

Cornwall Council Devolution Programme

Initial Proposal Form

Version 0.3

Notes: Devolution proposals are routinely considered by the Strategic Devolution Group (SDG) which meets fortnightly.

- i. SDG can make one of 3 decisions regarding a proposal:
 - a. Approve to proceed to business case
 - b. Refer back for further work or clarification
 - c. Reject

Proposal Title: Liskeard Town Council Devolution

Date Submitted: [insert date submitted to SDG]

Ref: [Unique reference number to be allocated by the Devolution Programme Administrator]

Part 1 - Assets

Provide a description of any specific Assets which are being considered for transfer to another body. This should include a location map, details of the Unique Property Reference Number, current book value, annual running costs, any known maintenance backlog, annual income generated, ownership (e.g. CC Freehold, CC Leased out, CC Leased in), known restrictions on future use etc.

Priority Projects – according to 2018-2021 Aims and Objectives

Jobs, Business Growth, Investment and Neighbourhood Plan delivery

Liskeard Business Park – business units (offices and workshops) UPRN 17032

– The Town Council is heading up a partnership that is commissioning a demand assessment to bring forward an employment site that should serve the towns' business expansion needs for the next 10 – 15 years. This could support up to 500 jobs. This fits with the public feedback on the Neighbourhood Plan.

Cattle Market Development Proposals – Potential for a joint Liskeard Town Council and Cornwall Council project possibly with other parties to carry forward new business unit and letting space provision. Cornwall Council submitted an application to the Department of Communities and Local Government (D.C.L.G.) for employment space on the cattle market site. 31st October 2017 Town Council offer to support the investment with a £100,000 contribution. Due to hear the decision in April 2018. Liskeard Town Council are members of the Cattle Market Steering Group.

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Improve Social and Leisure Facilities

Sports Pitches at Lux Park UPRN 12367 and the Sports Club building including operation of the squash courts - Freehold is owned by Cornwall Council. The Liskeard & District Sports Association (LDSA) hold a very long lease. Potential to transfer the freehold to the Town Council. LDSA to continue the current lease and retain operational control. Not yet discussed or agreed with the LDSA but is ongoing. This area is also an Asset of Community Value.

Car Parks

Westbourne Car Park UPRN 12193

Rapsons Car Park UPRN 12192 – Potential package along with Rapsons MUGA and Rapsons Green.

West Street Staff Car Park – (former Avon Farmers site) UPRN 18226.

This is the former Avon Farmers petrol station site which is used as a car wash and Cornwall Council staff car park for Westbourne House staff. With Westbourne House closing the need for staff parking is removed. This area could support the operation of the Town Council's Public Hall which is nearby. Note that this site is known to contain contaminated items in the form of buried fuel tanks associated with its former use as a petrol station.

Cattle Market Site Current Configuration UPRN 13257 and 121 – potential for the Town Council to undertake the management of the small business units running parallel to Dean Street.

Green Spaces – (Park, Play Areas and wooded/grassed areas)

Rapsons Field – (Multi Use Games Area (MUGA) and adjacent grassed area) UPRN 18223 and 18226 – We have a lease on the MUGA from Cornwall Council which has expired. The Town Council has asked for a new long lease (or freehold) that would be necessary if seeking grant support for new facilities.

Westbourne Gardens UPRN 09706 – Cornwall Council own the freehold - we are in the process of getting a Management Agreement.

Maudlin Farm – A recent acquisition, January 2018, by Cornwall Council Potential transfer to Town Council of amenity land before commencement of development.

Eastern Avenue UPRN 17398 Cornwall Council own a small piece of green space land. In March 2017, the Town Council received a transfer of the adjacent piece of land from a private sector developer. Facilities Committee has an item

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within its programme to provide a footpath across both land ownerships from Springfield Road to Eastern Avenue.

Castle Park UPRN 13292 – Important Park and open space area for Liskeard. Should be owned and managed locally in order to develop and enhance the park as the people of Liskeard wishes.

Scout Hut – adjacent to Castle Park, UPRN 18191 – current lease to the Scouts Transfer of the freehold ownership from Cornwall Council to Town Council. The Scouts to continue to lease the property.

Land at the junction of Barras Street and Dean Street UPRN 12323

Culverland Play Area – Culverland Park UPRN 13269k. UPRN 13292

Land at Hendra Park – green space adjacent to lodge UPRN 12304

Henford Play Area (Henscol Vale – Henfordh Grange) Likely to still be developer land

Jack Bice Play Area – Jack Bice Close UPRN 19887

Lake Lane Allotments – UPRN 16527 Cornwall Council own and we lease 2 allotments plots 5 and 6. End of Dungarth Road

Lanchard Valley – area of meadow and woodland UPRN 18418

Lanchard Closed Cemetery UPRN 13280. Agency Agreement?

Silvanus Jenkin Avenue UPRN 19889. March 2017 transferred to Cornwall Council from the developer.

Peppers Park Play Area UPRN 12364

St Martins Churchyard Closed Cemetery. Agency Agreement for maintenance is being discussed with Environment Service. This is Included for reference.

Stanley Maggs Play Area – Stanley Maggs Way UPRN 19888 March 2017 transferred to Cornwall Council from the developer.

