DRAFT BUSINESS CASE – PUBLIC TOILETS ASSET TRANSFER

Executive summary

This business case asks Moretonhampstead Parish Council to consider accepting the transfer of the Court Street public toilets from Teignbridge District Council (TDC), with planned improvements delivered in phases. The preferred option is to retain free public and accessible toilet provision, manage the facility locally, address known compliance and condition issues, and protect the economic, visitor and community benefits associated with the asset.

Key financial implications include annual running costs for cleaning, utilities, insurance, compliance, repairs, and consumables, together with an initial capital reserve for priority works and potential external funding for enhancements.

The proposal should also be considered in the wider context of pressure on town centres and the increasing expectation that town and parish councils will protect local services that support the communities they serve. Public toilets contribute to footfall, dwell time, accessibility and confidence in the town centre. When considering the precept impact, councillors may also wish to note that other Teignbridge towns have higher Band D precepts where they directly provide or support a broader range of local services.

1. Introduction

1.1 Name of Organisation

Moretonhampstead Parish Council – Toilet Task and Finish Group

1.2 Date

September 2026

1.3 Contact Details

Clerk: Sam Parkin
Moretonhampstead Parish Council
Green Hill
Fore Street
Moretonhampstead
01647 440041

1.4 Who We Are

Moretonhampstead Parish Council is the first tier of local government, representing the interests of residents, businesses, and visitors. The Council delivers a range of community services and works to maintain and enhance the wellbeing of the parish.

1.5 Background Information

TDC has invited the Parish Council to consider taking on the ownership and management of the public toilets located in the Court Street car park (Title number DN513406). TDC has indicated that without a transfer, the toilets may close. The Parish Council has therefore established a Task & Finish Group to undertake due diligence, assess costs and risks, and prepare a business case for Full Council.

Due-diligence work includes drainage, electrical, plumbing and building reports, supplier quotations and engagement with residents, businesses and current operational contacts and obtaining independent legal advice on the draft transfer terms and contractual obligations.

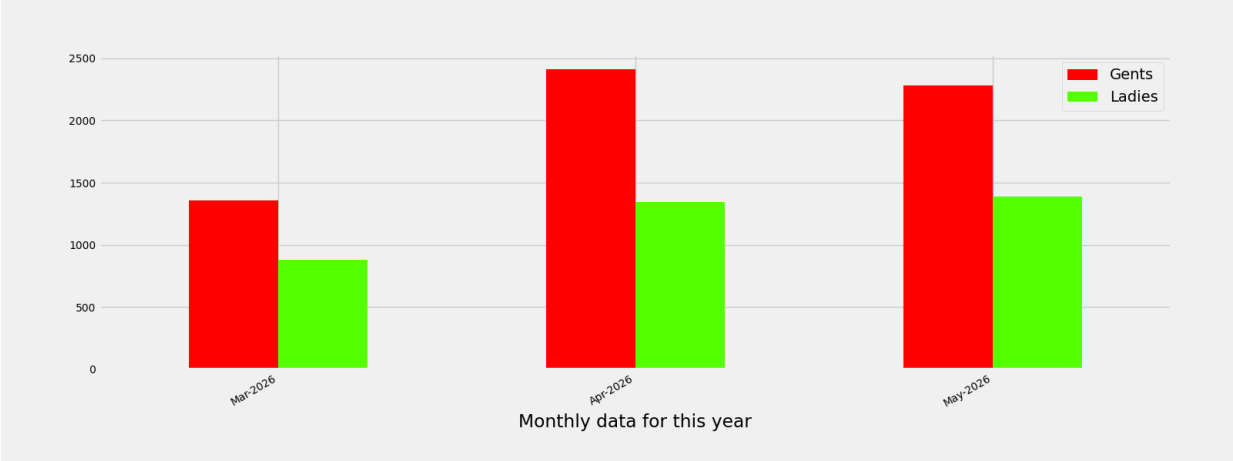
1.6 Mission Statement / Organisational Aims

To ensure Moretonhampstead continues to provide essential public facilities that support residents, businesses, visitors, and the local economy, strengthening the town's identity as a welcoming destination while managing assets in a financially sustainable and community-focused way.

