

# PROPERTY MATTERS

Property & Estates Update

February 2019

## FM role at New HQ for Property & FM Team

The Property & Facilities Team are now into their second week of taking on the facilities management function of our new home here in Blackdown House. The team are delighted to be working with Devon Norse who have been awarded the cleaning contract for Blackdown House.

The Property & Facilities Team are all still learning how our new building functions and operates but early indications from staff is that it is a positive environment in which to work.

In exchange, the Property & Facilities Team have now formally handed over the Knowle building to the Relocation Team who will go onto decommission the building ready for handover to its new owners.



---

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

---



Store building, Budleigh Salterton

## In This Issue

- Store building exceeds expectations
- Foxholes Café lease completed
- New face in the team
- New look for Tennis Centre



Foxholes Cafe

## New lease completed for Foxholes Cafe

The Estates Team have recently completed a new lease which will ensure the continuation of business at the popular Foxholes Café.

With the expiry of the current lease approaching, the Team moved quickly to negotiate terms with the tenant for a new 5 year lease and in the process were able to use their knowledge of the market to secure a significant increase in rent equivalent to 52% on the previous rent.

The new lease commenced in January 2019 and will run until 2024.

## Lease variations at Sidmouth Sports Centre

As part of works being undertaken by Devon County Council which will see the construction of a new building at Sidmouth College, the Estates Team have been able to negotiate variations to the leases to secure additional car parking which will assist LED Leisure Management in the smooth running of Sidmouth Sports Centre.

For some time, the lack of parking for users of the Sports Centre during school hours has proved problematic, however the Team have been able to secure some shared use of parking as well as use of disabled parking spaces and dedicated staff parking.

## Contractor compounds boost car park income

The Estates Team have recently completed several short terms agreements to allow contractors to use parts of car parks in Sidmouth and Beer.

The licences will see the contractors use small areas of the car parks to site a compound while they undertake works nearby.

The agreements will boost car park income by £4,525 during what is traditionally a quiet period in those car parks.

## New Member of Property & Facilities Team



Phil China has joined the Property & Facilities Team on a temporary basis to assist with the ongoing workload.

Phil's primary focus will be on producing the stock condition data required to help us to more effectively manage the Council's portfolio and understand performance of assets.

## Store building exceeds expectations at Auction

The store building located off Station Road, Budleigh Salterton has been sold by auction achieving a sale price of £70,000 which far exceeded the reserve price and expectations of the Council and Auctioneers.

The property comprises a dilapidated asbestos clad store building with land to the front and rear and was marketed through Clive Emson Land & Property Auctioneers at a guide price of £15,000 - £25,000. In the run up to the auction there was significant interest in the property and the eventual sale price is the result of strong interest in the auction room.

The property was bought by a local buyer and the sale includes an overage provision which protects the Council's interests in the event of redevelopment of the site.



Store Building, Budleigh Salterton

## On the Ball!

Property & Facilities have just completed a major refurbishment of the reception and café areas at Exmouth Tennis and Fitness Centre. We are thrilled with the finished result. Check it out for yourself...



## In the spotlight!

Property & Facilities have just completed a new lighting scheme at the outside all weather pitch at Ottery St Mary Leisure Centre.



# Portfolio in numbers

465 land assets

£180,750 Capital Receipts  
this financial year

411 Leases & Licences

Rent Roll £874,191 pa

1695 reactive maintenance  
cases in 2018

434 buildings

£41,363 rent increase in  
2018

## Your Property & Estates Teams

### Tim Child

Senior Property & Estates Manager  
tchild@eastdevon.gov.uk  
01395 517498 or 07875 286544



### Colin Whitehead

Principal Building Surveyor  
cwhitehead@eastdevon.gov.uk  
01395 571584 or 07875 287210



## The Estates Team

### Rob Harrison

Senior Estates Surveyor  
rharrison@eastdevon.gov.uk  
01395 517498 or 07875 286544



### Adrian Priest

Estates Surveyor  
apriest@eastdevon.gov.uk  
01395 517476 or 07811 821569



### Aaron Manley

Technical Officer  
amanley@eastdevon.gov.uk  
01395 571589 or 07866 125205



## The Property & Facilities Team

### Steve Parker

Area Building Surveyor  
sparker@eastdevon.gov.uk  
Ext. 1586 or 07734 568918



### Tracy Coles

Technical Surveyor  
tcoles@eastdevon.gov.uk  
01395 571590 or 07734 568982



### Phil China

Fixed Term Stock Condition Surveyor  
pchina@eastdevon.gov.uk  
01395 571720 or 07734 568977



### Rodney Brooks

Facilities Officer  
rbrooks@eastdevon.gov.uk  
07814 473710



Together with 3 Maintenance Technicians

For all general enquiries, please call us on 01395 571589 or email [property@eastdevon.gov.uk](mailto:property@eastdevon.gov.uk)