

East Devon District Council

Transfer of an Asset owned by the Council to a Community Group by way of Community Asset Transfer Expression of Interest Form

Note: That the Community Asset Procedure relates to Council owned land or buildings that are NOT managed as part of the Housing Service

Please fill in this Initial Expression of Interest (EOI) if you want to be considered by East Devon District Council (EDDC) to take over a building or area of land owned by EDDC to run an asset or service of benefit to your community.

Before you start.....

Helpful tips:

In completing your EOI it is important for you to consider:

- the real purpose behind your activity – any benefit to the community – and not just describe the activity you want to do;
- how you will demonstrate there is real local need for what you intend to offer;
- if there are other assets within your community which already offer the same activities;
- what skills and experience you need to have to reach your goals; □ how you will raise the funds to meet your expenses.

N.B. if you do not want to run a community service from the building or land it does not mean that you will not be considered – it only changes the type of transfer which applies. (see Type of Asset Transfer below)

Please indicate the type of transfer you are considering:

The Council can transfer a building or land it owns to an individual or group in a number of ways. You can consider what would suit you best for consideration by the Council. *(it is possible to select more than one box)*

- Sale – at full market price (the “going rate”)
- Sale – at a discounted price (subject to approval and conditions)
- Lease – taking all responsibility for the asset for a set period of time. A rent – on top of the running costs – may be charged.
- Hire – casual use paying only for the time occupied.
- Free Transfer, subject to conditions (also known as a Community Asset Transfer) – can be below the “going rate” or free. **Only available for community use.**

Please email this Initial Expression of Interest form to: property@eastdevon.gov.uk or alternatively, post it to:

Property & Estates
 East Devon District Council
 Blackdown House, Border Road
 Heathpark Industrial Estate
 Honiton
 EX14 1EJ

Asset Transfer - Initial Expression of Interest

1. You or Your Organisation's name and address:

Name of group:	Beer Parish Council
Address: (include Postcode)	Mariners Hall Fore Street Beer

2. Who is the main point of contact for this application?

Name:	Mrs Nicky Ingarfield
Position in group:	Parish Council Clerk
Phone number:	
Email address:	Beerparishcouncil@outlook.com
Address: (include Postcode)	

3. Your status

- Parish or Town Council
- Registered Charity
- Company Limited by Guarantee
- Community Interest Company
- Development Trust Association Private individual If other
- please state: _____
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4. Please provide further information to confirm that your organisation is a relevant body (e.g. company registration number or charity registered number). If your organisation is not formally constituted, please give details of the type of organisation/legal structure you intend to use and timescales involved in setting this up (N/A if proposal is from a Town or Parish Council).

N/A

5. Please outline name and location of Council asset/s identified?

Name and Address: (include Postcode)	Beer Jubilee Memorial Gardens, DN346418 Beer Jubilee Cliff Top Hard Standing, Play Park, DN 370397 Beach Court Car Park DN 637423
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6. Who is your local East Devon District Councillor(s)? Have they been informed of this proposal?

Cllr John Heath, He is fully aware of the proposal

7. Which Council services does your organisation support/work with:
(please provide manager name if known)

Street Scene

8. Why do you want this asset?

For the benefit of the village, keeping the jewel of the village in local hands will allow it to be properly maintained, and not the neglected mess of Alexander and Ragwort plants it has been allowed to become. It has been shown that since the Parish Council working party cleared the jubilee in early summer there have been many more people both residents and visitors alike using and enjoying the site

9. Please describe your vision for the future use of this asset:

See Separate Sheet No 9

10. Please explain why this asset is suitable for the intended purpose:

It is and has been for over 100 years a open space for the enjoyment of the public as defined by the late Lord Clinton when he gave the gardens to the public in the early 1920's Restrictive covenants prevent developments on the site. The parish council wish to ensure that this open space continues in perpetuity

11. How will this benefit the local community?

By providing a space for the enjoyment of the local community as it has been for many years, A place of quiet reflection whilst taking in the local views, a space where the community can come together for celebrations and annual local events, A heritage play area for the children of the village as it has been for the last 100 years. Dedicated areas left for managed rewilding to assist in the education of young and old alike, And areas where it will be left to nature to allow a diverse mixture of flora and fauna to flourish

12. Please describe any evidence of community need undertaken to-date:

Every year the jubilee hard standing and the gardens are used for many events, Entertainment and prize giving at Beer Regatta, Food Festivals, Kings coronation party and other street parties in the past.

13. How do you propose to ensure the financial sustainability of the asset/s:

This application will use the income gained from events on the hard standing along with income from Beach Court car park to pay for the assets maintenance. Discussions with EDDC concerning management and administration of the car park to be further conducted.

The information you provide in this form and any referenced supporting material will be the basis upon which the Council decides whether to progress to asking you to provide a full business case. If any information provided is beyond the scope of the information requested here, it will not be used as grounds to accept or reject your EOI and may not be considered.

