

Report to: Asset Management Forum



Date of Meeting 19 June 2023

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

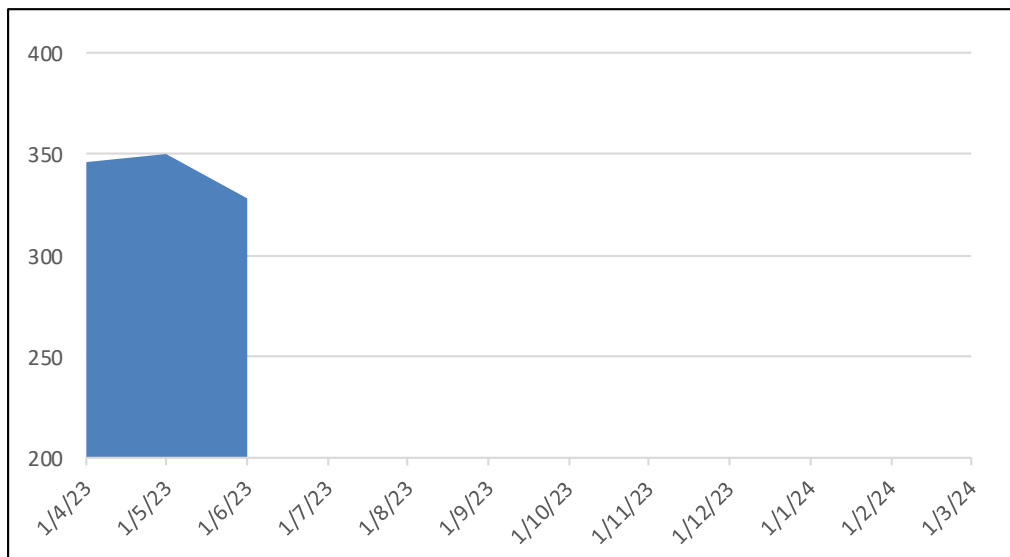
[Link to Council Plan](#)

Priorities (check which apply)

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

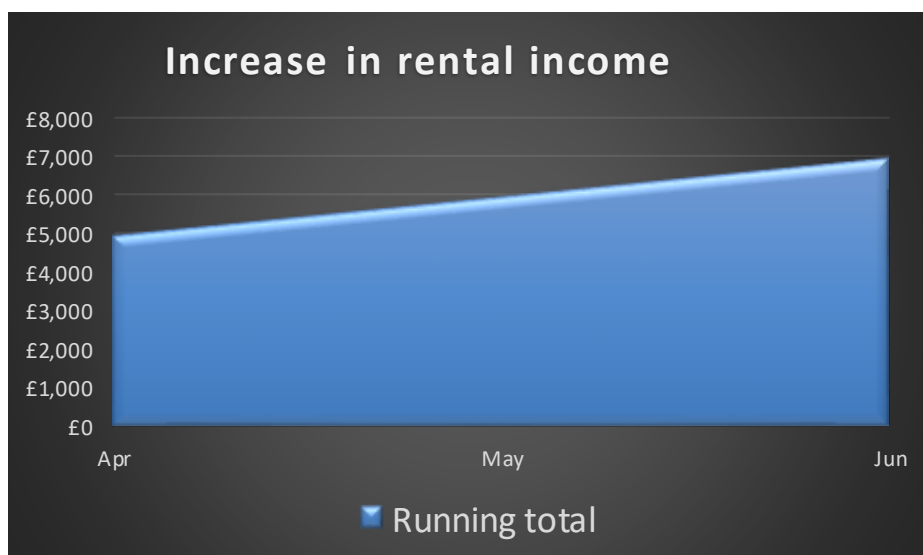
Report in full

1. The overall workload of the team continues to improve with a further reduction in the number of active cases the team are dealing with.



The chart above shows the ongoing reduction following recruitment to vacant posts in overall live cases since the beginning of April. At the peak in October 2022 there were 403 cases and this is now down to 328. This is a positive trend but it will likely take another 6 - 12 months to fully address the backlog. The Team seeks to prioritise cases based on importance, but experience the usual challenge of what's not important to one person, is to another.

The table below shows the ongoing increase in rental income from Landlord & Tenant Cases which shows an increase from April onwards as more cases completed.



2. The team are currently undertaking work to consider the overall portfolio from an energy performance perspective. This will highlight any areas which need addressing and any areas of concern and will also feed into the wider strategic decisions which are made in respect of the Council's non housing property portfolio.
3. We continue to see high occupancy rates across the let portfolio with only a very 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. There are also increasing numbers of enquiries for other types of properties such as cafés and kiosks indicating an increased confidence in this area of the market. 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.
4. The team are busy working on a project to seek to renegotiate management agreements on a number of dual use leisure sites. These sites typically have a mix of school use and use by LED customers however since these agreements were originally put in place, usage and requirements from both sides has changed. It is hoped that this work will address some day to day issues as well as ensuring financial responsibilities are up to date.
5. Recent work on the renewal of leases on a number of beach and seafront kiosks has resulted in a significant increase in rental income to the Council and in addition the renewal was the opportunity to ensure that lease terms are appropriate and that the tenant is fully complying with lease terms.

In order to meet the outcomes relating to capital receipts in the Service Plan for year, the team have so far generated £67,500 through property disposals. The team are continuing to assess condition, use and income data to identify any opportunities to dispose of poorly performing assets in the coming year to continue progress in this area.

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.