2. The Building / Asset / Project

2.1 Description of the Asset

- Single-storey public toilet block located in Court Street car park, built in 1972
- Includes male, female, and accessible facilities
- Footfall: approx. 100 daily entries in Spring (MPC Footfall Counter data)



Condition summary (2026)

- Building condition: Structurally sound but ageing; flywalls weathering due to lack of copings; Crittall windows corroding; internal areas show heavy use.
- Pipework: Leaking flush cones, likely leaking urinal bottle traps, active leak, and corroded pipework in service corridor; damp linked to poor ventilation.

- Drainage: Displaced joints, debris, blistered pitch-fibre pipework, voiding around gullies, inaccessible buried manhole, rainwater downpipe discharging directly into the ground; several defects fall under South West Water.
- Electrical: No immediate hazards, routine monitoring required.
- Water system: Annual legionella testing required; roof-space lagging needs maintaining.
- Boundary walls: TDC confirm current responsibility; under transfer, the section within the red-line boundary would likely become MPC's responsibility.

2.2 Objectives / Aims for the Asset

- To retain public toilet provision in Moretonhampstead
- To retain accessible toilet provision for disabled residents, visitors, older people, and families
- To prevent closure and associated negative impacts on tourism, hospitality businesses, and community wellbeing
- To operate the facility directly under the Parish Council
- To explore future improvements (timer-operated doors and refurbishment)
- To ensure long-term sustainability through efficient management and diversified funding
- To secure the best possible contract terms for the community through thorough legal review and negotiation

2.3 Activities / Outputs / Outcomes

Activities:

- Operate and maintain public toilets
- Provide cleaning, repairs, compliance checks, and utilities
- Implement vandalism-reduction measures (e.g., timed doors)
- Engage with community and businesses on improvements

Outputs:

- Clean, safe, accessible public toilets open daily
- Reduced anti-social behaviour through improved design
- Transparent reporting to Council

Outcomes:

- Supports local hospitality businesses (survey evidence)

- Maintains visitor numbers (32% of survey respondents would visit less if toilets close)
- Reduces pressure on private businesses (25% would otherwise use café/pub toilets)
- Enhances the town's reputation and visitor experience
- Protects and enhances a valued community asset

2.4 Analysis of Need and Demand

The Council has engaged extensively with residents, businesses and visitors through surveys, meetings, and direct feedback. This engagement will continue throughout the project to ensure the facility meets community needs and expectations. Evidence gathered to date includes:

- Over 470 responses to the public survey, demonstrating exceptionally high engagement for a town of Moretonhampstead's size.
- Strong public support for retaining the toilets, with many respondents citing convenience, accessibility, and visitor appeal.
- Hospitality businesses reporting clear operational impacts if the toilets close, including increased cleaning demands, higher consumable costs, and the need to restrict access or introduce coded locks or donation systems.
- Businesses confirming regular enquiries from customers about the location of public toilets—ranging from weekly to several times per week—especially regarding disabled access.
- High visitor numbers to Moretonhampstead, including tourists, cyclists, walkers, coach groups, and day trippers, many of whom rely on public toilet provision when choosing where to stop or park.
- Feedback from Country Buses strongly supporting retention, noting that toilet availability influences route planning and visitor dwell time.
- Hospitality businesses anticipating negative economic impacts if the toilets close, including reduced coach visits, shorter stays, and fewer visitors choosing Moretonhampstead as a destination.
- Recognition that public toilets are essential infrastructure for an ageing population, families with young children, and visitors with medical conditions requiring urgent access.
- Accessibility needs highlighted by residents and businesses, emphasising that disabled users and mobility impaired visitors rely on level access public facilities and may face barriers or discrimination if only private toilets are available.

- Businesses expressing willingness to support retention, including advertising contributions, shared consumable purchasing, participation in a business association, or involvement in a working group.
- General consensus that public toilets influence visitor behaviour, with businesses noting that people often check for toilet availability before choosing a car park or deciding whether to visit the town.

2.5 Future Management (Compliance & H&S)

Compliance with legionella, electrical safety, water hygiene, drainage maintenance, cleaning contracts, insurance, accessibility standards, and regular inspections.

2.6 Operational Condition & Current Use

As part of the due-diligence process, the Clerk met with the current cleaner, who has maintained the Court Street toilet block for 21 years. His long-term experience provides a reliable picture of day-to-day operation, usage levels, and risks.

