the proposed decision in accordance with:

Budget Yes  No

Policy Framework Yes  No

### Recommendation:

That the Forum

- a) Note the content of this report.

### Reason for recommendation:

To ensure Members of the Forum are informed of the Property and FM activities that have taken place over the last few months and planned future activities.

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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

If choosing High or Medium level outline the equality considerations here, which should include any particular adverse impact on people with protected characteristics and actions to mitigate these. Link to an equalities impact assessment form using the [equalities form template](#).

**Climate change Low Impact**

**Risk:** Low Risk; Click here to enter text on risk considerations relating to your report.

**Links to background information:**

- [AMF 21/06/2022. Update Report on Activities by Property and FM Team](#)
- [AMF 07/12/2021. Update Report on Activities by Property and FM Team.](#)

**Link to [Council Plan](#)**

Priorities (check which apply)

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

**Report in full**

- 1.1 The Property and FM Team continues to support and fulfil the Council’s responsibilities across its corporate property stock.
- 1.2 As background information, the Forum has previously received the following reports:
  - June 2022: “Update Report on Activities by Property & FM Team”. The report provided an update on the activities of the Property and FM Team to May 2022.
  - December 2021: “Update Report on Activities by Property & FM Team”. The report provided an update on the activities of the Property and FM Team to November 2021 and was the first of such report. It also stated the intention to provide similar reports to the Forum on a more regular basis.
- 1.3 This new report focuses on providing an update / summary on work being done and planned since the previous report and it covers the period from June 2022 to September 2022.
- 1.4 A summary of planned preventive maintenance (PPM) and compliance works undertaken between June and September 2022 is shown in the table below.

Location	PPM And Compliance Works (June 2022 - September 2022)
Axminster Leisure Centre	<ul style="list-style-type: none"> <li>• Automatic Doors</li> <li>• Gas fired boilers</li> <li>• Emergency lighting</li> <li>• Heating and ventilation maintenance</li> <li>• Fire escapes</li> <li>• TMVs – showers, etc.</li> </ul>
Axminster Millwey Rise Workshops	<ul style="list-style-type: none"> <li>• Roller shutter</li> </ul>

Location	PPM And Compliance Works (June 2022 - September 2022)
Broadclyst Leisure Centre	<ul style="list-style-type: none"> <li>• Automatic doors</li> <li>• Emergency lighting system</li> <li>• Lightning conductor</li> </ul>
Colyton Dolphin St Car Park Pc	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> </ul>
Colyton Leisure Centre	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> <li>• Gas fired boilers</li> <li>• Lightning conductor</li> <li>• Heating and ventilation maintenance</li> </ul>
Exmouth Camperdown Depot	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> </ul>
Exmouth East Devon Tennis Centre	<ul style="list-style-type: none"> <li>• Gas fired boilers</li> <li>• Automatic doors</li> <li>• Emergency lighting system</li> <li>• Lightning conductor</li> <li>• Heating and ventilation maintenance</li> <li>• TMVs - showers, etc.</li> </ul>
Exmouth Foxholes Car park PC	<ul style="list-style-type: none"> <li>• Bottle filler water testing</li> </ul>
Exmouth Imperial Recreation PC	<ul style="list-style-type: none"> <li>• Roller shutter</li> </ul>
Exmouth Leisure Centre	<ul style="list-style-type: none"> <li>• Electrical - fixed wiring (5 Years)</li> <li>• Emergency lighting system</li> <li>• Automatic doors</li> <li>• Heating and ventilation maintenance</li> <li>• Pool calorex systems</li> </ul>
Exmouth Pavilion	<ul style="list-style-type: none"> <li>• Asbestos survey</li> <li>• Emergency lighting systems</li> <li>• Automatic Doors</li> <li>• Lifts (biannually)</li> <li>• Roller shutters</li> <li>• Heating and ventilation maintenance</li> <li>• TMVs – showers, etc.</li> </ul>
Exmouth Station PC	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> </ul>
Exmouth Town Hall	<ul style="list-style-type: none"> <li>• Gas fired boilers</li> <li>• Automatic doors</li> <li>• Emergency lighting system</li> <li>• Fire Shutters</li> <li>• Fire escape stairs</li> <li>• Roof guardrails</li> <li>• TMVs – showers, etc.</li> </ul>
Exmouth Withycombe Common Changing Rooms	<ul style="list-style-type: none"> <li>• Gas fired boilers</li> </ul>
Honiton Allhallows Pavilion And Tool Shed	<ul style="list-style-type: none"> <li>• TMVs – showers</li> </ul>

