

Report to: Asset Management Forum



Date of Meeting 16 June 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.

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Portfolio(s) (check which apply):

- ☒ Assets and Economy
- ☐ Communications and Democracy
- ☐ Council, Corporate and External Engagement
- ☐ Culture, Leisure, Sport and Tourism
- ☐ Environment - Nature and Climate
- ☐ Environment - Operational
- ☐ Finance
- ☐ Place, Infrastructure and Strategic Planning
- ☐ Sustainable Homes and Communities

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)

- ☐ 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. The previously reported transfer of public toilets at Budleigh Salterton, Honiton and Colyton to the respective Town and Parish Councils were completed at the end of March. Work continues to progress lease arrangements in respect of the remaining sites where commercial operators have been identified.
2. New industrial units at Redgates in Exmouth are nearing completion at which point the developers will transfer these to the Council. In anticipation of the transfer a soft marketing exercise was undertaken which generated strong interest with 48 expressions of interest.



Upon the Units being completed to standard, the formal transfer will be able to progress with that element anticipated to take 3-4 weeks. At the same time a full marketing exercise will commence alongside wider publicity.

3. As previously reported to AMF, the team recently marketed a number of properties at Auction. Two former public toilets in Marsh Road, Seaton and Sidford Cross, Sidford which were deemed surplus following the public toilet review work and two additional properties in New Street, Honiton and land at New Way, Woodbury identified as surplus were marketed and all were successfully sold. Overall the disposals generated capital receipts of £231,000.
4. Marketing will commence shortly on a workshop unit at Salterton Workshops in Budleigh Salterton, final compliance works are underway to enable the unit to be marketed with good

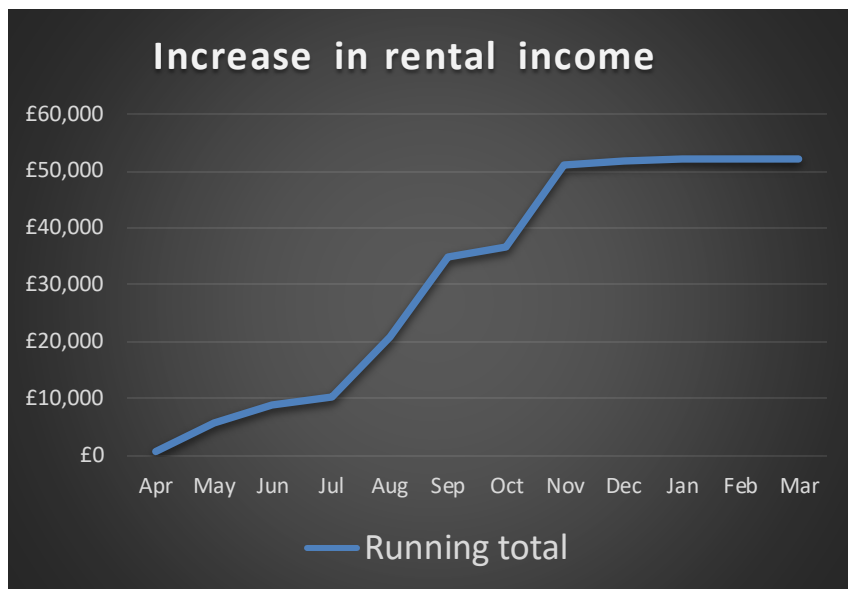
levels of interest already received through the property enquiries register. The estate is a popular one with very limited turnover and good occupancy levels.

5. The team recently completed the revaluation of a portion of the Council's land and building assets. The assets which were revalued have a combined value of £65m - £70m and the work was undertaken for inclusion in the Council's financial reporting. This was a significant piece of work which is undertaken on an annual basis.
6. The team have recently renewed a number of leases at Queens Drive space in Exmouth to ensure the food and beverage offering at this site is maintained for the coming summer.
7. Community Asset Transfer requests remain ongoing with the current position outlined in the table below.

Property	Applicant	Current position
Newton Poppleford Public Toilets	Newton Poppleford & Harpford Parish Council	Report to Portfolio Holder recommending seeking a formal business case now approved by Assistant Director and sent to Portfolio Holder for approval
Land at Allhallows, Honiton	Honiton Town Council	Discussions held with Town Council regarding more appropriate route to allowing them to manage this part of the site and awaiting response from them.
Norman Lockyer Observatory	Norman Lockyer Observatory Society	Report being considered by AMF June 2025
Seaton Cricket & Lawn Tennis Club	Seaton Cricket & Lawn Tennis Club	
Jubilee Garden & Beach Court Car Park, Beer	Beer Parish Council	Formal business case invited but not yet received.

Overall the process for Community Asset Transfers is proving slow and cumbersome with duplication along the way which makes the whole process very time and resource consuming. Since introducing the procedure there have been no applications which have proceeded to a completed transfer and hence it is acknowledged that there is a need to review process to ensure it can better achieve the Council's objectives. This will be addressed through the new Asset Management Plan.

8. Over the course of the last financial year, the team generated additional rental income through lease renewals, new lettings and rent reviews of £52,154.



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