Vandalism and Behaviour:

The cleaner reports very low levels of vandalism over two decades. A brief period of increased incidents occurred approximately six months ago, mirroring issues in Buckfastleigh, and was later linked to a specific family who had moved to Moretonhampstead. There have been no incidents in the last three months. He also noted that in 21 years he has never found a syringe, which is unusual for public toilets of this type and indicates a low-risk user profile.

Condition of Facilities:

The cleaner identified three doors in the ladies' toilets (two internal and one external) that require replacement. The soap dispenser in the accessible cubicle has been removed due to repeated damage, and a bar of soap is currently used instead. The Wallgate units are relatively new and functioning well. No issues were reported in the gents.

Usage Levels:

The block is described as busy, with usage comparable to the public toilets in Widecombe.

Current Cleaning Arrangements:

Cleaning currently takes place once daily at approximately 9:30am. The contractor is unable to provide evening attendance or call-outs. When issues arise, he sends photographs to TDC, who then arrange repairs. Under parish ownership, the Council would need to establish its own arrangements for responsive maintenance, escalation, out-of-hours reporting and authorisation of urgent repairs.

2.7 Benefits of Taking on the Asset

Taking ownership protects essential infrastructure, supports local businesses and visitors, maintains accessible provision, and enables the Council to set service standards and plan improvements. Local management allows quicker response to issues and ensures the facility remains aligned with community priorities.

2.8 Options Considered

Option	Pros	Cons
1. TDC retains ownership and operation (unlikely)	• No precept increases for MPC • TDC continues responsibility for repairs, compliance, and staffing	• TDC has indicated the toilets may close without transfer • No control over standards, improvements, or accessibility • Uncertain long-term future of the facility
2. Toilets close (MPC does not take on asset)	• No budgetary impact on MPC • No operational responsibility	• Closure would significantly harm local businesses, visitor numbers, and the town's reputation. • Loss of accessible provision for disabled residents, older people, families, and visitors
3. MPC accepts asset "as is"	• Retains public and accessible toilet provision • Supports local businesses and visitor use • Enables local control over standards and maintenance	• Increase in precept required • Responsibility for repairs, compliance, and future capital works • Inherited condition issues (drainage, doors, redecoration)
4. MPC accepts asset with planned improvements (e.g., refurbishment)	• Includes all core benefits of Option 3 • Addresses condition, safety, and vandalism risks through planned works	• Higher initial capital expenditure • Requires external funding, grants, or crowdfunding

	• Improves accessibility, reliability, and user experience over time • Supports long-term sustainability and asset value	• More complex project management in early years
5. Introduce a charging system (considered but not recommended)	• Potential small income stream • Perceived deterrent for vandalism	• High installation and maintenance costs • Charging has been shown to reduce use by 30–40%, significantly lowering footfall • Negative impact on hospitality businesses and footfall • Barriers for disabled users, families, and bus passengers • Income unlikely to offset operational costs

Decisions required from Full Council:

1. Whether to accept the asset transfer in principle subject to satisfactory conclusion of negotiations with TDC

2. Whether to approve Option 4 as the preferred approach.

3. Whether to authorise the Toilet Task and Finish Group to continue negotiations with TDC and appointed advisers.

4. Whether to prepare the 2027/28 budget on the basis that the Parish Council may assume responsibility for the toilets from April 2027.

5. Whether to explore external funding, grants, crowdfunding, sponsorship, and donations for capital improvements.

3. Organisation

3.1 Governance

- Managed by Moretonhampstead Parish Council

- Oversight and recommendations by the Toilet Task and Finish Group, with final decisions reserved to Full Council.
- Clerk responsible for operational management

Between the September decision and the proposed April transfer date, councillors may wish to agree specific delegated authority for negotiations, procurement, urgent due-diligence clarifications and preparation of operational arrangements. Following transfer, day-to-day management could remain with the Clerk, with financial, contract and maintenance decisions reported to and overseen by Finance & Policy Committee within agreed budgets and any limits set by Full Council.

3.2 Trustees

Not applicable (Parish Council governance model).

