

Asset Transfer ?

What does it mean ?

Why are we doing it ?

The Process

What are the obligations and conditions ?

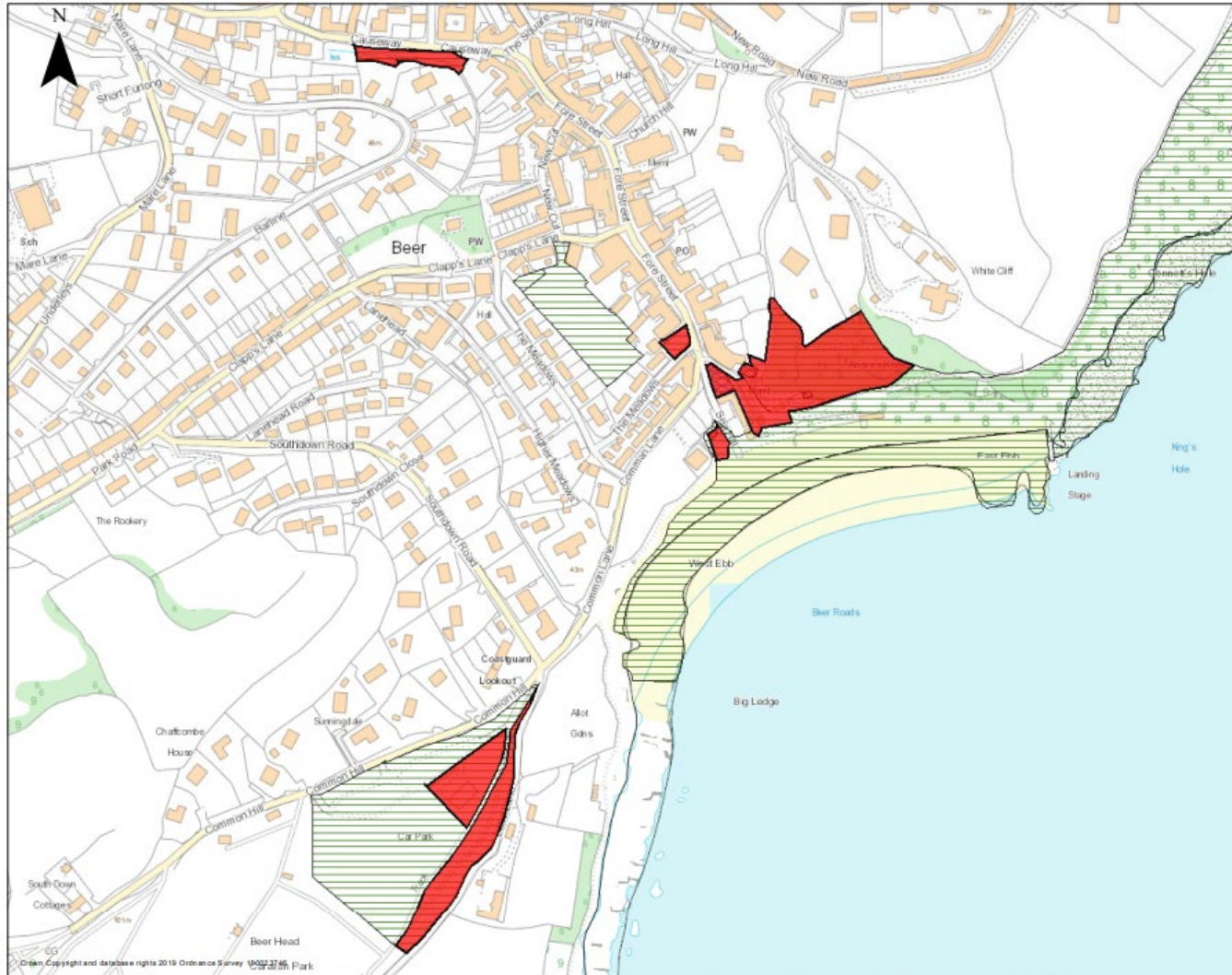
Assessment of site works required ?

Explanation of the finances

What does it mean ?

- The assets are land and buildings in Beer that are currently owned by EDDC
- The freehold title will be transferred to BPC or in the case of the Beer Head car park a portion will be long leased 99yr to BPC.
- Beer PC will takes on the practical and financial responsibility to maintain and operate the land and properties.
- Beer PC will be able to use and improve the assets as it decides.
- Agreeing to transfer is about ownership not about how they are used or developed the assets.

