

Report to: Asset Management Forum



Date of Meeting 19 January 2026

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 that 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

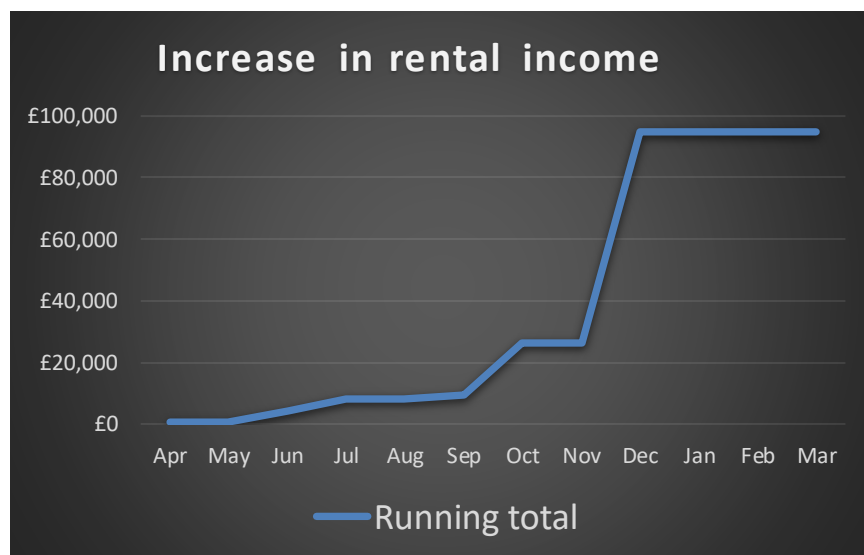
1. Following the Cabinet decision to explore the opportunities around a focussed programme of Community Asset Transfers the Estates Team has been heavily involved in progressing this through discussions with Stakeholders, portfolio analysis and the provision of title and other information to inform the decision making process.

Whilst this work has been ongoing there has been progress on one of the previous CAT requests which AMF had previously considered. Following the decision to invite a formal business case from Newton Poppleford & Harford Parish Council in respect of the toilet building in the School Lane Car Park, this has recently been submitted and further consultation is underway. Further reports will be brought to members in due course once the consultation exercise is completed.

2. The let portfolio continues to perform well with limited voids and good levels of interest in availability.

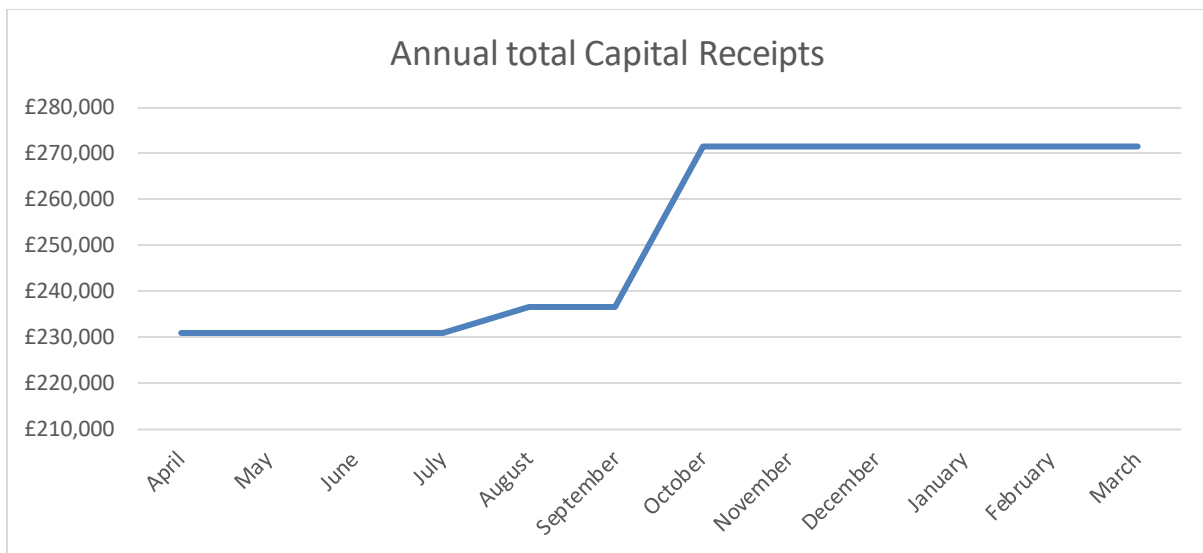
So far this year, the team have generated an additional £94,883 in additional rent through rent review, lease renewals and new lettings with further increases anticipated before the end of the financial year.

The chart below shows the progress through the year



3. Capital receipts continue to progress with the team generating £271,600 so far this financial year, with further receipts expected early in the new year. This is part of the team's ongoing work in identifying poorly performing assets and opportunities across the portfolio.

The chart below shows the receipts across the year so far



The team have also been working with colleagues in Housing to assist them with some disposals from the HRA where the team's skills and knowledge can add value to the process.

4. The team are in the process of undertaking the revaluation of a portion of the Council's land and building assets. The work is being undertaken for inclusion in the Council's financial reporting. This is a significant piece of work undertaken by the RICS registered valuers within the team.
5. Three of the four new workshop units at Redgates in Exmouth are now let with work ongoing to secure a letting of the remaining unit. The premises comprise 4 light industrial units, each extending to approximately 850 sq ft (79 sq m). The units have roller shutter doors to the front for loading/unloading and benefit from solar panels to improve the energy efficiency of the premises.



Financial implications:

To be completed by Finance.

Legal implications:

To be completed by Legal.