3.3 Staffing and Volunteers

- Core operations — including contract management, compliance, cleaning, maintenance, and inspections — will be delivered by the Parish Council and appointed external contractors.
- The Clerk will oversee contracts, statutory compliance, budgeting, reporting, and liaison with contractors.
- External contractors will provide routine cleaning, reactive repairs, scheduled maintenance, and specialist inspections.
- Volunteers are not required for day-to-day operations but may be engaged in future improvement or enhancement projects (e.g., planting, minor cosmetic works, community-led upgrades).

3.4 Policies and Procedures

The Council already holds:

- Financial Regulations
- Health & Safety Policy
- Safeguarding Policy
- Complaints Procedure

Additional asset-specific procedures will be developed as required.

3.5 Marketing and Communications

Ongoing community engagement will form part of the Council's approach to managing the asset, including consultation on future improvements and funding initiatives. Communications will be delivered through:

- Website updates

- Social media posts
- Parish noticeboards
- Engagement with local businesses
- Public updates through Council meetings

4. Financial Information About the Organisation

4.1 Summary of Accounts

The Council has a stable financial position with a precept of £70,102.00 and earmarked reserves of £29,680.

The 2026/27 precept included a £7,500 increase to fund due diligence and establish a toilet budget line. Further adjustment is likely in 2027/28 to cover cleaning and operational costs.

Precept impact: The precise impact on the 2027/28 precept will depend on final transfer terms, confirmed contractor costs, capital priorities and any external funding secured. However, the evidence indicates that ongoing operational costs will need to be built into the Council's base budget, while one-off capital works should be managed through reserves, grants, crowdfunding, or phased investment wherever possible.

5. Financial Information Regarding the Asset

5.1 – Capital Expenditure Required

The following capital cost estimates have been calculated using confirmed figures from TDC's lifecycle condition survey, contractor quotations, and defects identified in the Parish Council's due diligence.

Estimated Costs

Drainage Remedials – **£1,895 + 5% fuel surcharge**

Source: Contractor quotation. This covers clearing blockages and repairing defective pipework identified in the drainage survey.

External Lighting Replacement – **£700**

Source: TDC lifecycle condition survey. TDC identified external lighting as requiring replacement within the next two years.

Internal Refurbishment (Estimate): **£3,800**

Source: TDC survey, plumbers, and cleaner findings. TDC's lifecycle survey identifies £2,000 of internal works over the next two years. Additional defects include:

- Leaking flush cones, urinal bottle traps and active leak and corroded pipework in the service corridor (~£800)
- Two cubicle doors requiring replacement (~£1,000)

Costs are based on typical plumbing repair rates and cubicle doors found online.

External Refurbishment (Estimate): **£6,000 - £8,000**

Source**:** TDC survey + building survey. TDC identified:

- £3,000 external decoration
- £3,000 external doors

Additional defects identified by MPC's building survey:

- Flywalls weathering due to lack of copings
- Corroding Crittall windows

These items require repair or treatment but not full replacement unless deterioration is severe. The upper range (£8,000) reflects modest remedial works rather than full external refurbishment.

Timer-Operated Doors – **£8,456.79–£11,470.17** (Optional)

Source: Contractor quotation. This is an optional enhancement and not required for compliance.

Contingency – **£1,000–£2,000 (10–15%)**

The Parish Council's estimates align closely with TDC's figures, with modest additions for plumbing defects and building fabric issues identified through due diligence.

Categorisation of Expenditure and Negotiation Points

Compliance issues and costs — potential negotiation with TDC/South West Water

- Drainage remedials
- External lighting replacement
- Plumbing repairs (leaks, traps, corroded pipework)
- Replacement of damaged cubicle doors
- Treatment of flywalls and corroding windows

Maintenance backlog inherited from TDC — potential negotiation with TDC

- Items arising from the existing condition of the building, including external decoration, worn or defective doors, flywall deterioration, corroding windows

and internal wear, may represent maintenance that should reasonably have been undertaken before transfer or reflected in the transfer negotiations.

- The Council should distinguish these inherited condition issues from future improvements so councillors can decide what should be requested from TDC before completion, what should be reflected in the Heads of Terms, and what the Parish Council is willing to fund itself.