What are the assets ?



Starr Bank

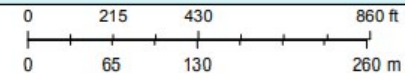
Beach Court Car Park

The Jubilee including
Toilets
Memorial play
Grass Area
All shelters

Charlies Yard

Part of Beer Head Car Park

1:3,250



Map Tile: SY2289SE Full Reference: SY22929 89077



Beer Parish Council
Asset Transfer

Why are we doing it ?

- To safeguard the land and buildings as a “Beer Assets” and for them to be used for the benefit of Beer.
- To ensure they are not developed, leased or sold without Beer residents agreement, from which Beer will benefit.
- Keep decisions local. The decisions are currently made in Honiton by EDDC. If there are changes to local government in the future the decision making could move to Exeter or further away.
- This is a BPC led initiative, it is not being “foisted” on BPC by EDDC

The Process

- The transfer proposal was initiated in 2015
- Over period 2015 to date the conditions have been negotiated and finance models evolved as additional information became available.
- Current position; we are waiting on EDDC approved HoT and other documents. When these are available the “BPC approval process” will start, we will also engage our solicitors for formal appraisal of the HoT.
 1. Parish Meeting to explain conditions, responsibilities and finance - Probably February
 2. Parish Poll – 2 to 4 weeks after Parish Meeting
 3. BPC meeting to debate HoT and finances – Probably March PC meeting
 4. If BPC approve transfer conditions, then move to contracts.
 5. EDDC and BPC lawyers prepare legal contracts, titles etc
 6. BPC and EDDC sign legal contracts and agreements – Hopefully May 2022

The Documents

- **Heads of Terms** HoT, these are the aims and objectives agreed by each side upon which the legal contracts will be based.
- **Service level Agreement** SLA, this describes the work EDDC will continue to do on site as they taper their withdrawal over 5 years, they will also include the long term services such as car park management.
- **Stated public use.** This will specify the minimum level of access and site maintenance required over the first 10 years.
- **Condition survey,** this will identify the condition prior to transfer and work required to bring site and equipment up to agreed standard.
- **Pre-requisite document,** this is a document prepared by BPC evidencing its experience and capability to take on the assets.
- **The financial model.** An estimate of costs and income based on a 10 year period

General conditions

- There is no obligation on EDDC to take back the assets if BPC fail to maintain them.
- If BPC fail to maintain the condition and access requirements then EDDC could, at its discretion take back the assets and reinstate public use and access at BPC cost.
- BPC must ensure continuous public access with appropriate levels of maintenance and safety for the first 10 years, save for permitted events
- No disposals or sale of land within the first 5 years, except small parcels.
- An overage charge on any disposals in first 20 years, this means that BPC pay EDDC 50% of the value of any sale tapering to 0% in 20 years. For example, a sale of land worth £50,000 in year 10 would generate a payment to EDDC of £12,500
- For small parcels there will be no overage on sales of £5000/£10000

General conditions

- BPC can grant leases where permitted, of up to 5 years and £7,000pa without incurring overage charges. Breaks of 2 months will determine non consecutive leases. BPC must gain EDDC permission before granting a lease within the first 5 years.
- Both parties cover their own costs related to the initial transfer
- BPC cover EDDC costs for subsequent works such as granting permission for change of use or lease agreements in the first 5 years.
- Short term arrangements or specified activities do not require additional EDDC approval.
- Disposal agreements in 1st 5 years at BPC cost

The Jubilee - price £1.00

Jubilee Gardens are only to be used for Public recreation and **Short Term Agreements**

Short Term Agreements Event permits, all forms of Licence, Concessions, Market Trader /Stall agreements and any other short term letting for 6 months or less in any 12 month period.

Freehold Disposals No disposal of part or whole within the 1st five years from the date of Transfer.

Leasehold Disposals The Transferor's prior written consent is required for any Leasehold Disposals of part or whole within the 1st five years from date of Transfer NTBUW

Ancillary authorised uses Installation of cash points, water fountains, vending, advertising boards, solar panels are expressly permitted at any time.

