

Report to: Asset Management Forum



Date of Meeting 29th September 2025

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Placemaking & Major Projects Team Update

Report summary:

The report provides a summary of the more high-profile 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.

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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: 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 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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1. This report provides an overview of work currently being undertaken by the Placemaking & Major Projects 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 Leisure Service are leading on a project to review the Council's operational depot properties. This review is to ensure that the Council's Streetscene and Recycling and Waste Services operational depot facilities meet the needs of the current district and locality post Local Government Reorganisation.

2.2. An Outline Business Case is currently being finalised. This will be reported to Cabinet in early Winter. This reviews the various options and identifies a preferred option for the medium to long term, along with high level costs. The report will also consider capacity in Recycling and Waste Services to meet short term capacity, from now until 2031/32.

3. Exmouth Placemaking Plan (EPP)

3.1. Work to review the EPP has concluded with WSP. Workshops with members were held in July 2025 to agree long term and short-term objectives. These workshops focused on the EPP becoming an aspirational document, but also identifying a suite of projects that are deliverable in the next 3 years. With the final document supported by EDDC, Exmouth Town Council and Devon County Council.

3.2. A final draft version of the EPP was considered by the PETS group in September 2025, before a public consultation. The current timetable for this work is that the EPP will be adopted by Spring 2026.

4. Stalled Employment Sites

4.1. A multidisciplinary project team has been assembled to review delivery options for sites in Axminster, Honiton and Seaton.

Cloakham Lane, Axminster

4.2. A cross departmental team is working with Vistry Group to progress the land transfer (due under S.106 contribution from the Cloakham Lawns development).

4.3. Two procurement exercises have been undertaken to secure commercial advice and architectural support to develop a scheme for the site. This work is currently underway and will be developed into a feasibility study for the site. This work will be presented to the next AMF meeting.

Seaton Sites

4.4. Options for supporting delivery of the Seaton sites are currently being reviewed. A report is being prepared for Cabinet for the Harepath Road site disposal.

Hayne Lane, Honiton

4.5. An update on this report is provided in a separate report.

5. Cranbox, Cranbrook

5.1. The Cranbox Project comprises a two-storey modular development, designed to deliver flexible commercial space as part of the ongoing development of Cranbrook Town Centre. The project is funded through a £1.9m grant from the Devon & Torbay Net Zero Capital Programme, which must be fully spent by 31 March 2026. The scheme will be delivered on land in parcel TC2 in the town centre.

5.2. The project has already successfully procured a provider to deliver the scheme through the NHS SBS Modular Framework, through a mini competition. The contract is structured through a two stage process:

- Stage 1 – Pre-Construction Services Agreement (PCSA): The selected contractor will deliver pre-construction services as outlined in the tender documents. This includes design development, cost planning, and risk management.
- Stage 2 – JCT 2024 Design & Build Contract: Subject to successful completion of Stage 1, the contractor will be appointed under a JCT 2024 Design & Build contract. East Devon District Council retain the right to explore other procurement routes for Stage 2 at their own discretion.

5.3. Kendall Kingscott are proposed to be appointed as Employers Agent under the same NHS SBS framework. Their role is central to ensuring the successful procurement, coordination, and delivery of the modular solution, which is part of the wider Cranbrook Town Centre delivery. Their scope includes project management, quantity surveying, tender management, and CDM advisory duties to include the following:

- Lead coordination between East Devon District Council (EDDC), Cranbrook Town Council (CTC), and the appointed design and delivery teams.
- Oversee project timelines, risk registers, and stakeholder communications.
- Contract Administration of the modular provider, including transition from PCSA to full construction contract, subject to land access.
- Monitor budget adherence and advise on value engineering opportunities.
- Align programme milestones with funding deadlines.

5.4. There are delays in the transfer of the land in Cranbrook Town Centre to EDDC. On 11 May 2022 an MOU was signed between EDDC, DCC, CTC and the developer consortium and set out principles for the development of the town centre, including the offer for TC2 to be transferred and obligations for Town Council facilities. The Consortium have submitted a Deed of Variation ("DOV") to the existing S106 agreement which seeks to execute the provisions of the MOU; the DOV sits alongside three additional planning applications for residential development on other parcels of town centre land. The draft DOV is proposing to roll back on the current transfer process and for the offer to transfer TC2 to only be due once the three additional residential planning permissions have been issued. EDDC Officers have sought to decouple the current issues that have led to the proposed delay in transfer, but this has proven to be very difficult. The current plan is to take the remaining planning applications to Planning Committee on 23 September 2024 (subject to revised plans being received in a timely manner). This will allow EDDC to work to finalise the DOV and Unilateral Undertakings and for these to have been signed in advance, ready for

completion promptly following Planning Committee if the applications are approved. This will enable the delivery of the Cranbox scheme on land which is owned by EDDC.

5.5. The delays in the transfer of the TC2 land to EDDC create significant risk in the Cranbox project. But to ensure timely delivery of the project EDDC will be entering into a PCSA with the modular provider prior to the transfer of land is negotiated and resolved. The procured approach allows the Council to terminate the contract should there be further issues with the land transfer and only pay for services to that date. It is felt that the proposed approach manages the risks associated with this project, providing an opportunity to progress the Cranbox project ahead of the land transfer. However, noting that the proposed approach includes a degree of risk, which may result in the Enterprise Zone programme covering up to £180k of abortive project costs

Financial implications:

This is an update report with no recommendations being made

Legal implications:

As this is an update report only, there are no substantive legal issues directly arising.