Sungirt Valley – Natural Greenspace – grass and woodland area UPRN 16880

Trevecca Sports Field – (required for cemetery extension) UPRN 18748

Trevillis Park – Grassed Areas. UPRN 12305, 18314, 18316, 18597, 18598, 18596

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Highway Verges - We do not fully understand what is designated as being a verge, as opposed to a general grassed area. Or for that matter the difference between the trunk road and the non-trunk road. Liskeard TC would require further discussion with Highways to assess.

Part 2 – Services

Details of any contracts are not known at this time.

Part 3 - Proposal

Provide a description of the change which is proposed.

To accept the Devolution of the proposed package of over 20 liabilities from Cornwall Council, Liskeard Town Council would need to receive assets that would assist in reducing the financial impact of the Devolution proposal to the ratepayers of Liskeard.

Therefore, Liskeard Town Council has added car parks and business units to the initial list of liabilities provided by Cornwall Council.

Liskeard Town Council is presently represented upon the Cornwall Council Cattle Market Working Group which is looking to redevelop the Cattle Market site.

To consider this Devolution package proposal further Liskeard Town Council would need to receive all relevant information that might impact upon the initial transfer and thereafter the ongoing maintenance and operation of these sites.

This would include but not be limited to:

Detailed costings relating to the works and services currently carried out on the sites by Cornwall Council, its agencies and contractors.

Information relating to land ownership issues including whether freehold or leasehold and any duties or obligations and impediments that affect the sites.

Any Planning related Section 106 or conditions of consent that would affect the use, future use or standards of services or facilities including timescales and costings.

Clear information should be provided in the case of the Private sector related liabilities such as, the transfer of Play areas built by developers and still subject to access rights of adjacent residents. For example, Henford Play Area.

Car Parks and Business Units – information to include usage and occupancy figures, income streams as well as costs and operational liabilities.

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Upon receipt of the information required the Town Council might well propose a phased approach to any Devolution package. The ability of the Town Council to take on future packages might well be affected if Power of Competence is lost at subsequent elections.

Future Projects - Liskeard Town Council is represented upon the Cornwall Council Cattle Market Working Party. This is appraising the redevelopment options of the Cattle Market site. Subject to the suitability of the proposals, the Town Council might well undertake joint projects to help regenerate this key site in the town.

Part 4 – Opportunities and Benefits

The scope of this proposal is large and diverse and we will need further detailed discussions to identify the individual responses for each parcel under consideration where required.

However, this package of asks has been under consideration with Liskeard Councillors for a period of time and Council has agreed to submit the IPF at this stage to assess the response from Cornwall Council.

Liskeard TC is stating our commitment to Liskeard by wanting to have this number of liabilities devolved to us but that must be met with a balanced concession of taking on the ownership of car park/s to enable an income stream to support the ongoing maintenance these assets.

Liskeard TC will set an appropriate precept but the people of Liskeard should not be expected to cover the complete costs of this devolution package themselves and would expect their Town Council to seek for revenue generating assets as part of any devolution package.

In general Liskeard TC will take on the responsibility for a number of open space assets and these will be better maintained and developed better than they are now, for example Castle Park.

These assets will be added to our existing maintenance regime.

Cornwall Council will benefit from not having to maintain these assets and your costs will be significantly reduced. You will lose income from the car parks but we expect these costs to be fairly neutral over a period of time.

We look forward to those more detailed negotiations.

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Part 5 – Stakeholders

Ratepayers of Liskeard – the Town Council would wish to consult the ratepayers of Liskeard upon the financial impact of any Devolution package. It should be noted that the Liskeard Town Council 2018/2019 precept figure is £422,539. This is a relatively small figure and the adoption of Devolution package too heavily balanced with too many liabilities and not enough assets would result in a monetary increase that whilst small in the scope of the Unitary Council's budget would be a significant percentage increase in the Town Council's precept. Liskeard and District Sports Association (LDSA) – Sports Pitches leasehold – Liskeard Town Council is aware of the temporary nature of the use of the Trevecca Sports Pitches until the expansion of the cemetery. Therefore, there is a potential sports pitch shortfall problem that the provision of relevant Section 106 money might assist in overcoming at the Roundbury Park / ALT15 project. 24th January 2017 Liskeard Town Council set up a Sports Pitch and Recreation Space Working Party including the Liskeard and District Sports Association. To carry out the necessary work to investigate and progress the Roundbury Park / ALT15 project. 26th September 2017 Finance & General Purposes Committee approved the appointment of John Blake of Jefferys, to act as the Council's Valuer and to negotiate land acquisition associated with Section 106 funded projects. The 16th February 2018 meeting of the Sports Pitch and Recreation Provision Working Party believed that sufficient progress has been made to recommend to the Town Council that it a). to approve the opening of "without prejudice" negotiations with the two landowners at the prospective Roundbury Park site. b). to approve the making of a planning application in support of the proposed Roundbury Park site.

Part 6 – Officers

Contact details of the Cornwall Council Officers (and their respective roles) involved in developing this proposal up to this point. Identify the lead proposing officer.

David Read, CLO for Liskeard and Looe - Lead
Craig Taylor, Parking Manager
Jon Mitchel, Public Space Team Leader

SDG Decision and next steps