Location	PPM And Compliance Works (June 2022 - September 2022)
Honiton Blackdown House	<ul style="list-style-type: none"> <li>• Automatic doors</li> <li>• Lifts (Quarterly)</li> <li>• Heating and ventilation maintenance</li> <li>• Gas fired boilers</li> <li>• Emergency lighting systems</li> <li>• Lightning conductors</li> <li>• TMVs - showers, etc.</li> </ul>
Honiton East Devon Business Centre	<ul style="list-style-type: none"> <li>• Gas fired boilers</li> <li>• Automatic Doors</li> <li>• Emergency lighting systems</li> <li>• Lightning conductors</li> <li>• Heating and ventilation maintenance</li> <li>• TMVs - showers, etc.</li> </ul>
Honiton Leisure Centre	<ul style="list-style-type: none"> <li>• Electrical – fixed wiring (3 years)</li> <li>• Automatic doors</li> <li>• Heating and ventilation maintenance</li> <li>• TMVs - showers, etc.</li> </ul>
Honiton Swimming Pool	<ul style="list-style-type: none"> <li>• Automatic Doors</li> <li>• Pool calorex systems</li> </ul>
Honiton Thelma Hulbert Gallery	<ul style="list-style-type: none"> <li>• Gas fired boilers</li> <li>• Heating and ventilation maintenance</li> <li>• Lifts (Biannually)</li> <li>• TMVs – showers, etc.</li> </ul>
Ottery St Mary Leisure Centre	<ul style="list-style-type: none"> <li>• Oil fired boilers</li> <li>• Lightning conductor</li> <li>• Heating and ventilation maintenance</li> <li>• Automatic doors</li> </ul>
Seaton Harbour Road PC	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> </ul>
Seaton Jurassic	<ul style="list-style-type: none"> <li>• Fire alarm system</li> <li>• Intruder alarm system</li> </ul>
Seaton River Side Workshops 1 to 14	<ul style="list-style-type: none"> <li>• Roller shutter</li> </ul>
Sidford Changing Rooms	<ul style="list-style-type: none"> <li>• Heating and ventilation maintenance</li> <li>• Fire extinguishers</li> <li>• TMVs – showers, etc.</li> </ul>
Sidmouth Cemetery Chapel and Store	<ul style="list-style-type: none"> <li>• Electrical – fixed wiring (3 years)</li> </ul>
Sidmouth Connaught Gardens PC	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> </ul>
Sidmouth Leisure Centre	<ul style="list-style-type: none"> <li>• Electrical – fixed wiring (3 years)</li> <li>• Automatic doors</li> <li>• Heating and ventilation maintenance</li> <li>• TMVs – showers, etc.</li> </ul>
Sidmouth Lymebourne House	<ul style="list-style-type: none"> <li>• Heating and ventilation maintenance</li> </ul>
Sidmouth Manor Pavilion Theatre	<ul style="list-style-type: none"> <li>• Asbestos survey</li> <li>• Gas fired boilers</li> <li>• Lifts (Biannually)</li> <li>• Heating and ventilation maintenance</li> <li>• Fire escape stairs</li> </ul>

<b>Location</b>	<b>PPM And Compliance Works (June 2022 - September 2022)</b>
Sidmouth Swimming Pool	<ul style="list-style-type: none"> <li>• TMVs – showers, etc.</li> <li>• Gas fired boilers</li> <li>• Lightning conductors</li> <li>• Heating and ventilation maintenance</li> <li>• Automatic doors</li> </ul>

1.5 A summary of planned preventive maintenance (PPM) and compliance works planned over the next few months is shown in the table below.

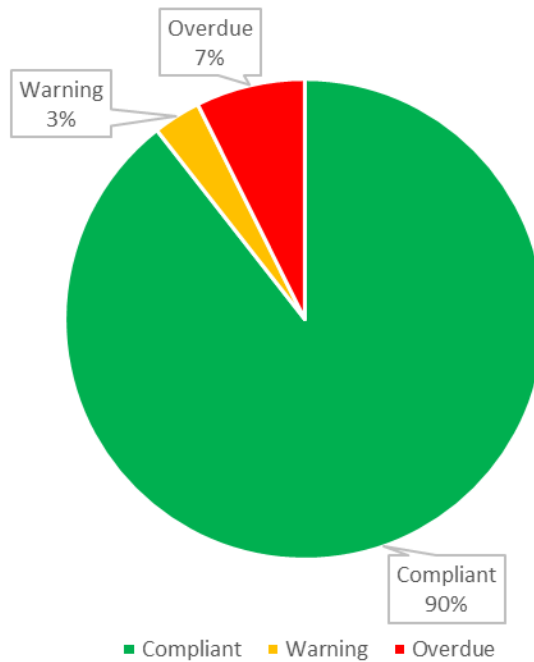
<b>Location</b>	<b>PPM and Compliance Works (September 2022 - March 2023)</b>
Axminster Leisure Centre	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> <li>• Heating and ventilation maintenance</li> </ul>
Beer Jubilee Gardens PC	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> </ul>
Broadclyst Leisure Centre	<ul style="list-style-type: none"> <li>• Automatic doors</li> <li>• Emergency lighting system</li> <li>• Fire alarm system</li> <li>• Mansafe Harness</li> </ul>
Colyton Dolphin St Carpark PC	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> </ul>
Colyton Leisure Centre	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> <li>• Heating and ventilation maintenance</li> </ul>
Exmouth Camperdown Depot	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> </ul>
Exmouth East Devon Tennis Centre	<ul style="list-style-type: none"> <li>• Automatic doors</li> <li>• Emergency lighting system</li> <li>• Fire alarm system</li> <li>• Mansafe harness</li> <li>• Heating and ventilation maintenance</li> </ul>
Exmouth Foxholes Carpark PC	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> <li>• Bottle filler water test</li> </ul>
Exmouth Imperial Recreation PC	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> </ul>
Exmouth Leisure Centre	<ul style="list-style-type: none"> <li>• Pool plant maintenance</li> <li>• Lifts (Biannually)</li> <li>• Emergency lighting system</li> <li>• Automatic doors</li> <li>• Heating and ventilation maintenance</li> <li>• Pool calorex system</li> <li>• TMVs – showers, etc.</li> </ul>
Exmouth Magnolia Centre PC	<ul style="list-style-type: none"> <li>• Emergency lighting systems</li> </ul>
Exmouth Manor Gardens PC	<ul style="list-style-type: none"> <li>• Emergency lighting systems</li> </ul>
Exmouth Pavilion	<ul style="list-style-type: none"> <li>• Gas fired boilers</li> <li>• Emergency lighting systems</li> <li>• Automatic doors</li> <li>• Lifts (Biannually)</li> <li>• Heating and ventilation maintenance</li> </ul>