Essential future maintenance (Year 1-3)

- Internal painting
- External painting
- External doors

Desirable future maintenance and refurbishment

- Cosmetic improvements, user-experience upgrades and works that can be phased according to budget, grant funding or operational need should be separated from unavoidable compliance or essential operational costs.

Optional future enhancements

- Timer-operated doors: not required for compliance and can be deferred, removed from the initial scope, or pursued later if funding is secured and the Council considers the operational benefits proportionate.

The Clerk has provided TDC with the full due-diligence reports covering electrical safety, plumbing, and drainage. TDC responded that their general position is that toilet transfers are completed on a 'sold as seen' basis and that they would not normally undertake works prior to transfer. However, TDC also stated that they intend to transfer a building that is compliant, particularly for WC facilities, and have therefore forwarded the reports to their Repairs & Maintenance team for investigation. This creates a potential negotiating point for the Parish Council, particularly where defects relate to compliance, safety, or statutory standards.

The Council's proposed position is that compliance, health and safety and operational defects identified through due diligence should be resolved before completion wherever possible, reflected in negotiations on the transfer terms, or specifically budgeted for by the Council if responsibility is accepted. Particular attention should be given to plumbing leaks, legionella management requirements, drainage defects and any matters falling within South West Water's responsibility. The Council should seek clear written confirmation from TDC and, where relevant, South West Water before transfer so that liabilities are understood and appropriately allocated.

Further clarification should be sought from the drainage inspecting company on whether the sewer running out into Court Street is adopted, which defects fall within South West Water's responsibility, whether South West Water is likely to undertake

the required works, and whether any remaining private drainage liability would transfer to the Parish Council. This clarification should be obtained before finalising the transfer terms.

5.2 Running Costs

Expected annual costs:

- Cleaning: £16,400/year
- Sanitary waste disposal: TBC
- Utilities: £2,491.22/year
- Insurance: £52/year
- Routine compliance: £350–£400/year
- Reactive repairs: £1,300–£1,600/year
- Consumables: £200–£300/quarter
- Grass cutting: £40/cut (£560/year)

  Total: £21,353 - £21,803

Recommended annual maintenance budget: £1,500–£1,900.

Funding sources include precept, grants, crowdfunding, and sponsorship.

The cleaning estimate should be treated as a prudent working assumption rather than a final contract cost. The Council should test the figure through procurement and comparison with other local public toilet arrangements, noting that smaller facilities elsewhere, such as Chagford, budget lower annual cleaning costs. There may also be scope to use existing local cleaning arrangements for an initial period, provided service standards, cover, call-out arrangements, insurance and contract terms are adequate.

Before transfer, the Council should decide how and when the cleaning contract will be let, whether interim arrangements are appropriate for the first year, and what authority the Clerk or relevant committee should have to obtain prices, negotiate terms and award or renew contracts within approved budgets.

5.3 Indicative Precept Impact

The indicative precept requirement for 2027/28 is estimated at £89,919–£91,699, compared with the current year's precept of £70,102. It is important to note that the 2026/27 precept included £10,000 of one-off costs (£7,500 for toilet due-diligence and £2,500 to establish a highways reserve). Removing these one-off items gives a true underlying baseline of £60,102, meaning the increase required to operate the toilets and complete essential Year 1 compliance works is £19,817–£21,597. For

residents, this equates to a Band D charge rising from £94.44 to approximately £121–£124 per year, an annual increase of £26–£29 (around £2.20–£2.40 per month). This figure may reduce if negotiations with TDC secure contributions toward essential works, or if external funding or volunteer support offsets planned expenditure.

This comparison is not intended to justify unnecessary expenditure, but to place the proposed increase in context: a higher precept may reflect a conscious local decision to retain services that would otherwise be lost, particularly where those services support the town centre, residents, visitors, accessibility and local businesses.

6. Risks & Dependencies

6.1 Risk Analysis

Risk	Likelihood	Impact	Mitigation
Unexpected repair costs	Medium	High	Full due-diligence surveys completed; defects shared with TDC; contingency fund built into financial modelling; negotiation on compliance-related defects.
Unknown or hidden asset defects	Medium	High	Drainage, electrical, plumbing and water system reports obtained; TDC R&M team reviewing compliance issues; further inspection after transfer; phased capital reserve.
Compliance failure (legionella, electrical, accessibility)	Low–Medium	High	Regular compliance schedule; external specialist contractors; Clerk oversight; adherence to statutory guidance; immediate action on any defects identified.
Legal liabilities arising from transfer terms	Low–Medium	High	Independent legal advice; careful review of covenants, boundaries, utilities, and responsibilities; negotiation with TDC on ambiguous or high-risk clauses.
Vandalism or anti-social behaviour	Medium	Medium	Timed doors; design improvements; CCTV options subject to legal, privacy, and proportionality assessment; responsive maintenance; monitoring usage patterns.

