

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

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 and ongoing performance of the portfolio.

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Portfolio(s) (check which apply):

- Climate Action and Emergency Response
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Communications and Democracy
- Economy
- Finance and Assets
- Strategic Planning
- Sustainable Homes and Communities
- Culture, Leisure, Sport and Tourism

Equalities impact Low Impact

Climate change Low Impact

Risk: Low Risk;

Links to background information n/a

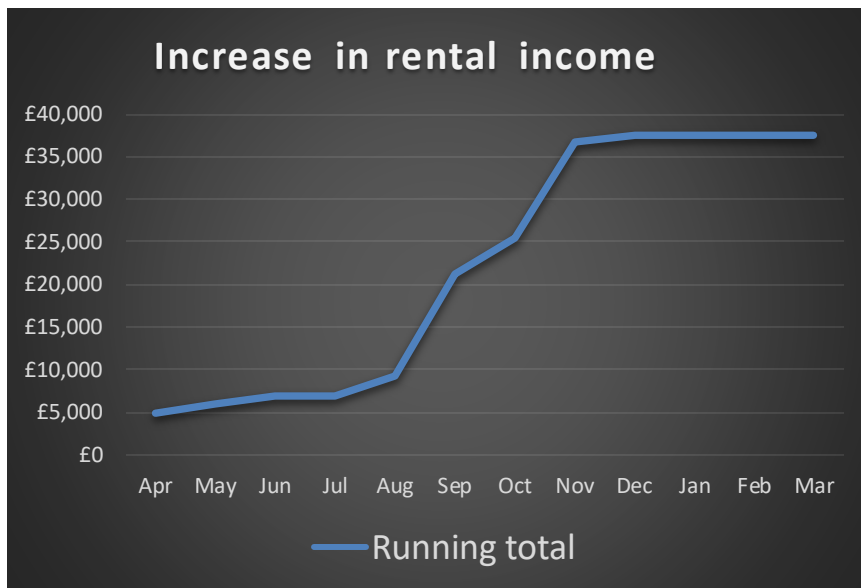
Link to [Council Plan](#)

Priorities (check which apply)

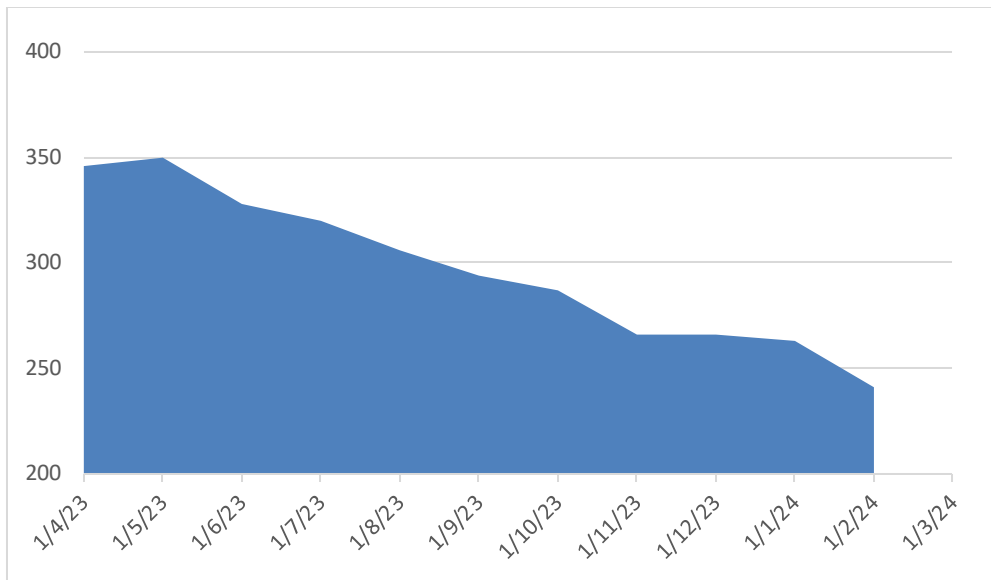
- Better homes and communities for all
- A greener East Devon
- A resilient economy

Report in full

1. The portfolio continues to perform well with good levels of demand and limited turnover in occupancy. The void level remains very low with only 5 sites or buildings vacant at present.
2. The overall rent roll is currently £1,268,752 per annum and during the current financial year, the team have generated increased annual rental income of £37,504 through a programme of lease renewals, rent review and new lettings.



3. The team have recently been working on a number of seasonal matters including the renewal of leases at Queens Drive Space and other seafront locations with a view to having these agreements completed in time for the busy summer season.
4. Work is ongoing in the revaluation of a significant portion of the Council's Land and Building Assets. This assets being revalued have a combined Asset Value of £65m-£70m and the work is being undertaken for inclusion in the Council's financial reporting.
5. The long running issues with he workload of the team continue to improve with overall active landlord & Tenant or Acquisition and Disposal cases currently standing at 241. The chart below shows the improvement over the past year following increased resource in the team.



6. As part of the work to improve the environmental impact of the portfolio, “green lease” clauses are now being included in new lease agreements. The clauses are intended to help manage and improve the environmental performance of buildings with benefits to both landlord and tenants.

7. Following receipt of a community asset transfer (CAT) request from Beer Parish Council in respect of Jubilee Memorial gardens, Jubilee Cliff Top Hard Standing play park and Beach Court Car Park the team have sought further detail from the Parish Council in terms of the extent of the sites. This information has now been received and in accordance with the CAT procedure a consultation process has begun. A further report to Asset management Forum on this matter is anticipated in June 2024.

Financial implications:

There are no direct financial implications

Legal implications:

There are no substantive legal issues to be added to this report