Location	PPM and Compliance Works (September 2022 - March 2023)
Exmouth Phear Park Cafe	<ul style="list-style-type: none"> <li>• Asbestos survey (5 yearly)</li> </ul>
Exmouth Phear Park Gardeners Depot	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> </ul>
Exmouth Phear Park PC	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> </ul>
Exmouth Queens Drive PC	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> </ul>
Exmouth Queens Drive Space Bar	<ul style="list-style-type: none"> <li>• Fire extinguishers</li> </ul>
Exmouth Station PC	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> </ul>
Exmouth Town Hall	<ul style="list-style-type: none"> <li>• Asbestos survey (5 yearly)</li> <li>• Electrical – fixed wiring (5 years)</li> <li>• Assistance alarm</li> <li>• Lifts (Biannually)</li> <li>• Zip boilers</li> <li>• Emergency lighting system</li> </ul>
Exmouth Withycombe Common Changing Rooms	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> <li>• Intruder Alarm</li> </ul>
Honiton Allhallows Pavilion and Tool Shed	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> </ul>
Honiton Blackdown House	<ul style="list-style-type: none"> <li>• Automatic doors</li> <li>• Lifts (Quarterly)</li> <li>• Heating and ventilation maintenance</li> <li>• Emergency lighting system</li> <li>• Generator</li> </ul>
Honiton East Devon Business Centre	<ul style="list-style-type: none"> <li>• Zip boilers</li> <li>• Fire extinguishers</li> <li>• Automatic doors</li> <li>• Emergency lighting system</li> <li>• Heating and ventilation maintenance</li> </ul>
Honiton Lace Walk PC	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> </ul>
Honiton Leisure Centre	<ul style="list-style-type: none"> <li>• Gas fired boiler</li> <li>• Emergency lighting system</li> <li>• Automatic doors</li> <li>• Heating and ventilation maintenance</li> </ul>
Honiton Swimming Pool	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> <li>• Pool plant maintenance</li> <li>• Automatic doors</li> <li>• Pool calorex systems</li> </ul>
Honiton Thelma Hulbert Gallery	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> <li>• Intruder alarm system</li> <li>• Heating and ventilation maintenance</li> <li>• Lifts (Biannually)</li> </ul>

Location	PPM and Compliance Works (September 2022 - March 2023)
Ottery St Mary Leisure Centre	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> <li>• Mansafe harness</li> <li>• Heating and ventilation maintenance</li> <li>• Automatic doors</li> </ul>
Sidford Changing Rooms	<ul style="list-style-type: none"> <li>• Gas fired boilers</li> <li>• Emergency lighting systems</li> <li>• Fire alarm systems</li> <li>• Heating and ventilation maintenance</li> </ul>
Sidmouth Coburg Gardeners Groundsman Shed	<ul style="list-style-type: none"> <li>• Electrical – fixed wiring (3 yearly)</li> </ul>
Sidmouth Connaught Gardens PC	<ul style="list-style-type: none"> <li>• Emergency lighting systems</li> </ul>
Sidmouth Leisure Centre	<ul style="list-style-type: none"> <li>• Emergency lighting systems</li> <li>• Automatic doors</li> <li>• Heating and ventilation maintenance</li> </ul>
Sidmouth Lymebourne House	<ul style="list-style-type: none"> <li>• Heating and ventilation maintenance</li> </ul>
Sidmouth Manor Pavilion Theatre	<ul style="list-style-type: none"> <li>• CCTV</li> <li>• Emergency lighting system</li> <li>• ZIP boilers</li> <li>• Lifts (Biannually)</li> <li>• Heating and ventilation maintenance</li> </ul>
Sidmouth Port Royal PC	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> </ul>
Sidmouth Swimming Pool	<ul style="list-style-type: none"> <li>• Emergency lighting system</li> <li>• Pool plant maintenance</li> <li>• Heating and ventilation maintenance</li> <li>• Automatic doors</li> </ul>
Sidmouth Triangle PC	<ul style="list-style-type: none"> <li>• Electrical – fixed wiring (3 yearly)</li> <li>• Emergency lighting system</li> </ul>

1.6 The status of compliance and PPM work is shown below.

Compliance and Planned Maintenance



- Compliant: More than 30 days to due date
- Warning: Within 30 days to due date and 13 days past due date
- Overdue: More than 14 days past due date

Overdue figures include work that may have already been undertaken but paperwork/certification is still to be issued/received.

