

Report to: Asset Management Forum



Date of Meeting 2 December 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

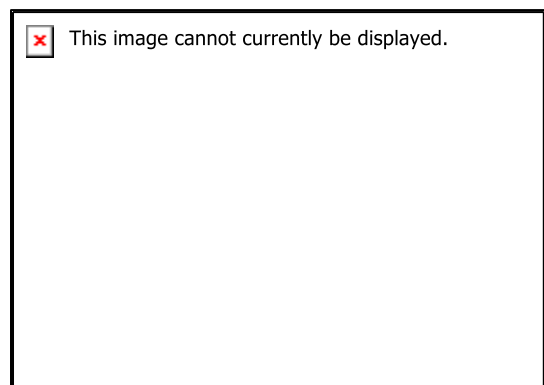
Link to [Council Plan](#)

Priorities (check which apply)

- ☐ A supported and engaged community
 - ☐ Carbon neutrality and ecological recovery
 - ☒ Resilient economy that supports local business
 - ☒ Financially secure and improving quality of services
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Report in full

1. As part of the marketing campaign to increase occupancy at the East Devon Business Centre, the Estates Team recently organised an event to celebrate 25 years of the Business Centre providing workspace and supporting businesses. The aim of the well supported event was to promote the offering of the business centre and raise awareness of the opportunities that exist in terms of office accommodation and conference facilities. As part of the celebration the Chair of the Council, Cllr Eleanor Rylance unveiled a plaque commemorating the milestone.



2. Following a successful marketing campaign, two units at Riverside Workshops in Seaton have been re let. The units had become available following vacation by the previous tenants and the Estates Team marketed the units and have agreed new leases with two incoming tenants to ensure a swift re letting.



3. The Team are currently preparing necessary documentation to allow the sale of a number of properties at Auction in early 2025. The properties in question are the former methodist Chapel in New Street Honiton, the public toilets at Sidford Cross and Marsh Road, Seaton and a small area of land at Woodbury Salterton. It is anticipated that the properties will feature in the Auction in February 2025.



4. Following consideration of the request from Beer Parish Council at the previous AMF meeting, a report was prepared for the Portfolio Holder for Economy & Assets recommending that Beer Parish Council be invited to submit a detailed business case for the proposal. In terms of other CAT requests, Members have recently been consulted on applications in Honiton and Seaton and the responses to these will be used to present further reports to the Portfolio Holder for consideration.
5. In September the Estates Team completed the acquisition of an additional 18 acres of land at Seaton Marshes. The land completed the Council's ownership of the marshes at the Southern end of the estuary and will form a natural entry point to Seaton Wetlands. The purchase was mainly funded by the receipt from the sale of Seaton Jurassic earlier in the year, the proceeds from which had been ringfenced for investment in the natural environment and heritage assets in the town of Seaton.
6. A meeting is arranged for 26th November for Members and Officers to meet with the Directors of the Norman Lockyer Observatory to explore opportunities for different ways of working to secure the long term future of this important Observatory.
7. Following the positive and engaging Asset Management Plan Member Workshops earlier this year which mapped out a way forward and agreed key principles and structure, conflicting priorities has meant that this important piece of work has been delayed. Additional interim resource has now been secured using existing budget and this resource will focus on completing this draft Asset Management Plan through January – March 2025.

8. Disposal of Category B and C public toilets is progressing well. Transfers to Town and Parish Councils are on track to complete by 31st March 2025, a number of other leasehold disposals to commercial tenants are under conditional offer (subject to planning) but with completion not anticipated until summer of 2025. With other sites we have exhausted reletting with a publicly accessible toilet facility and as per the approval are now intending to progress to auction.
9. Following on from the publication of the asset register which was outlined at a previous AMF meeting, work has been ongoing to develop a system to enable AMF members to have greater visibility around assets and their performance. In order to demonstrate this to Members a separate session is being arranged for AMF Members to familiarise themselves with the data and agree next steps.

Financial implications:

There are no direct financial implications resulting from the report.

Legal implications:

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