

Report to: Asset Management Forum



Date of Meeting 17 June 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](#)

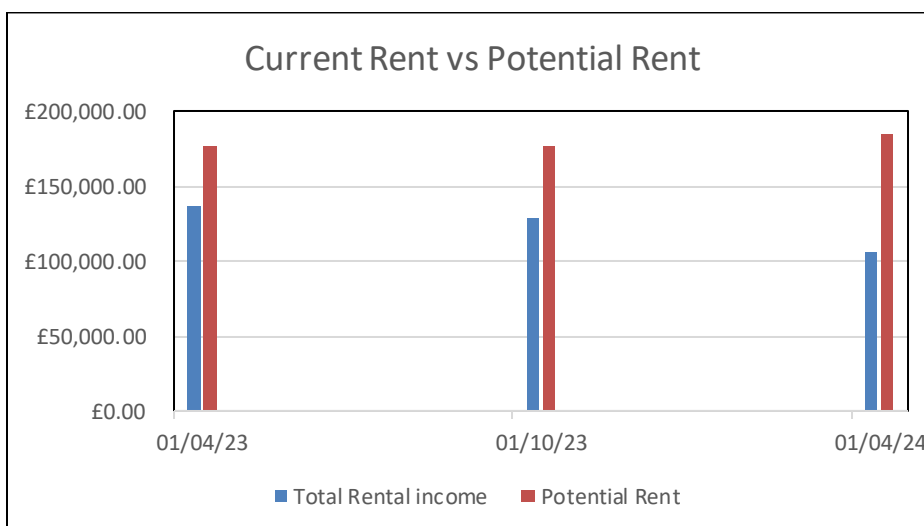
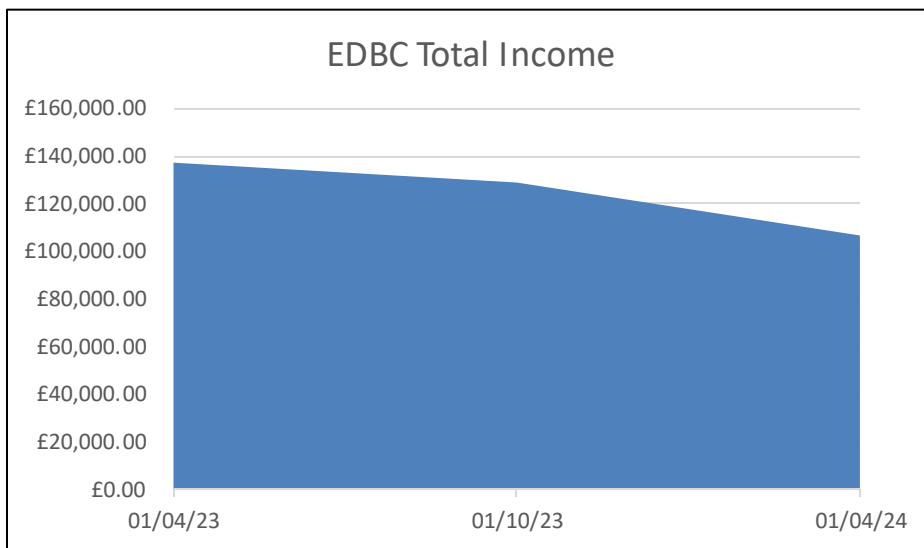
Priorities (check which apply)

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

Report in full

- The portfolio continues to perform well with good levels of demand and limited turnover in occupancy. The only area of concern is the East Devon Business Centre where the Council are currently utilising a number of vacant offices in the Centre. As the space is therefore not producing an income, the overall income of the Business Centre has gradually fallen over the past year and the charts below illustrate this fall and the current rental income against potential income.

As part of the ongoing accommodation strategy, consideration will need to be given to the ongoing use of this space and how income levels can be improved.



- Following destruction of the refreshment kiosk at Steamer Steps in Budleigh Salterton, the team have been working hard with the tenant, Planners, Streetscene and Landowner to seek to identify options for a replacement provision in this popular location. To date

possibilities explored have included, temporary summer uses, provision of demountable seasonal buildings, siting of a container on the site, use of alternative, less vulnerable sites close to the existing position and any possible defence for the site. Clearly given the location of this site, there are significant issues so it's not as simple as a like for like replacement as ongoing climate change will make sites such as this much more vulnerable to damage from extreme weather events.



3. Following a successful marketing campaign, terms for a new lease have been agreed in respect of Site 3, Durham Way, Heathpark, Honiton. The site is an open storage compound and the marketing of the site attracted significant interest indicating the level of demand for such sites in the district.



4. Following the vacation by the current tenants 2 units at Riverside Workshops are being brought to the market. Initial works in respect of compliance elements are being undertaken alongside marketing with a view to identifying new tenants for the space.



5. Following receipt of a community asset transfer (CAT) request from Seaton Cricket and Lawn Tennis Club in respect of the site they occupy, in accordance with the CAT procedure a consultation process has begun. A further report to Asset management Forum on this matter is anticipated in September 2024.
6. The long running workload issues continue to improve with the team managing a caseload of 240 cases at present which is an improvement from 350 in May last year. This is mainly due to the increased resource in the team allowing the historic backlog to be dealt with.

Financial implications:

There are no direct financial implications.

Legal implications:

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