1.7 Other planned works not listed above, completed over the last three months and planned or ongoing over the next three months.

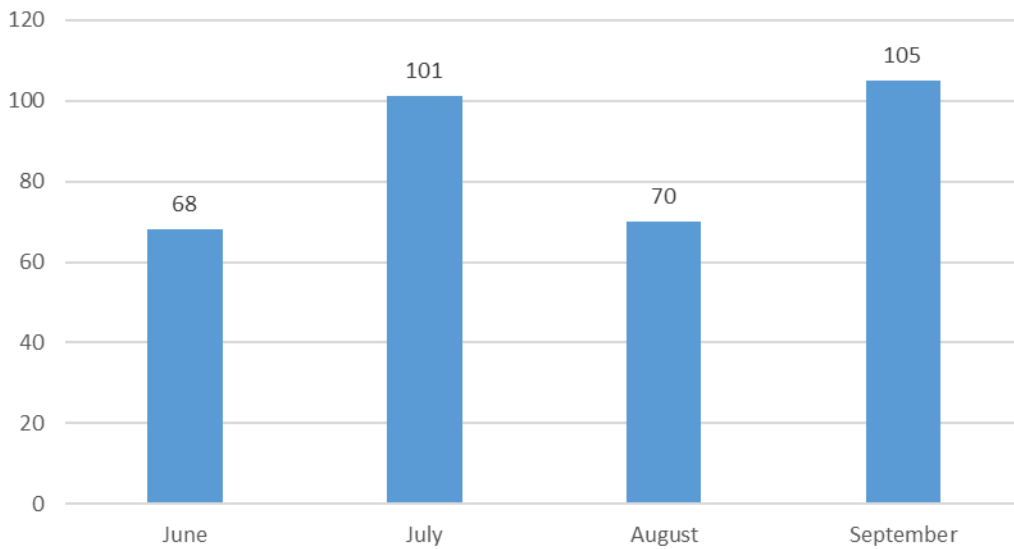
Location	Other Planned Work	Status
Exmouth Town Hall	Replacement of lift ropes	Completed.
Honiton Leisure Centre	Squash court repairs	Completed.
Seaton Jurassic	Latent defects – M&E	90% Completed.
Sidmouth Connaught Gardens Shelter 1B	Roof and wall repairs	50% completed.
Sidmouth Normal Lockyer Observatory	External repairs and redecorations	Ongoing, consultant appointed. Design. External decorations 40% complete.
Sidmouth The Knowle	Flood attenuation scheme liaison	Completed.
Sidmouth Watch Tower Cafe	External wall repairs to clock tower	Completed.
Exmouth Leisure Centre	Replacement of gym lighting	Ongoing



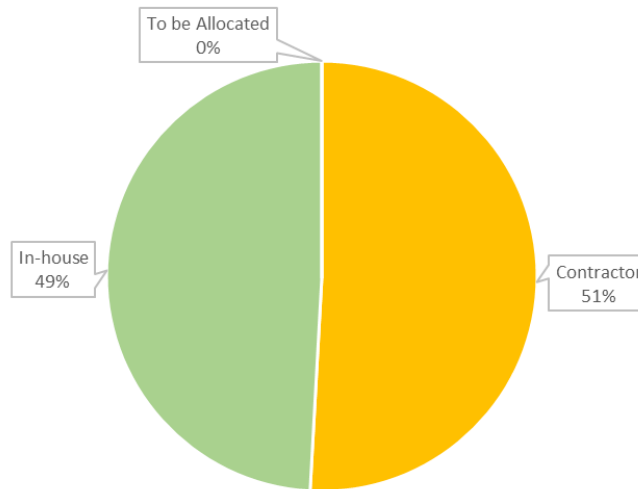
1.8 A summary of reactive jobs by property and allocation for the period June 2022 to September 2022 is shown in the table below.

Month	Reactive Jobs (allocation)			Total
	In-house	Contractors	To be Allocated	
June	41	27	0	68
July	57	44	0	101
August	30	40	0	70
September	41	64	0	105
<b>Totals</b>	<b>169</b>	<b>175</b>	<b>0</b>	<b>344</b>
<b>% by allocation</b>	<b>51%</b>	<b>49%</b>	<b>0%</b>	<b>100%</b>

Reactive Repair Cases by Month  
(June - September 2022)

