

# Purbeck District Council – 11 September 2018

## Transfer of toilets and reserved car park area to Corfe Castle Parish Council

### 1. Purpose of report

To consider the transfer of the toilets at West Street, Corfe Castle along with 22 car parking spaces in the reserved parking area at West Street to Corfe Castle Parish Council.

### 2. Key issues

- 2.1 At the Council meeting on 8 April 2018 it was agreed that all assets required for the delivery of statutory services and those capable of generating income would be transferred to the new unitary Dorset Council. However, property held as public open space, free car parks and the public toilets at Corfe Castle and Studland would be offered to the appropriate town and parish councils.
- 2.2 Following the meeting Officers contacted the appropriate Councils detailing the assets available and asking them to express an interest in taking them on. At their 11 June 2018 meeting Corfe Castle Parish Council resolved that, in principle, they would be interested in adopting the West Street toilets on the condition that the residents' reserved spaces car park would also be transferred to the Parish Council to assist with the financial commitment of running the toilets. The map in **Appendix 1** outlines the area under consideration marked with a red line.
- 2.3 As the car park will generate income to the new Dorset Council this was not one of the assets approved for transfer to town or parish councils or offered. However the income generated by the 22 reserved parking spaces would contribute to the current cost of running the toilets but would not generate a surplus.
- 2.4 Some high level principles regarding the transfer of assets to town and parish councils were agreed by the Shadow Executive Committee at their 20 July 2018 meeting. One of the agreed principles was that any transfer of an asset to a town or parish council is cost neutral. While the transfer will result in the loss of an asset from the balance sheet the proposal to transfer both assets would result in a small financial revenue saving to the new Council.
- 2.5 The matter was considered by Policy Group at their 18<sup>th</sup> July meeting who supported the recommendation but did so knowing the matter had to be considered by the Dorset Council Shadow Executive at their meeting on the 21 August 2018.

### 3. Recommendation

Council approve the transfer of West Street toilets and the reserved car parking area to Corfe Castle Parish Council at no cost, the legal transfer incorporating a covenant stating that full public toilet facilities are to be maintained at site along with reserved permit parking spaces.

## 4. Policy issues

### 4.1 How will this affect the environment, social issues and the local economy?

It is not a statutory requirement for councils to provide public toilets however it is common for them to provide toilet facilities to enhance and complement the other facilities of an area. Purbeck District Council's policy on toilets provides a framework where it can facilitate a range of options which includes working with other public bodies to provide toilets to the benefit of the area.

### 4.2 Implications

#### 4.2.1 Resources

The allocated costs in the 2018/19 budget to run the toilets and reserved car parking spaces at West Street Corfe Castle is broken down as follows;

<u>Costs</u>	<b>Total</b>
NNDR (toilets and 22 car parking spaces)	£5,715
Maintenance	£2,180
Water	£1,150
Electricity	£400
Cleaning contract	£7,560
Insurance	£230
Stationery for permits	£500
<b>Total costs</b>	<b>£17,735</b>
<u>Income</u>	
Permit income	<b>£10,390</b>
<b>Net cost</b>	<b>£7,345</b>

The NNDR costs cover both toilets and the reserved area car park. These costs will change as the car parking element has been calculated on a pro-rata share and it will be necessary to apply for a revaluation once the land is separated and transferred.

Response maintenance costs are currently low as the toilets were refurbished in 2017 but there is still the occasional leaking pipe or blown light bulb that needs to be dealt with. There are some grounds maintenance costs associated with the area such as grass and hedge cutting around the toilet block.

The reserved car parking area comprises of 22 reserved parking spaces (12 let to residents and 10 let to Holiday/Second home owners), with people on a waiting list. The cost of a reserved space varies depending on the usage; the resident rate is £358.33 (ex VAT) and spaces for holiday/second home owners is £537.50 (ex VAT).

The income figure above also includes some administration fees to process a refund, or provide a duplicate or replacement permit.

The area was recently resurfaced and pot holes filled in so there are no impending large maintenance costs but it is something that will need consideration in the future.

Even with the transfer of the car parking spaces that generate an income there will still be a shortfall to the Parish Council which it will need to address.

The valuation that the Council holds on the balance sheet for the toilets and reserved car parking spaces is;

Public Conveniences - £109,850

Car Park spaces (22) - £55,656

Total = £165,506

Therefore, it should be noted that while the transfer will generate a small revenue saving for the new Dorset Council there will be a loss of an asset from the balance sheet.

#### **4.2.2 Equalities**

There are no equality implications arising from this report.

#### **4.2.3 Shaping Dorset Council**

As the value of the asset proposed for transfer to the Parish Council exceeds £100,000 the matter will be considered at the Shadow Executive Committee at their 21<sup>st</sup> August 2018 meeting.

### **5. Further information**

- 5.1 Council approval was given in November 2016 for £38,000 to be allocated from capital resources to fully refurbish the toilets at West Street Corfe Castle. This project was completed in early 2017.
- 5.2 West Street Car Park has two disabled parking spaces, 101 general pay and display spaces and 22 reserved spaces. The reserved spaces are in a separate parking area. This is outlined in the map found in Appendix 1.
- 5.3 Enforcement at the car park is currently undertaken by Dorset County Council parking services. Although most people observe the reserved spaces there has on occasion been the need to issue parking tickets to those cars parked illegally in reserved spaces. Corfe Castle Parish Council will need to enter into its own arrangement with the new Dorset Council if it requires enforcement to be undertaken by them. The Parish Council will also need to make its own bylaw to enforce parking regulations as well as undertake the administration for the issue of permits.

## **Appendices:**

### **1 - Map of areas under consideration for transfer**

Background papers:

- Report to Dorset Council Shadow Executive Committee 20 July 2018 - Transfer of assets to Town and Parish Councils – current position and proposed principles

For further information contact:-

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