

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

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## Place & Prosperity Team Update

### Report summary:

The report provides a summary of the various projects that the Place and Prosperity Team are currently 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 project progress.

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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:** Medium Risk; Projects which involve considering the future uses of council owned assets involves a level of risk be it financial or reputational. These would be reported to cabinet at the relevant time when recommendations are being made to take a project forward for delivery.

**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

### 1. SEATON JURASSIC

- 1.1 With Seaton Tramway identified as the preferred tenant for the site, negotiations continue with Seaton Tramway but also with DCC and HLF as funders.

### 2. PUBLIC TOILETS, ESPLANADE, & DRILL HALL, SIDMOUTH

- 2.1 See March AMF report for further background on this project.
- 2.2 The opportunity has arisen for Rockfish to acquire the toilet block adjacent to the Drill Hall on the Esplanade in Sidmouth.
- 2.3 Following a report to cabinet on 1st March, recommending acceptance of the offer from Rockfish, cabinet had agreed that Officers now progress with this disposal to Rockfish. Heads of Terms have been drafted and are now in agreed form. Approval is being sought from Portfolio Holder after which Solicitors will be appointed and Rockfish will submit its planning application which addresses both the former drill hall site but also the public toilets site.

### 3. AXE VALLEY LEVELLING UP FUNDING BID.

- 3.1 As reported previously, the council was unsuccessful in its bid to the Levelling Up Fund (LUF) for projects in the Axe Valley. The council had submitted a bid for £11m to support the £15m programme of projects within the Axe Valley. The Government received over 500 bids, totalling around £8.6 billion and of these, 111 bids were successful with a value of just over £2 billion.
- 3.2 The council wants to make progress where it can but being very mindful that without DLUHC funding many of these projects are undeliverable in their proposed form.
- 3.3 We will be reviewing the viability of the **3 employment sites located in Colyford Road and Harepath Road in Seaton and Cloakham Lawns in Axminster** with the information that we have from the initial Axe Valley Study and will report to Cabinet in the summer.
- 3.4 We have an existing cabinet approval to market the **Seaton Moridunum** site. This was put on hold whilst we awaited the outcome of the LUF bid which had included this site within the Seaton Seafront Enhancement project. The site is now being marketed through Lambert Smith Hampton property consultants.
- 3.5 The council recognises the significance of the **Seaton Seafront Enhancement project** for the town and it was especially disappointing that the funding was not forthcoming to enable delivery of phase 1 of this project. The council will be revisiting this project in the future to

consider how it might be further reduced in scope to reduce the total project costs for phase 1, which were estimated at almost £7million. Whilst council resources are unable to undertake this review in the coming year, this review will be considered in future Service Plan objectives.

#### **4. SEATON MORIDUNUM**

4.1 As reported above, the site is now being marketed. The Team continues to work with the developer of Fosseyway Court to facilitate their development and to ensure that the council's own land is safely maintained.

#### **5. DEVON PLACE URBAN RENEWAL PROJECT**

5.1 The Regeneration Strategies for Axminster and Seaton have now been concluded following the work undertaken by DCC, their consultants Hardisty Jones, and the stakeholder groups, Axminster Renewal Forum and Seaton Project Group. Copies of the renewal strategies were attached to the March AMF report.

5.2 Each strategy identifies a list of projects that are considered to be either strategic economic projects or locally significant projects together with approximate delivery timescale (Short, medium or long-term) as well as identifying a lead stakeholder. The lead stakeholder can take forward feasibility work for their particular projects. There may be a role for the council in the future with some projects, such as signposting or enabling, but in accordance with the previous report to cabinet on the Urban Renewal Programme, there is no commitment for the council to deliver the projects within the Strategy.

5.3 Meetings of the Renewal Boards will continue on a quarterly basis. In order to ensure that the council is able to meet its current commitments within the Service Plan, officers hope to work in partnership with the Town Councils in terms of administering the delivery of these meetings in the future.

5.4 As part of the Urban Renewal project, DCC has offered seed funding for a quick-win project within each town. The E-bike project in Axminster has now received its funding of £5,000 which has enabled the Town Council to secure the £50,000 grant from the Great Western Railway Communities Fund. This will enable the procurement and delivery of an E-bike docking station near to Axminster Railway station.

5.5 The quick win project for Seaton is the offer of funding of £10,000 towards the costs of refurbishment works at Marshlands, the Town Council offices and tourist information centre. The capital funding will support the creation of office and community space helping more local SMEs base themselves in Seaton and offer better facilities for local community groups. In addition, this will provide additional income to the Town Council.

#### **6. DEPOTS REVIEW**

6.1 The Place, Assets and Commercialisation Team are supporting the Streetscene and Recycling and Waste Teams to commission a project to review the Council's operational depot properties at the following sites:

- Sidmouth Manstone Depot
- Exmouth Camperdown Depot
- Woodbury Salterton Greendale Depot (Waste and Recycling)

- 6.2 At the time of writing the project brief has been finalised and officers are now in the process of commencing the formal procurement process working with Devon County Council's Procurement Team and utilising the Supplying the Southwest procurement portal. We anticipate appointing a consultant to commence this work during the summer.
- 6.3 We will be asking consultants to review existing depot site provision, constraints and opportunities in light of changing service demand, delivery environment and service aspirations and make recommendations for future depot operational site requirements.

## **7. COMMUNITY ASSET TRANSFER**

- 7.1 At the previous Asset Management Forum, we reported on an Expression of Interest (first stage of an application) for a Community Asset Transfer that had been received from Ottery St Mary Town Council for the Land at Canaan and land within Millcroft, Ottery St Mary. The purpose of the report was to consult AMF as required within the Community Asset Transfer procedures. A final report is now being finalised with a recommendation to the Portfolio Holder for Finance and Assets. The decision will subsequently be provided to Ottery St Mary Town Council.

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### **Financial implications:**

This is an update report with no new financial implications to highlight.

### **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