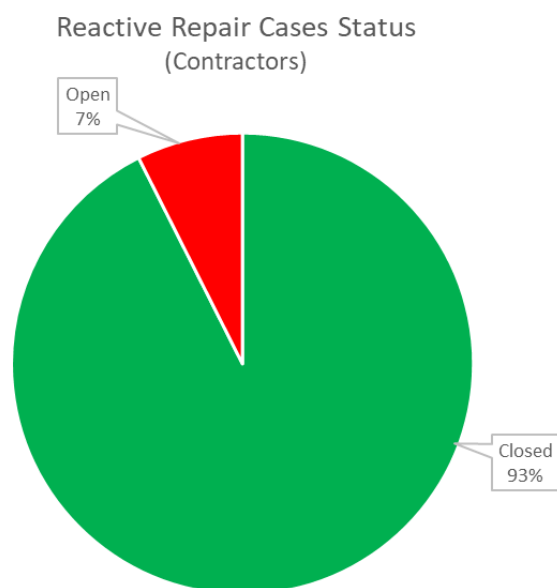
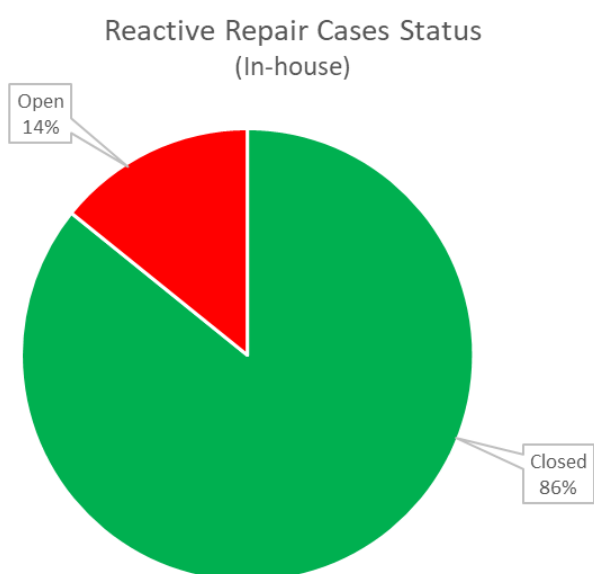
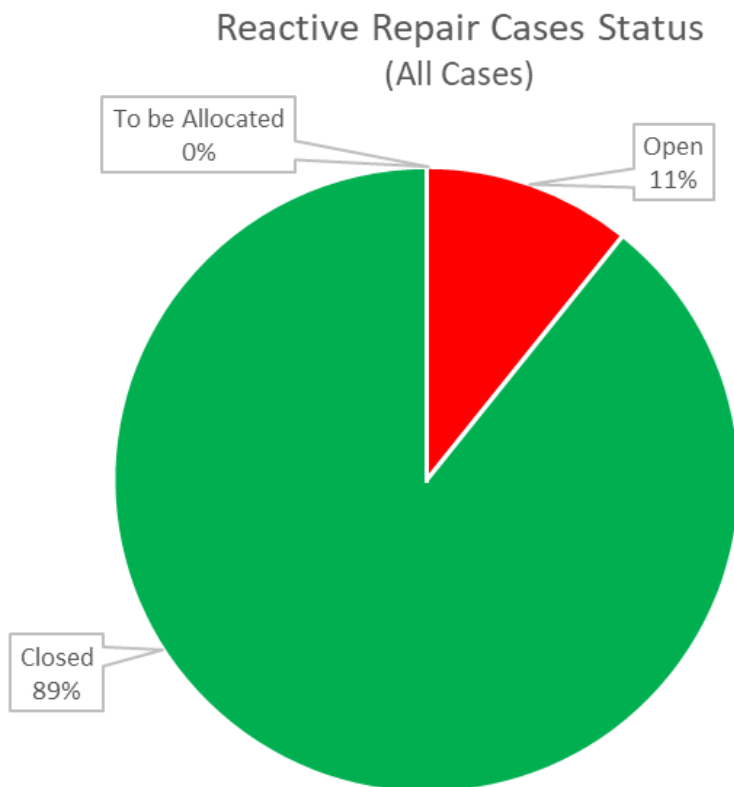