Rising running costs	Medium	Medium	Annual contract review; competitive procurement; monitoring utilities; exploring energy-efficient upgrades.
Contractor availability (cleaning, maintenance, compliance)	Medium	Medium	Multiple quotes obtained; framework of approved contractors; clear service standards; contingency arrangements for reactive repairs.
Insufficient funding for improvements	Low–Medium	Medium	Precept planning; external grants; crowdfunding; phased capital works; prioritisation of essential compliance items.
Public criticism regarding precept increase	Medium	Medium	Transparent communication; clear explanation of benefits; publication of cost modelling; emphasis on economic and community value.
Negative impact if asset not taken on (closure)	High	High	Business case demonstrates economic, accessibility and visitor impacts; strong community support for retention; preferred option protects essential infrastructure.

Transfer terms and Heads of Terms risks

The draft Heads of Terms should be treated as a starting point for negotiation rather than a final position. Before deciding whether to proceed, councillors should consider whether amendments should be sought to ensure the transfer terms are proportionate for a community asset transfer and do not unnecessarily constrain future councils.

- Overage provisions: the proposed overage terms appear more onerous than the arrangements referred to in TDC's Asset Transfer Policy and should be reviewed carefully before acceptance.
- Duration of restrictions: the proposed time periods should be assessed for proportionality, particularly given the community nature of the asset and the long-term effect on future councils.
- Future disposal, redevelopment and change of use: restrictions should not unnecessarily limit the Council's ability to manage, adapt or respond to future community needs.
- Transfer costs: responsibility for TDC's legal, surveying, valuation and advertising costs should be clarified at an early stage so the Council understands its potential financial exposure.

- Practical operation of overage and pre-emption: councillors should understand how these provisions would work in practice, when they would be triggered and what effect they may have over the long term.
- Transfer plan and rights: the Heads of Terms should be cross-checked against the transfer plan to confirm boundaries, retained land, access rights, drainage rights, service connections and any other rights required for operation and maintenance.
- Boundary plan: councillors should specifically review whether the final transfer boundary should include the telecom apparatus, finger post sign and adjoining grass area with tree. The grass area would add an estimated £560 annual cutting cost, and councillors should decide whether any flexibility for future extension or drainage works justifies that ongoing liability, or whether the boundary should instead be drawn more tightly, for example just beyond the sewer.

6.2 Dependencies

- TDC providing full asset information
- Survey results
- Legal advice from appointed solicitor
- Satisfactory legal review of the draft Heads of Terms, including overage, pre-emption, restrictions, transfer costs, boundaries, drainage rights, access rights and service connections
- Confirmation of the final transfer boundary, including whether the Council should accept responsibility for the adjoining grass/tree area, telecom apparatus, finger post sign and any land required for access, drainage or future sewer maintenance
- Negotiation of transfer terms
- Council approval in September
- Availability of contractors
- Insurance valuation

7. Timescales

7.1 Schedule to Taking on the Asset

- June–July 2026: Due-diligence inspections and legal advice (completed)
- July–August 2026: Draft business case and negotiations with TDC
- August 2026: Informal councillor briefing
- September 2026: Full Council decision

- April 2027: Proposed transfer date

7.2 Planned Works / Activities

- Drainage, electrical, water and legionella inspections (completed)
- Review of TDC information (completed)
- Legal review of transfer terms
- Drafting business case (completed)
- Engagement with businesses (completed)
- Cost modelling
- Crowdfunding planning (if approved)

7.3 Cash Flow Breakdown

The cash-flow profile phases works over three years to keep costs manageable. Year 1 includes essential compliance, and safety works that cannot be deferred, such as drainage repairs, external lighting, cubicle doors, and treatment of flywalls and corroding windows. These items ensure the building is safe and compliant at transfer.

