

Place, Assets and Commercialisation Service Plan 2024-25

Link to the full draft [Place, Assets and Commercialisation Team Service Plan](#)

2.1	Service Objectives 2024-25 Service level priorities we will deliver in 2024/25 which support the Council Plan Priorities; Better homes & communities, A greener East Devon, A resilient economy and quality services.
	Quality services
2.1.1	Adopt new General Fund Asset Management Plan for period 2024-2029
2.1.2	Deliver Capital Programme
2.1.3	Deliver outcomes of Public Toilets Review – namely completing disposal / transfer of Category B and C sites with investment in Category A sites alongside delivering Changing Places facilities
2.1.4	Office Accommodation Strategy ensuring efficient and effective use of Blackdown House and Exmouth Town Hall ensuring that office stock is fit-for-purpose for Worksmart+ but also that costs are reduced where possible and income generated where any surplus space exists
2.1.5	Undertake a review of depot provision to ensure facilities are in the best locations and fit-for-purpose. Identify costed options
2.1.6	<ol style="list-style-type: none"> 1. Finalise and implement reporting on Performance Indicators through AMF to ensure improved visibility of performance and identifying of any issues. <ol style="list-style-type: none"> a) Estates – Rent Roll / % increase since 1st April (of that year) b) Estates – Held for Sale Assets c) Estates – Vacant Assets d) Estates – Capital Receipts (in financial year) e) Estates – Instructions to Legal in quarter f) Property & FM – Planned Maintenance spend to budget (%) g) Property & FM – Reactive Maintenance spend to budget (%)

	h) Property & FM - % of completed Firmstep maintenance requests in quarter Health & Safety Compliance of General Fund buildings (%)
2.1.7	Deliver a further 3% increase in total rent roll from let property (main General Fund account only using a baseline of 01/04/2024)
2.1.8	Deliver a further £200k in Capital Receipts through programme of land and property disposals
	A resilient economy
2.1.9	Placemaking Strategy for Exmouth Town and Seafront by implementing the Phase 1 projects recommended in the plan (subject to budget availability) Expand the Role of the Placemaking Group and form a subgroup (recommended on the 29 th November 2023 by Cabinet) to include a wider membership
2.1.10	Screen and assess the suitability of proposed investment projects in a timely manner and where appropriate bring these forward to the Place and Prosperity Board using the £20m Place and Prosperity Fund or other funding route
2.1.11	Continue to pursue the delivery of placemaking outcomes in our town centres and key locations by undertaking feasibility studies, working with key partners, enabling delivery of projects through our landholdings and securing funding where possible In Sidmouth, the Town Council has been allocated UKSPF funding to undertake a feasibility study on the youth centre facility within the town. A similar study has been completed in Ottery St Mary to consider potential improvements for their existing youth services hub. Work continues with Axminster and Seaton following completion of Regeneration Strategies for those towns, to work with stakeholders signposting and enabling delivery of individual placemaking/economic development projects.
2.1.12	Progress acquisition of new industrial units at Redgates, Exmouth and undertake marketing exercise to agree lettings of the units
2.1.13	Unlocking stalled employment sites owned by EDDC: <ul style="list-style-type: none"> • Hayne lane, Honiton • Colyford Road, Seaton • Harepath Road, Seaton

	<ul style="list-style-type: none"> Complete land transfer of Cloakham Lawns (Subject to s106) and develop a viability assessment for the site <p>Exploring acquisition of sites for employment opportunities.</p>
	Better homes and communities
2.1.14	Continue to support other Services with delivery of small placemaking projects, e.g. open or green spaces, public realm, transport links etc. Includes encouraging community asset transfer where appropriate for both parties
2.1.15	Support delivery of Leisure Strategy
	Service actions relating to climate change
2.1.16	Swimming Pools Decarbonisation Project. The project will establish the interventions required and related costs to decarbonise EDDC's three swimming pool sites. The work will consider each decarbonisation project to RIBA Stage 3 and prepare detailed information required to apply for external funding should opportunities arise
2.1.17	Whether it be place making, estate management, repairs and maintenance or capital investment in our land and buildings, sustainability and decarbonisation is at the heart of all we do

2.2	Key projects in 2024-25
2.2.1	Adopt new General Fund Asset Management Plan for period 2024-2029
2.2.2	Deliver outcomes of Public Toilets Review – namely completing disposal/ transfer of Category B and C sites
2.2.3	Office Accommodation Strategy ensuring efficient and effective use of Blackdown House and Exmouth Town Hall ensuring that office stock is fit-for-purpose for Worksmart+ but also that costs are reduced where possible and income generated where any surplus space exists
2.2.4	Undertake a review of depot provision to ensure facilities are in the best locations and fit-for-purpose. Identify costed options.
2.2.5	Placemaking Strategy for Exmouth Town and Seafront
2.2.6	Unlocking stalled employment sites
2.2.7	Decarbonisation of Swimming Pools
2.2.8	Public Toilet Investment Programme (Phase 1)
2.2.9	Public Toilet Investment Programme (Phase 2)
2.2.10	Capital Projects – Various Construction Projects