

# RETAIN REFURBISH REUSE

## INFORMATION SHEET 3

### How important is EDDC in deciding what happens at Port Royal?

East Devon District Council owns the following land and buildings at and around Port Royal:

- the Drill Hall
- the lifeboat station
- the land the sailing club stands on
- the toilet block (although this sits on land included in the Ham conveyance)
- car parks: Ham East and West as well as others such as Roxburgh and Mill Street
- the swimming pool (leased to and managed by LED)
- BUT they do not own the land occupied by the fish shop (Sidmouth Town Council)

EDDC brings in some income from leasing land and buildings such as the lifeboat station, sailing club site and the swimming pool. The car parks are the major source of income (over £580k per year) and EDDC are unlikely to give up any spaces without a significant return. In fact, EDDC are looking for ways to increase parking in the town to increase their revenue (as they have recently done at Manor Pavilion). They are also considering charging for the use of toilets and hiring out parks such as Connaught Gardens for private functions.

The District Council is looking for and implementing ways to generate income to run services, due to government cuts to local government funding. They are becoming more commercial in their approach. Any decision they make on land (assets) is influenced by this need to make money wherever and however possible. This is probably one of the main reasons the area at Port Royal was identified for development in the **Local Plan**.

#### **Asset transfer**

EDDC has the power to transfer assets to the town council, if they are willing to negotiate a deal. The price can mean community value as well as cash value. Parishes such as Beer already manage assets such as the beach huts and car parking; Seaton TC took on their town hall from EDDC. Long-term management costs must be considered, as well as income. Community asset transfer is also possible and is supported by the Localism Act.

**What do YOU think? Could community value and commercial profit go together at Port Royal, to benefit Sidmouth? If so, how could EDDC and the Town Council work together with the community to ensure that they do?**