Existing Tenancies RNLI shop Jubilee Gardens – new lease terms to be confirmed lease income to BPC

Equipment EDDC owned S106 funded gym equipment to be transferred to BPC at nil cost

Memorial play ground - price £1.00

Memorial Play Ground is only to be used for Public recreation and **Short Term Agreements**

Short Term Agreements Event permits, all forms of Licence, Concessions, Market Trader /Stall agreements and any other short term letting for 6 months or less in any 12 month period.

Freehold Disposals No disposal of part or whole within the 1st five years from the date of Transfer.

Leasehold Disposals The Transferor's prior written consent is required for any Leasehold Disposals of part or whole within the 1st five years from date of Transfer NTBUW

Ancillary authorised uses Installation of water fountains are expressly permitted at any time.

Charlies Yard - price £1.00

Charlies Yard is only to be used for Public recreation purposes and for **Short Term Agreements** including hire for wedding photos and pop up food and drink stalls

Short Term Agreements Event permits, all forms of Licence, Concessions, Market Trader /Stall agreements and any other short term letting for 6 months or less in any 12 month period.

Freehold Disposals No disposal of part or whole within the 1st five years from the date of Transfer.

Leasehold Disposals The Transferor's prior written consent is required for any Leasehold Disposals of part or whole within the 1st five years from date of Transfer NTBUW

Ancillary authorised uses Installation of cash points, water fountains, vending, advertising boards, solar panels are expressly permitted at any time.

Jubilee Public Conveniences - price £1.00

Jubilee Public Conveniences the property can only be used as Public conveniences although it is accepted that whilst a WC facility needs to remain, the facility can be remodelled to encompass just part of the building with the remainder being used for commercial purposes

Short Term Agreements - non permitted.

Freehold Disposals No disposal of part or whole within the 1st five years from the date of Transfer.

Leasehold Disposals The Transferor's prior written consent is required for any Leasehold Disposals of part or whole within the 1st five years from date of Transfer NTBUW

Ancillary authorised uses Installation of water fountains, vending, advertising boards, solar panels are expressly permitted at any time.

Starre Bank - price £1.00

Starre Bank shall only be used as Public recreation space

Short Term Agreements non permitted.

Freehold Disposals No disposal of part or whole within the 1st five years from the date of Transfer.

Leasehold Disposals The Transferor's prior written consent is required for any Leasehold Disposals of part or whole within the 1st five years from date of Transfer NTBUW

Ancillary authorised uses permitted but not relevant.

Beach Court Car Park - price £1.00

Beach Court Car Park the use of this property shall be restricted to Public parking and **Short Term Agreements** only The removal of the existing wooden structures in the car park and subsequent reconfiguration of the car park area itself is hereby expressly permitted subject to any change of boundaries being formally advertised in accordance with statutory requirements

Short Term Agreements Event permits, all forms of Licence, Concessions, Market Trader /Stall agreements and any other short term letting for 6 months or less in any 12 month period.

Freehold Disposals No disposal of part or whole within the 1st five years from the date of Transfer.

Leasehold Disposals The Transferor's prior written consent is required for any Leasehold Disposals of part or whole within the 1st five years from date of Transfer NTBUW

Ancillary authorised uses Installation of water fountains, vending, advertising boards, solar panels are expressly permitted at any time.

Car Park Car Park Management Agreement EDDC will continue to manage this car park for which the Parish Council will pay EDDC's costs

Car Park income (net) to belong to BPC from date of transfer

Beer Head Car Park 99 yr. lease - price £1.00

Beer Head Car Park is split into 3 plots,

North plot, camper van parking, picnic and play area

South plot, long lease to Memorial Walk

West plot, partitioned off play and picnic area



Short Term Agreements Short Term Agreements are not permitted other than those specified.

Ancillary authorised uses are prohibited at all times.

Estate Charge BPC to pay a fair proportion of the costs of maintaining, repairing and renewing the access roads into the Property, all common signage

User Restrictions Bar on the sale or consumption of alcohol on any part of the Car Park occupied by BPC or on any land subsequently let/sold by BPC

Non Structural such as play equipment and seating permitted, subject to the Landlord's consent

North Plot - Beer Head Car Park

Northern Plot shall only be used as a Play area / public recreational space combined with a separate car park for un serviced camper vans only up to 24 ft. in length. Un-serviced Camper van parking to be permitted year round - 24 hrs per day maximum stay 3 nights

Restrictions on Use Absolute Bar on the parking of coaches at any time

Exceptions to the Alienation provisions The Landlord may permit an ice cream van, sandwich /Panini /hot drinks van and/or a pizza van concessions

Income For the avoidance of doubt all income received from the camper van parking and the concessions which occupy the demised land shall be the sole property of BPC, subject to the payment of a car park management fee and service charge, to be agreed with the Landlord.