Reactive Repair Cases Allocation

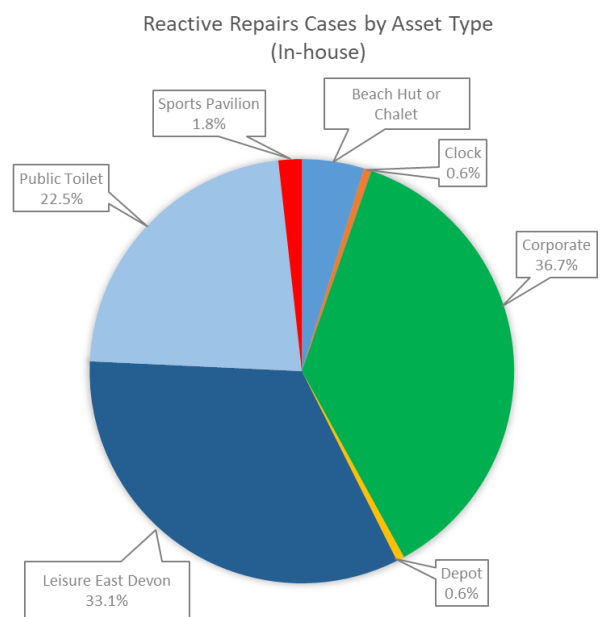
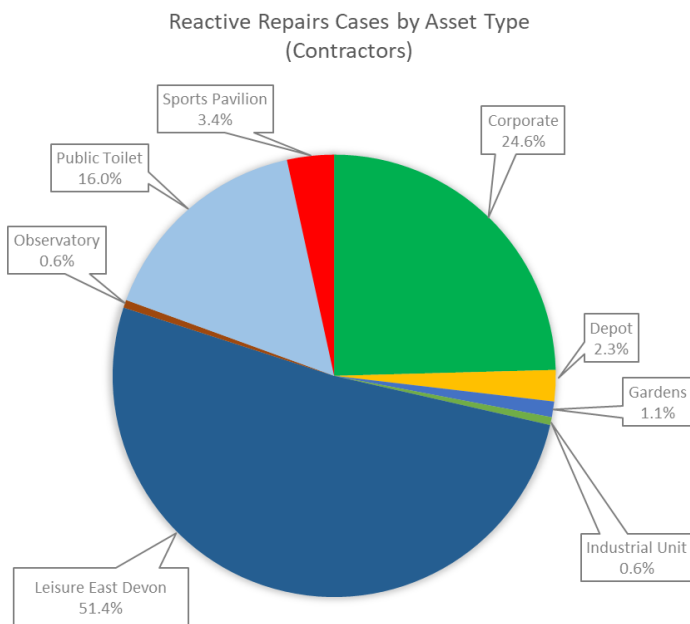
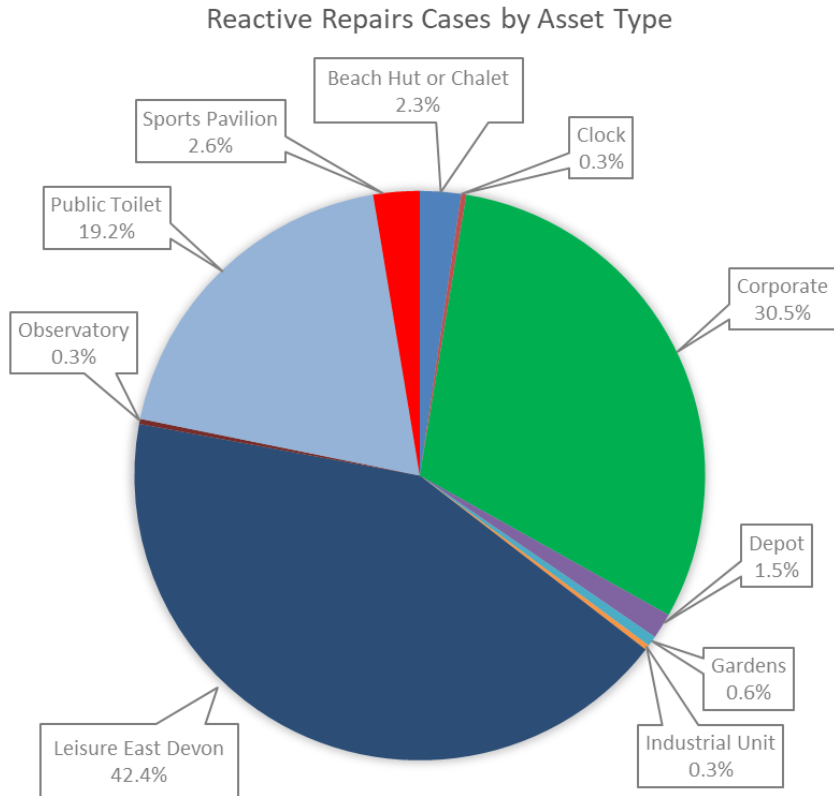


49% of reactive work cases is done in-house by the Property and FM Team. Whilst the remaining work is done by external contractors the team manages the work and provides technical support as required.

1.9 The status of reactive work for the period June 2022 to September 2022 is shown.



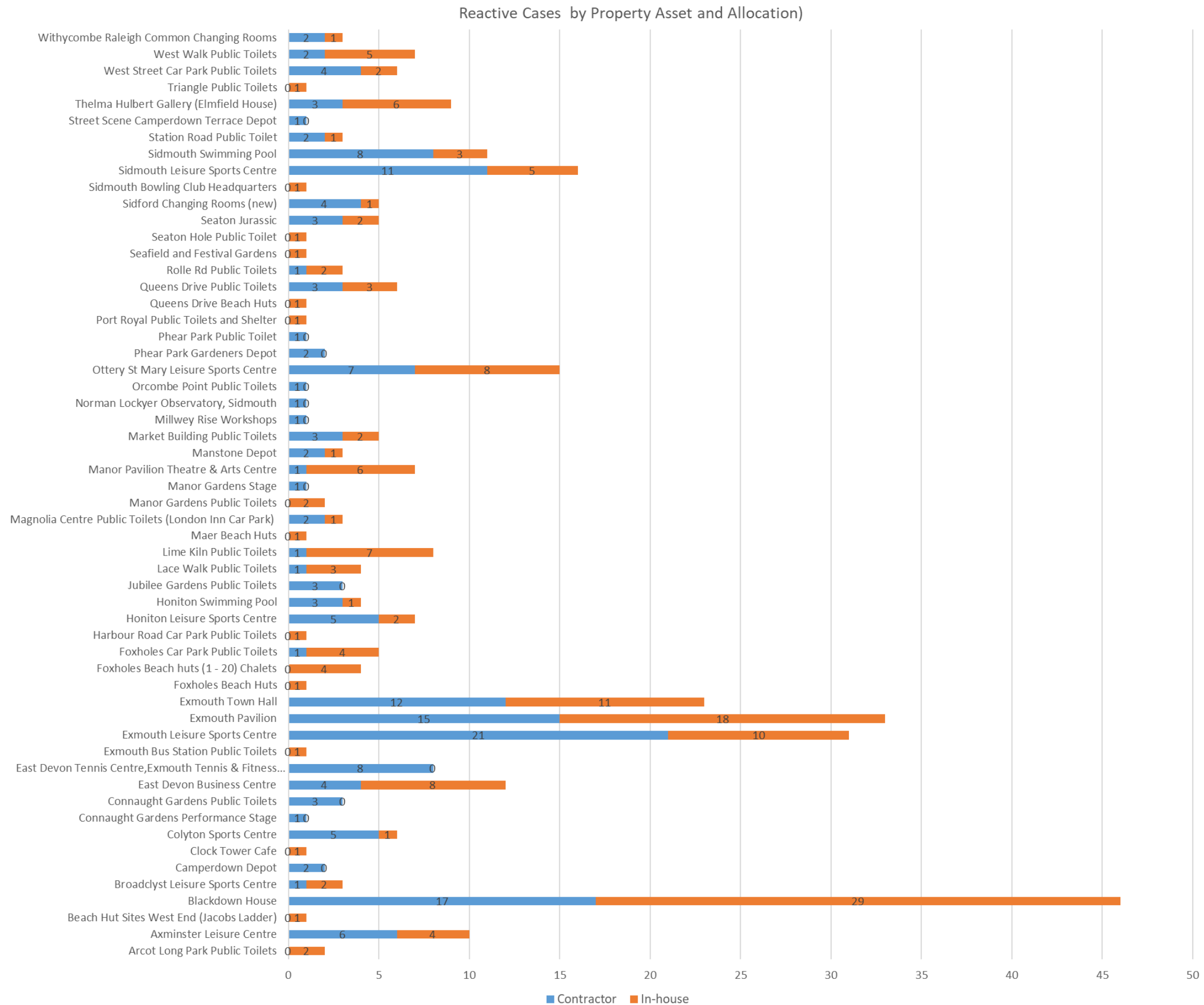
1.10 The distribution of reactive work by Asset type and allocation is shown in the chart below.



