

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

Place Major Projects & Programmes Team Update

Report summary:

The report provides a summary of the various projects that the Major Projects & Programmes Team are currently involved in delivering.

Is the proposed decision in accordance with:

Budget Yes ☒ No ☐

Policy Framework Yes ☒ No ☐

Recommendation:

That the Asset Management Forum note the contents of this report.

Reason for recommendation:

To ensure that members of the Asset Management Forum are informed about projects and programmes that are currently being progressed by the team.

Officer: Naomi Harnett - Corporate Lead Major Projects & Programmes (Interim) nharnett@eastdevon.gov.uk; Marie Ainsworth - Place & Prosperity Officer mainsworth@eastdevon.gov.uk; Alison Hayward - Project Manager ahayward@eastdevon.gov.uk 01395 571738; Paul Osborne – Green Infrastructure Project Manager posborne@eastdevon.gov.uk; Frances Wadsley - Enterprise Zone Project Manager fwadsley@eastdevon.gov.uk

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: 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

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
-

1. This report provides an overview of work currently being undertaken by the Major Projects and Programmes team. The projects are wide ranging, supporting the delivery of a range of Council Plan priorities.

2. Depots Review

2.1 The Place, Assets and Commercialisation Service 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 facilities that are fit for purpose, able to support service, operations and fleet decarbonisation and in locations that optimise service delivery, resilience and business continuity.

2.2 These are critical frontline services that will be required to meet the needs of a growing population. An initial report has been provided to Officers, and we are now undertaking an Options Assessment of the various proposals for how the sites can be provided in the future. Officers are engaging with the existing Recycling and Waste Future Service Member Working Group in order to provide cross party engagement in the issues arising that relate to this project.

2.3 In due course, Officers will prepare an Outline Business Case for reporting to Cabinet with recommendations on a way forward.

3. Public toilets, Esplanade & Drill Hall, Sidmouth

3.1 Following granting of planning permission for the Rockfish refurbishment and redevelopment of these sites, the public toilet site has now been transferred to Rockfish in line with the lease agreement.

3.2 Rockfish has appointed a team of project managers and is in the process of finalising the contractor appointment. At the time of writing, the temporary toilets are in place and work is expected to start later in November to demolish the former toilet block in order to provide the new public toilets. The main programme of works on the Drill Hall is expected to commence in the new year, largely due to ensuring that any relevant ecological issues are resolved. Rockfish is hoping that the new restaurant will be open in summer 2025.

4. UKSPF Feasibility Studies, Exmouth

- 4.1 The UKSPF programme is funding a feasibility study for Exmouth Queens Drive Space and Beach Gardens, this requires six concept designs up to RIBA stage 2 and will give EDDC a number of options, with cost estimates, to help guide future improvements on these spaces. This work forms part of the wider Placemaking for Exmouth Town and Seafront project, which is a key corporate priority.
- 4.2 The feasibility study was put out to tender in August and September, resulting in 18 tender submissions. During the due diligence process, a Freedom of Information (FOI) request and a complaint was received with regards to the preferred bidder status. An FOI response has been returned to the complainant, officers are awaiting legal advice regards the remainder of the complaint. EDDC Officers are exploring next steps to progress this work within the funding window (by end of March 2025).

5. Stalled Employment Sites (Axminster, Honiton and Seaton)

- 5.1 A multidisciplinary project team has been assembled to review delivery options for sites in Axminster, Honiton and Seaton.
- 5.2 The initial focus on the team is the delivery of Hayne Lane in Honiton.
- 5.3 Options are being reviewed on the other employment sites. A report will be brought forward to cabinet in due course setting out options for delivery.

6. Seaton Moridunum

- 6.1 Cabinet has approved the selection of a preferred developer and the terms of disposal for this site. The Council's Legal Team is now instructed and preparing relevant documentation.

7. Clyst Meadows Country Park

- 7.1 The planning application for Clyst Meadows, a new country park in Broadclyst Station, has now been submitted and the public consultation phase has just closed. The country park will provide mitigation to help reduce the impact of the increasing population in East Devon and Exeter on the internationally protected Exe Estuary and Pebblebed Heaths. These important habitats are important for a range of species including overwintering birds including Dark-bellied Brent Geese, and summer migrants such as Nightjar.
- 7.2 The design for the new country park has been developed following consultation with residents in 2023. We have amended the proposals to respond to feedback and have moved the proposed car park to the southern part of the site. As part of the scheme we will also deliver the first part of a new shared walking and cycle trail between Station Road and Mosshayne Lane, as part of a new Cranbrook to Exeter cycleway.
- 7.3 East Devon's Countryside Team will manage the site in the future, working with Broadclyst Parish Council and the community to provide a range of educational activities and events. There will be opportunities for local people to volunteer to help improve the value of the site for wildlife.
- 7.4 In May 2024 Cabinet approved an increased budget of £4.114M of which £3,383,642 is proposed to be met from CIL subject to CIL Member Working Party decision, (with

the remainder funded through existing s106 contributions (£530,358) and £200,000 from East Devon District Council's capital programme). CIL Member Working Party will be meeting in December to consider requests for CIL expenditure. The budget includes establishment costs which are estimated at £1M and an endowment to cover lifetime management costs (80 years) of £2M.

7.5 Minor works have commenced on site with work to reprofile ditches on the site and installing 'leaky dams' to enhance their biodiversity value. New fencing to enclose our boundaries adjacent to Shercroft Close and Station Road will also be installed shortly. We are currently appointing consultants to undertake technical design and tender for the works with the aim of commencing the main contract on site next spring and opening late summer 2025.



Clyst Meadows Masterplan

8. Cranbox, Cranbrook

8.1 Cranbox was initially conceived in 2014 to create local jobs and address deficits identified in a community needs analysis for Cranbrook carried out by the then Community Development Officer. The needs analysis identified a lack of community, retail and social infrastructure in Cranbrook, which, at the time, did not have the neighbourhood shops or the pub in the town centre.

8.2 The initial concept for Cranbox was designed to provide modular and easily transportable accommodation quickly and cheaply for small and start-up businesses and community services. Modular designs and mobile units could be scaled and located as needed and arranged to enclose outdoor spaces to host informal social gatherings, community or cultural events, or serve as commercial spaces for business occupiers.

8.3 In early May 2024 the Cranbox project was submitted to the Devon & Torbay Net Zero Capital Programme, a £16m fund which forms part of the Devolution package. Cranbox was one of three projects submitted within East Devon. £1.9m was sought to deliver the scheme, which will be owned and operated by Cranbrook Town Council. The funding bid drew on the results of a feasibility study and was funded and developed by the Exeter and East Devon Enterprise Zone with the support of Cranbrook Town Council.

8.4 The funding bid was successful and EDDC Cabinet will receive a report in November 2024 to accept the funding.

8.5 The proposed location of Cranbox is land at TC2 (to the north of the high street). This land will be transferred to EDDC as required by a Cranbrook s.106 agreement. At present the land transfer process is being progressed but has not concluded. There are outstanding issues to be resolved with Devon County Council regarding the Stage 2 ground investigations report and the services to the site. The EDDC team is working to have completed the transfer of the land by late December 2024.



Proposed location of Cranbox scheme - from Cranbrook Town Centre Masterplan

- A Informal Spaces linking Town Square & Country Park*
- B The Tillhouse (Cranbrook Town Hall)*
- C Cranbox (proposed location)*
- D Key Site (terminates view from Badger Way)*
- E Key Site (terminates view from Cranbrook High St)*
- F Informal Open Space*
- G Link between Badger Way & Tillhouse Road*
- H Desire Line across Town Centre*



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