Southern & Western Plots - Beer Head Car Park

Southern Plot shall only be used as a Memorial Walk and landscaped area with permanent access afforded to the Public

Short Term Agreements - None permitted

Restrictions on Use The use of this land by any motorised or electric vehicles is expressly forbidden with access to be restricted to pedestrians and cyclists only. For the avoidance of doubt, disabled electric buggies can be used in each of the three Beer Head Car Park plots of land.

Western Plot is only to be used as a public play/ recreational area

Short Term Agreements - None permitted

Alterations BPC will be obliged to erect a fence along all boundaries of the Western Plot within 12 months from date of lease and to a specification agreed by EDDC.

Financial Modelling

- Initial operational costs based on EDDC information and used to quantify EDDC financial support
- EDDC financial support agreed at £57500 in year 1
- EDDC support made up of Beach Court net income (£12000) and Cash income of £45500 (year 1) tapering to zero cash by year 8. Beach Court continues.
- 1. EDDC to provide full service labour year 1 tapering to nil in year 5 initial cost of EDDC £30000pa tapering to zero.
- Other income to include concessions, leases and camper van parking.
- Finance modelling has evolved as more information became available
- Revised model has reviewed work tasks for every area and estimated annual costs
- Annual costs have ignored volunteer input and included an annual inflation multiplier

Maintenance work and finance Revised model

	Asset group and Beer PC operational tasks	hours per year	Work undertaken by existing BPC workman or volunteers	cost per hour employed staff or term contractor	employed staff or term contractor annual cost	materials supplies utilities	lump sum contract for works other than term contractor	clerk and admin costs	total annual cost 2023 ignoring EDDC contract
1	Charlies Yard; area and responsibilities transferred to Beer PC by way of a long lease or licence to operate								
	Regular weeding and tidying pathways and paved and planting areas	52	Y	£ -	£ -	£ 200			£ 200
	Repair and maintenance of boundary walls	12		£ 20	£ 240	£ 500			£ 740
	Repair and maintenance of slabbed surfaces	12		£ 20	£ 240	£ 500			£ 740
	Repair and maintenance of handrails	4		£ 20	£ 80	£ 150			£ 230
	Repair and maintain open timber shelter	8		£ 20	£ 160	£ 300			£ 460
	Repair and maintenance of existing and any additional seating	4		£ 20	£ 80	£ 200			£ 280
	Repair maintenance and renewal of signage as required						£ 100		£ 100
	Repair and maintenance of the flag pole.						£ 50		£ 50
	Manage any sub lets on the CY							£ 500	£ 500
	Manage any events on the CY							£ 200	£ 200
	Charlies yard totals	92							£ 3,500

Maintenance work and finance Revised model

Asset group and Beer PC operational tasks	hours per year	Work undertaken by existing BPC workman or volunteers	cost per hour employed staff or term contractor	employed staff or term contractor annual cost	materials supplies utilities	lump sum contract for works other than term contractor	clerk and admin costs	total annual cost 2023 ignoring EDDC contract
Jubilee; area and responsibilities transferred to Beer PC by way of a 2 long lease or licence to operate								
Maintain and repair BPC footpaths and paved areas	24		£ 20	£ 480	1000			£ 1,480
Maintain and repair walls, steps and hand rails	24		£ 20	£ 480	1000			£ 1,480
Plant, weed and maintain all flower borders	52	Y	£ -	£ -	500			£ 500
Cut and maintain primary grassed areas	50		£ 15	£ 750	50			£ 800
Cut and maintain steep areas of grass	20		£ 15	£ 300				£ 300
Cut back hedges and shrubs	40	Y	£ -	£ -				£ -
Repair and maintain Jubilee Shelter	12		£ 20	£ 240	500			£ 740
Repair and maintain Self Shelter and seating	12		£ 20	£ 240	500			£ 740
Repair and maintain Fishermans shelter	8		£ 20	£ 160	300			£ 460
Maintain surfaced areas in the childrens play park	12		£ 20	£ 240	300			£ 540
Inspect, maintain and repair play equipment	4		£ 20	£ 80	300	300		£ 680
Inspect, maintain and repair exercise equipment	4		£ 20	£ 80	300	300		£ 680
Maintain and repair all railings and fences	12		£ 20	£ 240	300			£ 540
General cleanliness and tidy all areas incl play park	104	Y						£ -
Manage any sub lets on the Jubilee							1000	£ 1,000
Manage any events on the Jubilee							1000	£ 1,000
Jubilee totals	378							£ 10,940