**Worth noting:**

- For this period, reactive work on LED managed assets was 42.4% of the total work, 10% lower than in the previous report.
- More than half of the reactive work by contractors is in LED managed properties, 51.4%, yet 13% lower than in the previous report.
- Most of the reactive work by the in house team is in corporate properties, about 67%.

1.11 The distribution of reactive work by property and allocation is shown in the chart below.



1.12 A summary of the approved current and recently completed capital projects is provided below, including their status.

<b>Capital Project</b>	<b>Year</b>	<b>Property</b>	<b>Approved Funding</b>	<b>Work Planned For</b>	<b>Status / Comments</b>
Re-roofing of Seaside Tenanted Properties	2018/19	Exmouth Octagon Kiosk	£63,000.00	2022/23	Completed.
Reception and Changing Rooms Refurbishment	2020/21	Honiton Swimming Pool	£457,000.00	2021/22	Completed, defect period.
New Changing Rooms	2020/21	Seaton Football Club	£291,000.00	2021/22	98% complete. Delay in commissioning and final handover.
Replacement sports hall store cupboard doors.	2020/21	Broadclyst, Ottery and Sidmouth Leisure Centres	£35,500.00	2022/23	Completed.
Refurbishment and improvement works	2022/23	Exmouth Pavilion	£352,000.00	2023/24	Structural engineer appointed, tender documentation being produced. To be combined with other work at this site.
Roof Replacement	2022/23	Broadclyst LC	£575,575.00	2023/24	Tendered, Contractor to be appointed shortly.
		Ottery St Mary LC		2022/23	Completed
FRA remedial works	2022/23	Axminster LC	£431,000.00	2023/24	Design, consultants appointed. Tender documents being produced.
		Broadclyst LC		2023/24	
		Colyton LC		2023/24	
		Exmouth East Devon Tennis Centre		2023/24	
		Exmouth LC		2023/24	
		Exmouth Pavilion		2023/24	
		Honiton LC		2023/24	

		Honiton Swimming Pool		2023/24	
		Ottery St Mary LC		2023/24	
		Sidmouth LC		2023/24	
		Sidmouth Swimming Pool		2023/24	
Floor repairs and replacement	2022/23	Axminster LC	£364,550.00	2022/23	Completed
		Colyton LC		2023/24	To be tendered.
		Exmouth LC		2023/24	To be tendered.
		Honiton LC		2022/23	Contractor appointed, awaiting contractor's availability.
		Ottery St Mary LC		2022/23	Completed.
		Sidmouth LC		2023/24	To be tendered.
Swimming pool plants repairs and replacement.	2022/23	Exmouth Swimming Pool	£126,500.00	2022/23	Completed.
		Honiton Swimming Pool		2022/23	Completed.
		Sidmouth Swimming Pool		2022/23	Completed.
Extractor fans, AC, AHU upgrades and refurbishment	2022/23	Axminster LC	£172,500.00	2023/24	To be tendered
		Colyton LC		2023/24	To be tendered
		Exmouth East Devon Tennis Centre		2023/24	To be tendered
		Exmouth LC		2023/24	To be tendered
		Exmouth Pavilion		2023/24	To be tendered
		Honiton LC		2023/24	To be tendered
		Ottery St Mary LC		2023/24	To be tendered
		Ottery St Mary LC		2023/24	To be tendered
		Sidmouth Swimming Pool		2023/24	To be tendered

