

Report to: Asset Management Forum



Date of Meeting 4 March 2024

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

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.

Officer: Alison Hayward ahayward@eastdevon.gov.uk 01395 571738

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 n/a

[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. DEPOTS REVIEW

- 1.1 The Place, Assets and Commercialisation Team are leading on a project to review the Council's operational depot properties. The Council's Streetscene and Recycling and Waste Services need operational depot properties that are fit for purpose, able to support service, operations and fleet decarbonisation and in locations that optimise service delivery, resilience and business continuity.
- 1.2 Working with colleagues from the Streetscene and Recycling and Waste Teams we have appointed a multi-disciplinary team of consultants to review the existing depot services and advise on how we can future proof new facilities for the next decade or more, reflecting technological changes, the growth of AI aswell as the growth in household numbers and local population. The decarbonisation of the services is a council priority.
- 1.3 The project will review the services at the Sidmouth Manstone depot, the Exmouth Camperdown and Phear Park depots and the Waste and Recycling depot at Greendale in the west of the District.
- 1.4 Following analysis of the Mixed Recycling Facility at Greendale and the future needs for this service, we have received indicative site proposals to incorporate a new MRF and other storage and recycling requirements. Costings are now being prepared to further inform this work. There is now a focus on the needs of the Operational depots. Additional workshops with colleagues have been held to ensure understanding of the day to day site operations, including logistics of operations.
- 1.5 We expect to receive a report from our consultants in April with a view to bringing a report to Cabinet in the summer on the outcomes of this study, with recommendations for next steps.

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

- 2.1 See June 2023 AMF report for further background on this project.
- 2.2 The Council has now progressed the legal agreements with Rockfish and should the planning application be approved in due course, the lease to Rockfish will commence, and they will be able to commence the detailed design work for the new restaurant offer prior to construction work commencing later this year.
- 2.3 The planning application has been delayed from coming forward to a Planning Committee due to outstanding consultation responses that are required in order for the planning

committee report to be finalised. The timescales for delivery of the new toilet facility, (subject to the planning application outcome), may be postponed due to these recent delays. The existing toilet facility would remain open until the replacement works are undertaken. It is hoped that the new restaurant would still open in spring 2025.

3. UKSPF Feasibility Studies

- 3.1 Following completion of the Ottery St Mary and Honiton Town Studies in summer 2023, work on the Sidmouth feasibility study commenced last autumn. The study will review options for how it can best deliver a youth services offer within the town. The existing youth facility will be considered as part of this study, along with other options in the town. This work is expected to conclude by the end of March. From April, work will be able to commence on feasibility studies for projects in Exmouth. An allocation of £35,000 is available for the year 3 (2024/25) spend.

4. SEATON AND AXMINSTER EMPLOYMENT SITES

- 4.1 We are currently reviewing the options for delivery of the employment sites in Colyford Road and Harepath Road in Seaton. A report will be brought forward to cabinet in due course setting out options for delivery.

5. SEATON MORIDUNUM

- 5.1 Following the completion of the marketing exercise for this site last autumn, the marketing agents have continued to engage with some of the original organisations that expressed an interest in the site. There were 17 parties that expressed an interest in the property over last summer. The agents have contacted these organisations and asked them to advise if they remain interested in making an offer for the site on a financial basis alone, without the specific requirements that we had set out in the initial marketing brief.
- 5.2 Some of these organisations have expressed that they remain interested. They have now been advised that they will need to submit financial offers by 20 March. Officers will continue to engage with local ward members and the Portfolio Holder on any offers received and depending on the outcome, a report will be presented to Cabinet in the future with recommendations on a disposal.

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