Maintenance work and finance Revised model

	Asset group and Beer PC operational tasks	hours per year	Work undertaken by existing BPC workman or volunteers	cost per hour employed staff or term contractor	employed staff or term contractor annual cost	materials supplies utilities	lump sum contract for works other than term contractor	clerk and admin costs	total annual cost 2023 ignoring EDDC contract
3	Operate toilet facilities for public use								
	Repair and maintain the toilet building	24		£ 25	£ 600	£ 1,000			£ 1,600
	Building cost water and equipment					£ 7,000			£ 7,000
	Operate toilet facilities for public use	550		£ 15	£ 8,250	£ 2,000			£ 10,250
	Toilet totals	574							£ 18,850
4	General open Space; area and responsibilities transferred to Beer PC by way of transfer of title								
	Cut back informal vegetation as necessary	30	Y	£ -	£ -	£ -			£ -
	Maintain and repair all BPC footpaths	12		£ 20.00	£ 240	£ 500			£ 740
	Maintain and repair steps and handrails.	12		£ 20.00	£ 240	£ 500			£ 740
	General open space totals	54							£ 1,480

Maintenance work and finance Revised model

Asset group and Beer PC operational tasks	hours per year	Work undertaken by existing BPC workman or volunteers	cost per hour employed staff or term contractor	employed staff or term contractor annual cost	materials supplies utilities	lump sum contract for works other than term contractor	clerk and admin costs	total annual cost 2023 ignoring EDDC contract
5 Car Parks; area and responsibilities transferred to Beer PC by way of transfer of title								
Responsibilities detailed								
Beer Head car park								
Maintenance of BPC signage						£ 400		£ 400
Repair and maintenance of fencing and equipment	8		£ 20	£ 160	£ 500			£ 660
Grass cutting and spraying	80		£ 15	£ 1,200	£ 50			£ 1,250
Hedge trimming of adjoining hedges	8		£ 20	£ 160				£ 160
Manage any sub lets on the area							£ 500	£ 500
Manage any events on the area							£ 500	£ 500
Beach Court car park								£ -
General upkeep	180	Y	0	£ -	£ 500			£ 500
Minor repairs and signage	8		£ 20	£ 160	£ 500			£ 660
Car parks totals	284							£ 4,630

Maintenance work and finance Revised model

6 Servicing litter and dog bins								
Servicing litter bins for EDDC collection	180	Y			£ 500	£ 3,000		£ 3,500
Servicing dog bins for EDDC collection	180	Y			£ 500	£ 3,000		£ 3,500
Bin service totals	360							£ 7,000

	hours	EDDC Hrs			cost
1 Charlies yard totals	92	3			Total cost ex EDDC input £ 3,500
2 Jubilee totals	378	375	Includes ground maintenance and other works		£ 10,940
3 Toilet totals	574	365			£ 18,850
4 General open space totals	54	0			£ 1,480
5 Car parks totals	284	192	Includes general cleaning of Beach Court by BPC workman		£ 4,630
6 Bin service totals	360	730	BPC take over half the actual bag collection		£ 7,000
	1742	1665			£ 46,400

