

# PROPERTY MATTERS

Property & Estates Update

September 2019

## Improvements Going Swimmingly!

The Property Services team are in the process of designing and putting in place the required contract documentation for a major refurbishment to the changing rooms of the Honiton and Sidmouth Swimming Pools. Improvements will not only be carried out which will see the interior look and finish transformed bringing the facilities up to 21<sup>st</sup> century standards, but the ventilation and extraction systems to the changing rooms will also be upgraded.

It is anticipated that work will start on site at the end of the year / early 2020. A new boiler is also being installed into Sidmouth Swimming Pool, costing in the region of £29,000.



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*The latest deals  
and updates on  
the activities in  
Property &  
Estates*

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Seafield Gardens Pavilion

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Seafield Gardens, Seaton

## Spick and Span!

In time for this summer the property services team have been giving some of its corporate properties a facelift. One example of this is the pre-painting repairs and redecoration of the tennis centre at Seafield Gardens, Seaton.

Certainly a major improvement.

## Savoy Cinema Rent Review

In August the Estates team completed rent review for the Savoy Cinema in Exmouth.

The popular cinema in Exmouth Town Centre is let on a 20 year lease from 2009 with provision for rent review in every 5th year of the term.

Following consideration of the lease and a valuation exercise the team were able to negotiate a revised rent of £28,499 which represents an increase of over £3,000 on the previous rent.

The review means that the Estates Team have so far generated £9,392 in rent increases from rent reviews this financial year which represents a significant step towards service plan objectives.

## New Faces At East Devon Business Centre

The Estates Team have recently completed a new letting of Office 1 at East Devon Business Centre.

Humberts Estate Agents have taken a new lease of the space which was previously occupied by the Council's Economic Development Team.

The new letting comes following the involvement of the Estates Team in the management of the Centre earlier this year which has so far led to increased rental income of £18,090 this financial year.

In further activity at the East Devon Business Centre, following a tenant giving notice to vacate their office, the Estates Team moved quickly to market the available unit. Within days of commencing marketing and interested party viewed the unit and have agreed to take the unit.

The deal is expected to be completed in early September meaning that there will be no significant void period and that the Centre will remain fully let.

The East Devon Business Centre provides serviced office accommodation with offices ranging in size from 18 to 46 sq m. for further information on the range of services offered visit [eastdevon.gov.uk/business-and-investment/east-devon-business-centre](http://eastdevon.gov.uk/business-and-investment/east-devon-business-centre).

## Countryside Team Take Unit at Manstone Workshops

Following a lease expiry on the estate, the Estates Team marketed Unit 7 Manstone Workshops. Interest was shown by the Council's Countryside Team and terms agreed for them to occupy the unit.

The property is an end terrace workshop unit with double doors to the front and accommodation extending to approximately 490 sq ft (46 sq m) and was let off an asking rent of £3,700 per annum

A similar unit at Manstone will also be marketed in the near future following the relocation of the tenant to a larger unit on the estate.



Unit 7 Manstone Workshops

## Beach Hut Works Continue

What a busy year for our in house maintenance technicians! Since the end of January our in house team have been full time working on the major repairs and refurbishment to all beach huts starting in Sidmouth and then onto Exmouth. Previously to this the team were fully involved in getting ready Blackdown House assisting with the installation of all the work stations and desks.

The Principal Building Surveyor commented "I'm always impressed by the hard work and outstanding quality of workmanship that is achieved by our team of maintenance technicians. We certainly value all of the work that they do."

## Travellers at Allhallows Playing Fields

In July, the Estates Team were notified that a group of travellers had arrived on the Allhallows Playing Fields in Honiton.

Following service of the appropriate notices the Team were able to ensure that the group were moved from this popular local amenity within 2 working days.



# Progress Towards Service Plan Objective On Track

The current service plan sets an objective of achieving an overall increase in rental income of 5% in the current financial year.

As can be seen from the graph, increases achieved in the first four months of the year stand at £21,217.



These early results mean that the Estates Team is well on the way to delivering this objective over the remaining 8 months of the year.

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Together with 3 Maintenance Technicians

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