- All information provided should be clear and concise.
- Responses to the questions and supporting materials can either be:
 - Inserted in the boxes below each question;
 - Attached as a Schedule to the form; or
 - A link to an embedded Word document can be inserted in each box
- All responses and supporting materials must be fully cross-referenced.
- If a possible transfer is identified as a result of completing this form, a more detailed business case will then need to be completed.

Please note:

Any personal information which you provide will be held and used by East Devon District Council for the purpose of processing applications for Community Asset Transfer. Your information may also be shared within East Devon District Council for the purposes of carrying out our lawful functions. Otherwise your personal information will not be disclosed to anybody outside East Devon District Council without your permission, unless there is a lawful reason to do so, for example disclosure is necessary for crime prevention or

detection purposes. Your information will be held securely and will not be retained for any longer than is necessary. There are a number of rights available to you in relation to our use of your personal information, depending on the reason for processing. Further detail about our use of your personal information can be found in the relevant Privacy Notice which can be accessed [here](#)

By signing your name here (if submitting by post) or typing it (if submitting electronically) you are confirming that:

- The responses to the questions set out in this form and the supporting materials are accurate.
- The information provided will be used to assess your organisation's proposal to provide or assist in providing the relevant service.
- You are authorised to sign on behalf of your organisation.

Signature:		Date:	02/01/2024
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The vision for future use

Jubilee gardens would be planned to have sections of natural wild habitat, No intervention will be allowed with no or limited public access to help preserve the wildlife, the area will be just as nature intends it to be, this however does pose certain legal problems. Upper central areas will be cleared of dense undergrowth with areas of managed rewilding, with action to be taken against the unauthorised and illegal fly tipping of garden waste. the lower central area should be left free of brambles, broken hard vegetation and is to continue to be used as a heritage adventure play area as it has been for many generations of local children in the past. An educational nature trail will also be formed to cover accessible central areas. The large grass area alongside Astons path to be kept as a "managed" wild flower meadow. The central flat grass area by the old WI garden to be kept trimmed and used as a grassed picnic area with several benches. The sloping grassed areas from the hard standing and upwards of the top hut path to be cleared, to enable the invasive Alexandar plant to be eradicated. The lower banks to be kept as trimmed grass whilst the higher banks to be planted with appropriate wild flowers. Memorial benches at vista points to be maintained as well as cutting back the overgrown vegetation to allow the sea views to be enjoyed once again. Areas around the benches to be planted with appropriate perennial shrubs and flowers where possible, as will the area behind the top shelter.

Managed rewilding is to cut back and remove the thick layers of matted grasses and dead plant matter, that have been the result of the years of neglect of the area., and pose a not insignificant fire risk in hot weather. This will promote healthy soil activity and allow a natural and sustainable area for wildlife to prosper.

The Self Shelter together with the Top Hut are controlled by the restrictive covenants, no commercial or business activity is permitted, however there is nothing to stop local groups from using these locations for charity fund raising and for local awareness programmes. Nor is there any restriction in the council authorising musical or theatrical events for the enjoyment of the public on the jubilee.

Whilst this will not please everybody it does however comply with the legally binding requirements of the 1924 and 1955 covenants (the subjects of the principal deed) that the land shall remain for all time an open space for the enjoyment of the public

The Jubilee Hardstanding including the Fisherman's shelter are not controlled by covenants and it is therefore possible to use these areas for commercial activities, such as the food fayre held in the past. Any activities should be scrutinised before approval is given. These activities / events should not be to the detriment of local businesses, and care must be taken to prevent them from interfering with local business income at peak times such as bank holidays. Some suggestions have been the evening use of the area for one food outlet on a given night of the week for several weeks, these outlets not being in direct competition with local businesses. These could include a Thai or Indian food operation or a cooked on site Pizza outlet.

Events such as Buggies in Beer or a Show motorcycle or similar event to be promoted, and possibly a small scale street market, again however its makeup is not to distract from existing local businesses.

Charlies Yard whilst not part of the asset transfer application, due to high development, together with possible archaeological and environmental costs involved in this previous military and industrial site. However this area requires very careful consideration, best to continue a shared usage proposal with

EDDC much as the agreement for use by both parties of the Jubilee hard standing at the moment. BPC would like to use part of the covered area of Charlies yard as a starting, information and ending point for the proposed educational nature trail. Starting in a safe area children can be given instruction in such topics as sustainable fisheries, an understanding of the process of fishing, basic geology and the different types of flora and fauna they might observe, how to remain safe when by the sea.

The nature trail could then start with a visit to the fish shop, the heritage centre, walking down the beach to look at boats and local types of sustainable fishing equipment, walking eastwards along the beach looking at the geology of the cliffs and the nesting sea birds, before walking up the east path and onto the jubilee and its various areas of wild life, flowers and nature trail, before returning to Charlies Yard by the east path and the beach, thereby enabling a safe traffic free educational excursion.

This nature trail facility can be offered to all primary schools at a small cost to cover an information package and the use of a local guide