Pool Energy Management System	2022/23	Honiton Swimming Pool	£62,500.00	2022/23	90% Completed.
		Exmouth Swimming Pool		2022/23	90% Completed.
		Sidmouth Swimming Pool		2022/23	90% Completed.
Cold Water Storage Tank	2022/23	Exmouth Swimming Pool	£21,000.00	2022/23	To be tendered
Stage Equipment Remedials and Improvements	2022/23	Exmouth Pavilion	£56,500.00	2023/24	To be tendered. Total funding £56,500 includes Sidmouth Manor Pavilion. To be combined with other work at this site.
Energy Efficiency Review	2022/23	Corporate and LED Properties	£60,000.00	2022/23	Design, consultant to be appointed. Note this project also include non LED managed properties.
External Decoration	2022/23	Exmouth Beach Huts	£100,000.00	2022/23	80% completed.
Corporate Property External Fabric and Roof Works	2022/23	Various Corporate Sites	£448,500.00	2022/23	Contractors appointed (Phase 1 and 2), 70% completed. Phase 3 tendered, Contractor to be appointed shortly.
FRA Works	2022/23	Various Corporate Sites	£104,000.00	2022/23	Design, consultants appointed. Tender documents being prepared.
Replacement of Tool Shed	2022/23	Exmouth Manor Gardens	£22,500.00	2022/23	Design / tender preparation, ongoing.
Renewal of Render of External Walls, External decorations	2022/23	Colyton Dolphin Street Toilets	£25,000.00	2023/24	Design / tender preparation, ongoing.
Rebuilding of Retaining Wall	2022/23	Mini Site No. 3, Durham Way	£101,000.00	2022/23	Tendered, Contractor to be appointed shortly.

1.13 A summary of capital projects proposals for the new financial year 2023-2024.

Property	Detailed Description	Justification	Estimated budget
Exmouth East Devon Tennis Centre	Roof replacement over courts 1-4; overlay the existing with new or apply waterproofing coating system on existing.	The roof coverings are in excess of 25 years old and over its design life. A recent inspection showed extensive signs of failure, consisting of failure of the plastisol coating on the metal profile sheets leading to corrosion. The issue manifests all throughout the roof, isolated repairs will not be cost effective, nor will address the issues efficiently. The roof leaks during long periods of wet weather.	£ 597,500.00
Exmouth East Devon Tennis Centre	Replacement of existing indoor tennis carpet surface, courts 1-4	The indoor tennis playing carpet surface has reached the end of its design life (approx. 10-15 years depending on use) and is showing signs of wear and tear. The carpet surface is thinning in areas may tear in the short term. The surface grip has considerable wear and will lead to an increase in slips and falls, and possibly injuries. Therefore an increased H&S risk and liability.	£ 194,500.00
Sidmouth Manstone Workshops	Overlay existing carpark	The existing carpark surface is breaking up and there is loose material throughout. The current condition is hazardous for both vehicles and pedestrians. Both tenants and customers have been complaining for years about the carpark surface being slippery and unsafe. Earlier in the year, a user of the facilities slipped walking on the carpark and injured herself to the extent that the emergency services had to be called.	£ 73,000.00
Sidmouth Manor Pavilion Theatre	Replacement of existing fire escape steps including altering existing to comply with current regulations.	The metal fire escape steps are showing signs of extensive corrosion and will need to be replaced. In their current state, they are an H&S risk.	£ 32,000.00



<b>Property</b>	<b>Detailed Description</b>	<b>Justification</b>	<b>Estimated budget</b>
Exmouth Pavilion Theatre	Recovering of flat roof areas, including upgrading the roof's thermal performance where possible.	The single ply roof coverings are beyond their design life and it shows. Age circa 20 years. There have been numerous isolated repairs and the covering material is becoming brittle in places.	£ 280,000.00
Exmouth Pavilion Theatre	Overhauling existing pitched roof areas, including new felt, battens, 70/30% new/reuse slate, insulation, etc.	The roof does not appear to be leaking, however it is estimated to be over 25 years old and it will make sense to overhaul it at the same time as the flat roof areas.	£ 110,500.00
Honiton Leisure Centre	Surface water drainage improvements to prevent flooding.	The existing soakaways are no longer effective, particularly during prolonged rainfall. There is a risk of flooding and floodwater getting into the building causing damage and service interruption.	£ 25,500.00
Sidmouth Jacobs Ladder Beach Huts	Replacement of existing roof	<p>The 24 beach huts at Jacobs Ladder are beyond their design life. Constructed c. 1994, nearly 30 years old, the beach huts require considerable regular repairs, particularly at the start of the season and then lighter repairs throughout the season.</p> <p>The beach huts are popular with users and there is a waiting list. They provide an income stream to the council and their failure will affect this asset income potential.</p>	£ 240,000.00
Exmouth Foxhole Chalets	Replacement of existing roof with new. Removal and disposal of existing, new roof.	The existing roof is over 25 years old and has reached the end of its design life. The metal roof sheets and roof structure are showing signs of excessive corrosion, which has led to numerous leaks.	£ 134,500.00

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**Financial implications:**

There are no financial implications identified in this report and works are within existing approved budgets.

**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.