Developing a 10 year costing

		CPI			1.50%			1.50%			1.50%		
2022 cost multiplier to give CPI increase		Cost factor 1			102%			103.02%			104.57%		
		Year 1			Year 2			Year 3			Year 4		
Work under EDDC SLA	Asset group and Beer PC operational tasks	By BPC		By EDDC	By BPC		By EDDC	By BPC		By EDDC	By BPC		By EDDC
		or vols			or vols		or vols		or vols		or vols		By EDDC
1	Charlies Yard												
EDDC	Weed spraying			Y									
	Weeding spraying tidying pathways and paved and planted	£ -		Y	£ 203			£ 206			£ 209		
	Repair and maintenance of boundary walls	£ 740			£ 751			£ 762			£ 774		
	Repair and maintenance of slabbed surfaces	£ 740			£ 751			£ 762			£ 774		
	Repair and maintenance of handrails	£ 230			£ 233			£ 237			£ 241		
	Repair and maintain open timber shelter	£ 460			£ 467			£ 474			£ 481		
	Repair and maintenance of existing and any additional seating	£ 280			£ 284			£ 288			£ 293		
	Repair maintenance and renewal of signage as required	£ 100			£ 102			£ 103			£ 105		
	Repair and maintenance of the flag pole.	£ 50			£ 51			£ 52			£ 52		
	Manage any sub lets on the CY	£ 500			£ 508			£ 515			£ 523		
	Manage any events on the CY	£ 200			£ 203			£ 206			£ 209		
	Charlies yard totals	£ 3,300	0	0	£ 3,553	0	0	£ 3,606	0	0	£ 3,660	0	0
2	Jubilee excluding toilets												
EDDC	Cut and maintain primary grassed areas			Y		Y	Y						
EDDC	All Hedge Cutting - behind toilets, Gardens, , edge of cliff etc			Y		Y	Y						
EDDC	Grass Cutting - main grass bank at front			Y			Y						
EDDC	Shrubs - twice per year maintenance			Y			Y						
EDDC	Spraying - twice per year paved area, base of wall & steps			Y			Y						
EDDC	Play Area - maintenance work and safety inspections			Y			Y						
	Maintain and repair BPC footpaths and paved areas	£ 1,480			£ 1,502			£ 1,525			£ 1,548		
	Maintain and repair walls, steps and hand rails	£ 1,480			£ 1,502			£ 1,525			£ 1,548		
	Plant, weed and maintain all flower borders	£ -	Y	Y	£ -		Y	£ 515			£ 523		
	Cut and maintain primary grassed areas	£ -		Y	£ -		Y	£ 824			£ 837		
	Cut and maintain steep areas of grass	£ -		Y	£ -	Y	Y	£ 309	Y		£ 314	Y	
	Cut back hedges and shrubs	£ -	Y	Y	£ -	Y	Y	£ -	Y		£ -	Y	
	Repair and maintain Jubilee Shelter	£ 740			£ 751			£ 762			£ 774		
	Repair and maintain Self Shelter and seating	£ 740			£ 751			£ 762			£ 774		
	Repair and maintain Fishermans shelter	£ 460			£ 467			£ 474			£ 481		
	Maintain surfaced areas in the childrens play park	£ 540			£ 548			£ 556			£ 565		
	Inspect, maintain and repair play equipment	£ 680			£ 690			£ 701			£ 711		
	Inspect, maintain and repair exercise equipment	£ -		Y	£ -		Y	£ 701			£ 711		
	Maintain and repair all railings and fences	£ 540			£ 548			£ 556			£ 565		
	General cleanliness and tidy all areas incl play park	£ -	Y		£ -			£ -			£ -		
	Manage any sub lets on the Jubilee	£ 1,000			£ 1,015			£ 1,030			£ 1,046		
	Manage any events on the Jubilee	£ 1,000			£ 1,015			£ 1,030			£ 1,046		
	Jubilee totals	£ 8,660	0	0	£ 8,790	0	0	£ 11,271	0	0	£ 11,440	0	0

Developing a 10 year costing

3 Jubilee toilets													
EDDC	Toilet materials utilities etc		Y		Y								
EDDC	Operate toilet facilities for public use		Y		Y								
	Repair and maintain the toilet building	£ 1,600		£ 1,624		£ 1,648		£ 1,673		£ 1,698			
	Building cost water and equipment	£ 7,000		£ 7,105		£ 7,212		£ 7,320		£ 7,430			
	Operate toilet facilities for public use	£ -	y	£ -	Y	£ 10,560		£ 10,718		£ 10,879			
	Toilet totals	£ 8,600		£ 8,729		£ 19,420		£ 19,711		£ 20,007			
4 General open Space													

3 Jubilee toilets													
EDDC	Toilet materials utilities etc												
EDDC	Operate toilet facilities for public use												
	Repair and maintain the toilet building	£ 1,724		£ 1,750		£ 1,776		£ 1,802		£ 1,829			
	Building cost water and equipment	£ 7,541		£ 7,654		£ 7,769		£ 7,885		£ 8,004			
	Operate toilet facilities for public use	£ 11,042		£ 11,208		£ 11,376		£ 11,547		£ 11,720			
	Toilet totals	£ 20,307		£ 20,611		£ 20,921		£ 21,234		£ 21,553			