Non-essential works, mainly internal and external painting, have been deferred to Years 2 and 3 to smooth expenditure. These are cosmetic rather than compliance-critical and can be scheduled flexibly depending on budget.

Some costs could be reduced if the Council uses volunteer working groups for tasks such as decorating, or if small grants can be sourced for external improvements. In addition, several Year 1 items relate directly to compliance, meaning they can reasonably be included in negotiations with TDC. This may result in TDC completing some works prior to transfer or offering a financial contribution, which would reduce the Year 1 capital requirement.

(Inflation-Adjusted for 2027/28 Onwards - Running Costs uplifted by 4% and Capital Costs uplifted by 7%.)

Assumes transfer date: April 2027. All figures exclude VAT.

Year 1: 2027/28 (Peak Cost Year)

Operating Costs

- Cleaning: £17,056
- Utilities: £2,590
- Insurance: £54
- Routine compliance: £364–£416

- Reactive repairs: £1,352–£1,664
- Consumables: £832–£1,248
- Grass cutting: £582

Total Operating Costs: £22,830–£23,610

Capital Costs (Priority Works)

- Drainage remedials: £2,028
- External lighting: £749
- Cubicle doors: £1,070
- Treatment of flywalls and windows: £2,140
- Timer-operated doors: £10,363 (optional)
- Contingency (10–15%): £1,000–£2,000

Total Capital Costs: £6,987 - £7,987

Optional: £10,363

Total Year 1 Cash Requirement: £29,817–£31,597

Year 2: 2028/29

Operating Costs

Same inflation-adjusted baseline as Year 1: £23,743-£24,554

Capital Costs (Phased / Remaining Works)

- External Painting: £3,210
- Internal Painting: £1,070
- Contingency: £1,000–£2,000

Total Capital Costs: £5,280–£6,280

Total Year 2 Cash Requirement: £29,023–£30,834

Year 3: 2029/30

Operating Costs

Same inflation-adjusted baseline as Year 2: £24,693–£25,536

Capital Costs

- Internal Painting: £1,070
- External Doors: £3,210
- Contingency: £1,000–£2,000

Total Capital Costs: £5,280-£6,280

Total Year 3 Cash Requirement: £29,973–£31,816

Summary Table

Year	Operating Costs	Capital Costs	Total Requirement
2027/28	£22,830–£23,610	£6,987 - £7,987	**£29,817–£31,597**
2028/29	£23,743-£24,554	£5,280–£6,280	**£29,023–£30,834**
2029/30	£24,693–£25,536	£5,280-£6,280	**£29,973–£31,816**

7.4 Conditions Precedent to Transfer

The transfer should proceed only once the Council has received and reviewed final legal advice, confirmed the exact transfer terms, clarified responsibility for compliance-related defects, agreed any outstanding boundary and utilities matters with TDC, confirmed drainage adoption and South West Water responsibilities, confirmed operational contracts and insurance arrangements, and approved the financial plan for annual running costs, capital works and contingency.

For decision-making purposes, councillors should therefore consider any approval as conditional rather than final. Authority to continue negotiations should include permission to seek amendments to the Heads of Terms where legal advice identifies provisions that are disproportionate, unclear, financially onerous or likely to restrict future management of the asset.

8. Conclusion

8.1 Capacity to Take on the Asset

Moretonhampstead Parish Council has the governance structure, financial stability, and community support to consider taking on the asset, subject to final legal advice and confirmation of transfer terms.

8.2 Preferred Option and Rationale

The preferred option is to accept the asset with planned improvements. This provides a structured route to address known condition issues, reduce vandalism risk and improve reliability over time. Capital works can be phased, with priority given to compliance and essential maintenance, supported by external funding where possible. This option protects a valued community asset and enables sustainable local management.

8.3 Recommendation

That Full Council agrees in principle to accept the transfer of the Court Street public toilets from Teignbridge District Council and approves Option 4 as the preferred approach, subject to satisfactory final legal advice, agreement of the final transfer documentation, clarification of all compliance, boundary, drainage, access, service connection and statutory responsibility matters, and confirmation of the full financial implications for the Council, including any transfer-related costs, essential works, annual running costs, capital works and contingency provision.