

EDDC AMF Portfolio Performance Dashboard

Date: Feb-19

Overall Management of the Portfolio	Last Report	This Report	Notes
Estates - Rent Roll	£796,131	£874,191	Business Centre Licence data provided by Economic Development & included
Estates - Re-letting (total 411)	5	5	2 Riverside units (with Legal), Garage at West Street (with Legal), Warren View (with Legal and pending further ground investigation) and Sidford Pavillion (negotiations ongoing)
Estates - Held for Sale Assets (total 434)	3	2	Drill Hall (being marketed), Knowle Offices
Estates - Capital Receipts (in financial year)	£58,500	£180,750	In addition, £70,000 still to come from Budleigh Store and £22,500 from Easement at Lymstone.
Property & FM - Laggan Completed Works (23/11/18 - 18/02/2019)	302	201	343 open cases. Very high due to large number of jobs put out to external contractors and still needing closing.
Property & FM - Planned Maintenance Spend To Budget (18/19) %		58%	£110,793.22 of £169,750
Property & FM - Reactive Maintenance Spend To Budget (18/19) %		-13%	£129,066.00 of £113,750 - some needs reallocating to capital

Key	
Red	Unsatisfactory progress/ Not Yet Started
Amber	Issues needing resolving
Green	On target/completed

Key Projects - Delivery	Last Report	This Report	Notes
Property & FM - Project Manage delivery of Seaton Workshop Units (2 sites) - delivery of completed units			Officer due diligence due to commence in Jan 19 but start delayed
Commercial Property Investments			Adopted
Sale of Budleigh former Beach Hut Store & Seaton Lookout			Both Completed
Beer Pilot			Business case supporting transfer of assets expected to come to Cabinet in Apr or May
One Public Estate			Progressing but having difficulty engaging partners

Transfer of Younghayes Centre and Worship land, Cranbrook			Pushing for completion of Younghayes transfer by end of March
Seaton Moridunum - enhancement of seafront			External consultant now provided valuations. Further instruction to be issued.
Sports & Social Club tenure arrangements			

Key Projects - Service Development	Last Report	This Report	Notes
Estates - Address backlog of lease event activities			Additional resource within Estates Team now assisting. 141 unallocated tasks, reduced from 250 18 mths ago
Estates - Improve commercialism - maximising rent / reducing costs / disposing or restructuring of poorly performing assets			Corporate approach to managing land and property will assist
Estates - Improve internal and external perception & visibility of work and portfolio			Good level of tweets over recent months and Property Matters now being circulated to all Cllrs
Property Records - Utilise Business Objects training to report on staff and portfolio performance			Property Records Officer became vacant in early Dec. Will delay this project
Property Records - Broaden remit to provide more comprehensive function			Property Records Officer became vacant in early Dec. Will delay this project
Property Records - 'Super User' role for Uniform within P&E			Property Records Officer became vacant in early Dec. Will delay this project
Property & FM - Incorporate use of Uniform into Property Services			Resource challenges through staff absence and retirement
Property & FM - Review of Landlord Health & Safety Compliance across all non HRA assets, update existing or develop new			Newly appointed Stock Condition Surveyor capturing compliance issues as part of inspections

High Profile Activities Next Period
Commercial Investment Fund - Promotion of investment fund and identification of opportunities.
Corporate ownership of land and property
Beer Pilot
Honiton and Sidmouth Pools changing rooms reconfiguration / refurbishment
New ventilation and air condition systems at Honiton and Sidmouth pools
Broadclyst Leisure Centre reroofing
PV panels across District
Seaton Moridunum

Property & FM - Capturing of stock investment requirements within new stock condition surveys	Green	Green	Work now commenced
Service wide - Prepare and deliver Commercial Property Investment Framework	Green	Green	Framework adopted by Cabinet on 6th Feb. Availability of £20,000,000 to be approved by Council on 27th Feb. Fund then to be promoted
Service wide - Lead staffing changes and embed new working	Green	Yellow	2 vacant posts and one long term sickness within Property & FM Team
Service wide - Develop and implement a more corporate approach across Council to managing land and property assets	Yellow	Yellow	Special AMF of 17th Feb supported new approach. Now to be rolled out
Service wide - Incorporate use of Uniform across other key Services	Red	Red	Needs buy-in from other Services. Wider work being undertaken to consider what corporate system should be used