Developing a 10 year costing

	Year 1	Year 2	Year 3	Year 4	Year 5
COSTS					
1 Charlies Yard	£ 3,300	£ 3,553	£ 3,606	£ 3,660	£ 3,715
2 Jubilee excluding toilets	£ 8,660	£ 8,790	£ 11,271	£ 11,440	£ 11,611
3 Jubilee toilets	£ 8,600	£ 8,729	£ 19,420	£ 19,711	£ 20,007
4 General open Space	£ 1,480	£ 1,502	£ 1,525	£ 1,548	£ 1,571
5 Car Parks Beer Head and Beach Court	£ 3,220	£ 4,699	£ 4,770	£ 4,841	£ 4,914
6 Servicing litter and dog bins	£ -	£ -	£ -	£ -	£ -
Total direct BPC cost	£ 25,260	£ 27,273	£ 40,591	£ 41,200	£ 41,818
Payment to EDDC	£ 30,000	£ 24,000	£ 6,000	£ 6,000	£ 6,000
Total cost to BPC	£ 55,260	£ 51,273	£ 46,591	£ 47,200	£ 47,818
INCOME					
EDDC Tapered payment	£ 57,500				
EDDC Tapered payment less car park	£ 45,500	£ 39,000	£ 32,500	£ 26,000	£ 19,500
Beach Court net of EDDC costs	£ 12,000	£ 12,180	£ 12,363	£ 12,548	£ 12,736
Toilet/Shop Lease and other Jubilee income			£ 5,000	£ 5,000	£ 5,000
Current RNLI income	£ 750	£ 750			
Charlies yard Pop up lease income		£ 6,000	£ 6,181	£ 6,274	£ 6,368
Camper van parking 50% occ 5 vans over 25 weeks at £18/night	£ 7,088	£ 7,194	£ 7,302	£ 7,411	£ 7,522
Jubilee and Car Park van concessions	£ 3,000	£ 3,045	£ 3,091	£ 3,137	£ 3,184
total income	£ 68,338	£ 68,169	£ 66,436	£ 60,370	£ 54,311
Annual surplus/deficit	£ 13,078	£ 16,896	£ 19,846	£ 13,171	£ 6,493

Developing a 10 year costing

	Year 6	Year 7	Year 8	Year 9	Year 10		
COSTS							
1 Charlies Yard	£ 3,770	£ 3,827	£ 3,884	£ 3,943	£ 4,002		
2 Jubilee excluding toilets	£ 11,785	£ 11,962	£ 12,142	£ 12,324	£ 12,509		
3 Jubilee toilets	£ 20,307	£ 20,611	£ 20,921	£ 21,234	£ 21,553		
4 General open Space	£ 1,594	£ 1,618	£ 1,643	£ 1,667	£ 1,692		
5 Car Parks Beer Head and Beach Court	£ 4,988	£ 5,063	£ 5,139	£ 5,216	£ 5,294		
6 Servicing litter and dog bins	£ 7,541	£ 7,654	£ 7,769	£ 7,885	£ 8,004		
Total direct BPC cost	£ 49,986	£ 50,736	£ 51,497	£ 52,269	£ 53,053		
Payment to EDDC	£ -	£ -	£ -	£ -	£ -	£ 72,000	total to eddc
Total cost to BPC	£ 49,986	£ 50,736	£ 51,497	£ 52,269	£ 53,053	£ 505,682	total 10 yr cost
INCOME							
EDDC Tapered payment							
EDDC Tapered payment less car park	£ 13,000	£ 6,500					
Beach Court net of EDDC costs	£ 12,927	£ 13,121	£ 13,318	£ 13,518	£ 13,721	£ 310,433	total 10yr income eddc incl BC car park
Toilet/Shop Lease and other Jubilee income	£ 5,000	£ 5,000	£ 5,500	£ 5,500	£ 5,500		
Current RNLI income							
Charlies yard Pop up lease income	£ 6,464	£ 6,561	£ 6,659	£ 6,759	£ 6,860		
Camper van parking 50% occ 5 vans over 25 weeks at £18/night	£ 7,635	£ 7,750	£ 7,866	£ 7,984	£ 8,104		
Jubilee and Car Park van concessions	£ 3,232	£ 3,280	£ 3,330	£ 3,379	£ 3,430	£ 209,090	Total 10yr rental etc income
total income	£ 48,258	£ 42,212	£ 36,673	£ 37,140	£ 37,615	£ 519,523	Total 10 yr income
Annual surplus/deficit	-£ 1,728	-£ 8,524	-£ 14,824	-£ 15,129	-£ 15,438	£ 13,840	10Yr surplus/deficit

