

The purpose of tonight's meeting

To present proposals for the Parish Council to take control of the car park, public toilets and flower beds at Portwrinkle and the issuing of mooring licences for the harbour.

To listen to views and ideas from parishioners before deciding whether or not to proceed in final detailed discussions with Cornwall Council.

If there are subsequent initiatives that could be explored later, after the initial transfer, to, for example, solve parking issues generally in Portwrinkle, these could also be raised, when the primary issue has been resolved.

Why are we suggesting this – the outcomes from devolution

- Ensures the public toilets remain at Portwrinkle;
- Provision of public toilets is not a duty that Cornwall has to provide so may well disappear – but by getting in early we can negotiate the ‘best deal – e.g. £500 for flower beds, 75% subsidy of Cornwall’s costs to run the toilets;
- Puts us in charge of car parking charges and timings;
- Services provided locally and flexibly based on local needs;
- Customer complaints and queries managed locally;
- Local monitoring raises service and standards and allows the community to be involved and take pride in the facilities;
- Builds on existing local service delivery and facilitates further delivery to take place in the future e.g. parking in Portwrinkle.
- Creates surplus of over £1,000 per annum for the Parish to develop further improvements/initiatives.

Summary of Costs and Income

Cornwall Council costs and income 2010/11

Item	Income	Expenditure
Toilets	0	£8,468
Car Park	£5,751	£4,371
Harbour Licensing	£1,000	£1,000
Totals	£6,751	£13,839
Profit/Loss	- £7,088	

SheviocK Parish Project costs and income 2012/13

Toilets	£6,818	£7,974
Car Park	£5,571	£3,349
Harbour Licensing	£1,000	£1,154
Totals	£13,569	£12,477
Profit/Loss	£1,092	

Where we are

- If tonight it is decided to go forward then three main agreements must be put in place between Cornwall Council and the Parish Council:
 - A lease agreement for the toilets and car park – 99 year lease, no rent, public liability insurance by the parish building insurance by Cornwall, 12 month get-out clause by either party;
 - Highways Management Agreement to cover the flower bed maintenance – not a problem we have operated a similar agreement for amenity area grass cutting for the past 4 years;
 - Exchange of letters setting out the operating arrangements which will highlight a partnership approach, funding arrangements so that the parish never has to bear an unreasonable share of the costs which will include a biennial review of costs, boat permits and income, initial training, risk assessments and initial repairs to bring the facilities up to a 'reasonable condition' (the condition in which they must be handed back if the agreement is terminated).

Details – Toilets

Current costs Cornwall	
Cleaning	£3,299
Water, Electricity	£2,082
Maintenance	£1,696
Legionella Testing	£ 216
Business Rates	£560
Total	£8,468
Sheviock Projected Costs	
Cleaning	£2,576 (1hr /day 322 days – local quote)
Water Electricity + Insurance	£2,322 (CC figure plus insurance)
Maintenance	£1,700 (CC figure)
Legionella Testing	£ 216 (CC figure)
Annual Reserve (for periodic refurbishment)	£600
Business rates	£560 (actual)
Total	£7,974
Income - CC subsidy.	£6,818 (Loss £1,156)

Details – Car Park

Current Cornwall	Income	Expenditure
Pay and display	£5,751	
Staff		£1,508
Rates		£1,529
Maintenance		£1,035
Operating Costs		£299
Totals	£5,751	£4,371 Surplus £1,380.
Sheviock Projected	Income	Expenditure
Pay and display	£5,751	
Staff		£720 (30mins/day 180 days)
Rates		£1,529
Maintenance		£200
Operating Costs		£150
Annual Reserve		£750
Totals	£5,751	£3,349 Surplus £2,422.