

Report to: Asset Management Forum



Date of Meeting 3 March 2025

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.

Officer: Rob Harrison

rharrison@eastdevon.gov.uk

01395 517498

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

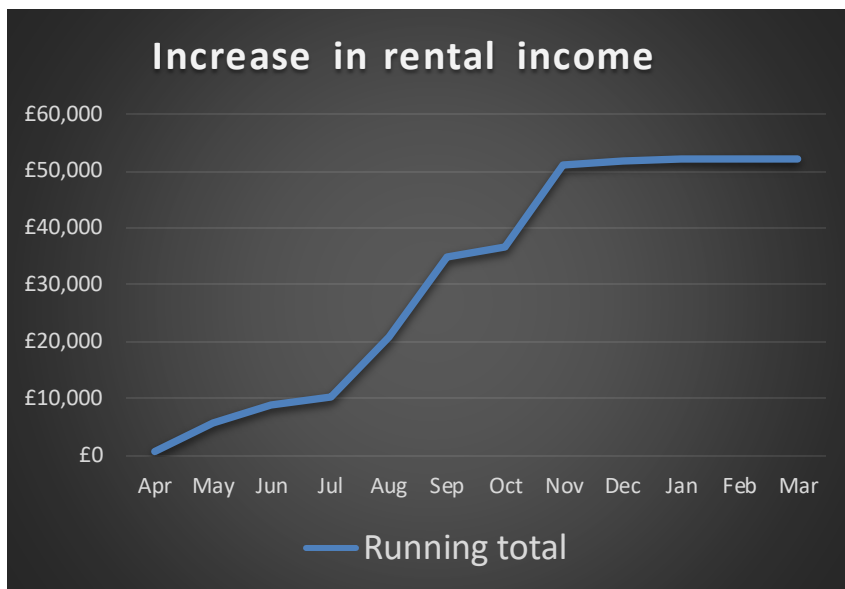
Link to [Council Plan](#)

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
-

Report in full

1. An initial expression of interest in Community Asset Transfer has been received in respect of the Norman Lockyer Observatory. In line with the adopted process, consultation has begun and AMF members will be consulted as part of this process. Once the view of all stakeholders have been gathered a report will be prepared for the Portfolio Holder for Finance & Assets to consider whether to invite submission of a detailed business case.
2. In the October 2024 budget changes to the discounts available to tenants under the Right to Buy scheme were announced. The 3 week period between the announcement and the implementation of the change gave a window for tenants to apply under the old arrangements. This led to a significant number of applications with the number of requests for valuations being equivalent to what the team would usually undertake in 2 years. The team have worked hard to balance this additional work with the ongoing workload in order to provide the valuations to allow Housing colleagues to process the applications.
3. The team have successfully agreed terms for a new letting of a unit at Manstone Workshops in Sidmouth which had become vacant following notice from the tenant to terminate their lease agreement. The agreed letting ensures the site remains fully let, delivering both support to small businesses through flexible lease terms and providing a valuable income to the Council.
4. Disposal of Category B and C public toilets continues to progress with the previously reported transfers to Town and Parish Councils now close to completion. Two sites are to be sold at Auction in April 2025 and work continues to progress lease arrangements for sites where a commercial operator has been identified.
5. The overall general fund portfolio continues to perform well with very limited voids and rental growth in most areas. In the financial year to date the increase in rental income due to lease renewals, new lettings and rent reviews stands at £52,154. The progress throughout the year can be seen on the graph below.



6. Over the past few months, the team have assisted colleagues within the Council's Housing team in agreeing terms for access rights and easements in respect of sewage treatment and drainage works. These agreements ensure that not only are the Council able to undertake necessary works but that future responsibility is clearly defined to ensure clarity in terms of the apportionment of any cost.
7. The team are in the process of undertaking the revaluation of a portion of the Council's land and building assets. The assets being revalued have a combined value of £65m - £70m and the work is being undertaken for inclusion in the Council's financial reporting. This is a significant piece of work, however as the team now have three RICS Registered valuers, the work can be undertaken more manageably alongside the day to day work.

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