Developing a 10 year costing

	Year 7	Year 8	Year 9	Year 10		
COSTS						
1 Charlies Yard	£ 3,827	£ 3,884	£ 3,943	£ 4,002		
2 Jubilee excluding toilets	£ 11,962	£ 12,142	£ 12,324	£ 12,509		
3 Jubilee toilets	£ 20,611	£ 20,921	£ 21,234	£ 21,553		
4 General open Space	£ 1,618	£ 1,643	£ 1,667	£ 1,692		
5 Car Parks Beer Head and Beach Court	£ 5,063	£ 5,139	£ 5,216	£ 5,294		
6 Servicing litter and dog bins	£ 7,654	£ 7,769	£ 7,885	£ 8,004		
Total direct BPC cost	£ 50,736	£ 51,497	£ 52,269	£ 53,053		
Payment to EDDC	£ -	£ -	£ -	£ -	£ 72,000	total to eddc
Total cost to BPC	£ 50,736	£ 51,497	£ 52,269	£ 53,053	£ 505,682	total 10 yr cost
INCOME						
EDDC Tapered payment						
EDDC Tapered payment less car park	£ 6,500					
Beach Court net of EDDC costs	£ 13,121	£ 13,318	£ 13,518	£ 13,721	£ 310,433	total 10yr income eddc incl BC car par
Toilet/Shop Lease and other Jubilee income	£ 5,000	£ 5,500	£ 5,500	£ 5,500		
Current RNLi income						
Charlies yard Pop up lease income	£ 6,561	£ 6,659	£ 6,759	£ 6,860		
Camper van parking 50% occ 5 vans over 25 weeks at £18/night	£ 7,750	£ 7,866	£ 7,984	£ 8,104		
Jubilee and Car Park van concessions	£ 3,280	£ 3,330	£ 3,379	£ 3,430	£ 209,090	Total 10yr rental etc income
total income	£ 42,212	£ 36,673	£ 37,140	£ 37,615	£ 519,523	Total 10 yr income
Annual surplus/deficit	-£ 8,524	-£ 14,824	-£ 15,129	-£ 15,438	£ 13,840	10Yr surplus/deficit
					£ 13,840	

Financial Modelling Summary

- Cumulative 10 year cost £505,000
- Cumulative 10 year income EDDC £310,000, rentals etc £209,000 Total £519,000
- 10 year surplus £14,000
- Annual deficit by year 10 new costing £15,400
- Annual deficit original costing excluding volunteer input £16000
- This assumes £53,000 annual expenditure by year 10 The current budget is £2,950
- This level of expenditure is higher than current EDDC prorate spend and represents an improved level of maintenance over current regime
- What can we do by year 10
 - Increase income
 - Reduce costs

		yr1	yr2	yr3	yr4	yr5	yr6	yr7	yr8	yr9	yr10
Cost break down		£ 55,260	£ 51,273	£ 46,591	£ 47,200	£ 47,818	£ 49,986	£ 50,736	£ 51,497	£ 52,269	£ 53,053
labour	33%	£ 17,983	£ 16,686	£ 15,162	£ 15,360	£ 15,561	£ 16,267	£ 16,511	£ 16,759	£ 17,010	£ 17,265
materials	44%	£ 24,355	£ 22,598	£ 20,534	£ 20,802	£ 21,075	£ 22,030	£ 22,361	£ 22,696	£ 23,037	£ 23,382
contracts	15%	£ 8,515	£ 7,901	£ 7,179	£ 7,273	£ 7,368	£ 7,703	£ 7,818	£ 7,935	£ 8,054	£ 8,175
clerk	8%	£ 4,407	£ 4,089	£ 3,715	£ 3,764	£ 3,813	£ 3,986	£ 4,046	£ 4,106	£ 4,168	£ 4,231

To Conclude

Is it a risk ? – Yes

To quote EDDC

“The Parish Council is taking on a not insignificant risk”

What determines a significant risk?

The risk of the unknown without opportunity to effect the outcome is a significant risk.

The risk of the known, with opportunity to effect the outcome is a manageable risk and therefore a real but less significant risk.