

TRANSFER OF ASSETS FROM EDDC TO BEER PARISH COUNCIL

WHAT DOES TRANSFER OF ASSETS MEAN FOR BEER?

By assets, we mean land and buildings that will now belong to the Parish of Beer rather than EDDC, comprising;

1. The Jubilee, that's the tarmac lower area, the grassed area and the buildings
2. The Jubilee play park
3. The Jubilee toilets
4. Beach Court car park
5. Part of Beer Head car park
6. The wooded area of Starre Bank

What's **NOT** included in this phase? The beach and cliff including concessions, beach huts, licences etc. This removes the liability of the cliff and enables EDDC to get all leases and licences including those with Crown Estates finalised.

HOW WILL THIS BENEFIT BEER?

By owning the assets "Beer" will decide how it wants to use, improve or develop them. Improved facilities will give residents and visitors more use and entertainment opportunities. Ownership will give the Council the ability to make an income through commercial leases and fees, necessary to cover maintenance costs and delivery of events. The object being to support employment and a thriving sustainable community. Ideas will always be put to the community for consultation before any decisions are taken. Development options **could** include;

1. Recreating the Jubilee play park
2. Refurbishing the toilet block to create new toilets and a kiosk/shop for commercial lettings
3. Making more of the Jubilee area creating outdoor performance space with tiered seating on the bank
4. Developing the Self Shelter to create an all-weather cafe for commercial operation
5. Better utilisation of Beach Court car park formalising resident parking
6. Creation of a small un-serviced, 2/3-day camper van parking area in Beer Head car park
7. Developing a small play area in Beer Head car park and enhancing the picnic area
8. Greater management of the Starre Bank area to improve natural bio diversification
9. Development of a permanent building on part of Charlie's Yard for events and "Pop Up" leases

The PC encourages businesses and individuals to bring forward innovative ideas for community use and income generation. A condition of the transfer is that land and buildings must retain their community use and benefit.

WHAT WILL BEER PC BE RESPONSIBLE FOR?

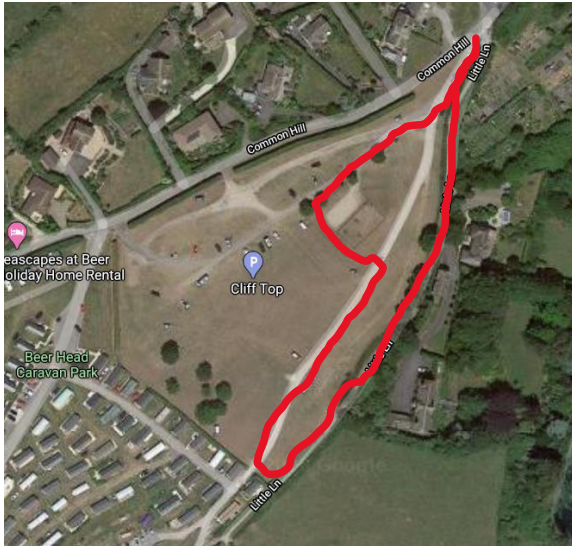
The PC will be responsible for all maintenance and operational issues once the EDDC contract finishes in year 6. This will include everything from grass cutting to toilet cleaning, railing painting to swing repairs. The PC will be looking to offer employment and contracts to undertake work. We also look forward to continuing our work with the Horticultural Society, Beer Men's Shed and other voluntary organisations. EDDC will manage and enforce car parking for Beer PC.

HOW WILL THIS BE PAID FOR?

- EDDC have agreed a Transfer Payment in year 1 of £57500 to cover year 1 operating and transfer costs
- The Transfer Payment will be tapered down to £13800 by year 8 and held thereafter as Beach Court car park income
- EDDC will continue to maintain all areas in year 1, at a year 1 cost of £30000 paid out of the Transfer Payment
- The maintenance contract with EDDC will taper to zero work input and nil cost by year 5
- Estimated lease income by year 8 from the "Toilet Kiosk", Self-Shelter Cafe, Charlies Yard "Pop Up's" etc:£15200
- Year 8 Estimated total annual income including car park income, leases and fees: £29000
- Year 8 Estimated annual costs of owning new assets including maintenance, fixed and consumables: £29500
- We will also have built up an estimated reserve/capital repairs fund of: £30000

Capital developments will be paid for by grants and loans. The current Coastal Community Team fund has set aside an amount to engage architects to help in the consultation, visioning exercise and outline designs for the Jubilee and Charlie's Yard areas.

To summarise, by year 8 when Transfer Payments stop, assets should be self-financing, however the development of commercial lease income is essential. This will provide opportunities for commercial operators and the community to bring forward interesting and innovative dining, entertainment and community events for visitors and residents alike.



Red lines indicative only